



**CENTRAL
HAWKE'S BAY**
DISTRICT COUNCIL

Proposed District Plan | Mahere ā – Rohe Hukihuki

SUMMARY OF SUBMISSIONS

October 2021

Hei whakarāpopoto i ngā tāpaetanga mai
Whiringa-a-rangi 2021



Together we Thrive!
E ora ngātahi ana!

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Abbreviations

CHBDC	Central Hawke's Bay District Council
HNC	High Natural Character Area
HNZPT	Heritage New Zealand Pouhere Taonga
HSNO	Hazardous Substances and New Organisms Act 1996
NES	National Environmental Standards
NES-CS	Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
NES-PF	Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017
NES-TF	Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016
NPS	National Policy Statement
NPSETA	National Environmental Standards for Electricity Transmission Activities 2009
NPS-HPL	National Policy Statement for Highly Productive Land
NPS-IB	National Policy Statement for Indigenous Biodiversity
NPS-UD	National Policy Statement on Urban Development
NZAA	New Zealand Archaeological Association
NZCPS	New Zealand Coastal Policy Statement
NZS	New Zealand Standard
ONF	One Network Framework (in relation to transport and Waka Kotahi New Zealand Transport Agency)
ONF	Outstanding Natural Feature
ONL	Outstanding Natural Landscape
ONRC	One Network Road Classification
PDP	Proposed District Plan
RMA	Resource Management Act 1991
SAF	Significant Amenity Feature
SNA	Significant Natural Area

CENTRAL HAWKE'S BAY PROPOSED DISTRICT PLAN

SUMMARY OF SUBMISSIONS BY PLAN PROVISION

General Miscellaneous Submission Points

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
[General]	S4.001	George Harper	Amend	The integrity of the skyline should be protected. With the present building boom there seems nothing to stop people building on the highest point and so compromising the general character of all surrounds.	Protecting the integrity if the skyline.
[General]	S8.001	Shane Bayley	Amend	There is reference to bylaws throughout the draft Plan. In our case for example, reference to keeping animals in a Rural Lifestyle Zone. As none of the zones referenced in the bylaw will be operable in the Plan, there needs to be clarification about what can/can't be undertaken in each of the new zones.	Bylaws need to be reviewed to clarify how the rules apply for the new zone names. Rural, Urban and Township references will no longer apply given the new zone names.
[General]	S19.001	Mountain View Farms	Amend	This unsealed section has caused numerous accidents; some reported and others unreported. For example; there was one tragedy three years ago when a car hit a power pole and brought down a live wire.	I would like to see the section of unsealed road on Pagets Road sealed.
[General]	S29.019	New Zealand Defence Force	Support	NZDF broadly supports the approach to Temporary Military Training Activities in the Proposed District Plan and is pleased to see its activities are appropriately provided for.	Not stated.
[General]	S38.011	Aerospread Ltd	Amend	Agricultural aviation is a very small industry that contributes billions of dollars across the primary sector. As an operator there are many regulatory challenges that we face. Most of the rules are already in place like the (AIRCARE Fly Neighbourly Course for noise) and if something does fall outside the rules lets please work on a case by case basis to get the outcomes wanted by all parties and not another blanket approach.	To be practical and to keep compliance simple, where covered by other regulatory bodies i.e CAA in the case of aviation, refer back to them.
[General]	S66.001	Woolworths New Zealand Limited	Support	Woolworths NZ supports the general direction of the Proposed Plan to provide for sustainable growth in the Central Hawke's Bay District, provided the objectives, policies and rules are also	None.

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				developed to enable existing operations to continue and encourage growth in appropriate locations.	
[General]	S85.021	Rayonier Matarki Forests	Support	We do not agree with the assessment that the provisions will avoid duplication of processes for plantation forestry. There has been no assessment of how the NES-PF is working in the district and how it protects the indigenous biodiversity of the district.	Where wanting to provide more stringent provisions than the NES-PF then undertake a proper assessment of the provisions and the impact on plantation forestry.
[General]	S87.006	Robbie & Dave Christiansen	Support	<ol style="list-style-type: none"> 1. Dumping of all rubbish on rural land with trucking to and from landfills littering. 2. Pressure on our water resources and lack of infrastructure for expansion. 3. No control existant on coastal settlements foreshore vehicle movement and speeds, currently very little if any management seen. 3 & 5. Protection of our coastal areas, it's not a 'do as I say, not as I do' idealogy! 5. Farm plan regulations needs an assessment as to its achieving results / fit for purpose. 	Support: <ol style="list-style-type: none"> 1. Protecting our land resources. 2. Providing sustainable growth. 3. Coastal settlements and rural townships (Blackhead). 5. Protecting our unique landscape.
[General]	S89.009	Central Hawkes Bay District Council	Amend	The Proposed Plan inadvertently refers to an earlier version of the New Zealand Standard on the Code of Practice for Urban Land Subdivision. The current version is NZS4404:2010. It is also proposed that reference to the Hastings District Council Engineering Code should be kept as guidance notes or methods, rather than as a mandatory matter for consideration. The reason for that is that while the HDC Code is considered to be a useful document and relevant to the Central Hawke's Bay, the document could be amended without the opportunity for input from Central Hawke's Bay District Council or District residents. That would potentially require a plan change, which would have cost and efficiency implications for the Central Hawke's Bay District. There are not considered to be any effects arising from either change, nor any change to the extent to which the Proposed Plan meets relevant statutory obligations.	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.
[General]	S90.053	Centralines Limited	Amend	Centralines also seeks a small change across the PDP, to note that where reference is made to	Add provisions across the Proposed Plan, to note that where reference is made to regulations, such

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				regulations, such as the Electricity (Hazards from Trees) Regulations 2003, that the applicable rule applies also to any updated version of that regulation.	as the Electricity (Hazards from Trees) Regulations 2003, that the applicable rule applies also to any updated version of that regulation.
[General]	S101.008	New Zealand Motor Caravan Association	Amend	The Freedom Camping Act, Reserves Act 1977, reserve management plans, and council bylaws regulate where freedom camping can occur in the district. In the future, Central Hawke's Bay may adopt a new bylaw under the Freedom Camping Act with a view to permitting freedom camping in local authority areas. However, the activity may still require resource consent depending on the zone rules. Such an outcome would frustrate the intent of the bylaw and confuse visitors as to where they can and cannot legally freedom camp. We submit it would be more appropriate to explicitly exclude freedom camping from the plan and avoid the need for a land use consent in areas where council bylaw or reserve management plan permits freedom camping. We note other district plans, e.g Dunedin's 2GP, explicitly notes freedom camping is not managed by the plan, rather it is managed through a bylaw.	Explicitly exclude 'freedom camping' from the Proposed Plan, and avoid the need for a land use consent in areas where Council bylaw or Reserve Management Plan permits freedom camping.
[General]	S104.001	Central Hawke's Bay District Council	Amend	The Proposed Plan refers to the Waka Kotahi NZ Transport Agency One Network Road Classification - Functional Classification (ONRC). The ONRC is being progressively replaced by the Waka Kotahi NZ Transport Agency One Network Framework - movement and Place (ONF). In the Proposed Plan there are very limited references to the ONRC classifications, limited to only a small number of policies and standards, such as signs, vehicle access, and rural accessory buildings. Additionally, notwithstanding a reference in the Proposed Plan, the ONRC classifications are not identified on the Proposed Plan maps.	Replace all references in the Proposed Plan to the Waka Kotahi NZ Transport Agency 'ONRC classifications' with the corresponding Waka Kotahi NZ Transport Agency 'ONF classifications'.
[General]	S104.016	Central Hawke's Bay District Council	Amend	Notwithstanding a reference in the Proposed Plan, the ONRC classifications are not identified on the Proposed Plan maps. As the ONRC classifications are now essentially replaced by the ONF classifications, CHBDC sees the introduction of the new ONF classifications are	Amend the Planning Maps to show the correct One Network Classification as shown in the relevant RAMM ONF map administered by Waka Kotahi New Zealand Transport Agency.

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				more appropriate. The change is not considered to have any adverse effect nor materially change the extent to which the Proposed Plan meets relevant statutory obligations.	
[General]	S120.008	Heretaunga Tamatea Settlement Trust	Amend	The Proposed Plan recognises the need to consult with tangata whenua stems from the Treaty of Waitangi principle of partnership, requiring both parties to act reasonably and make informed decisions. The Plan also acknowledges that the RMA has different requirements for consulting with tangata whenua and that their contribution to assessing effects on Māori cultural values as set out under Part 2 of the RMA can be significant. Only tangata whenua can identify their relationship and that of their cultural and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga. The Heretaunga Tamatea Settlement Trust consider it necessary that tangata whenua and their cultural expertise is engaged to inform any development and decision-making process.	Amend the wording throughout the Proposed Plan to reflect the statutory requirement to engage tangata whenua as a cultural expert to inform any development and decision making process.
[General]	S122.004	Rongomaraero a Marae Trustees	Oppose	Tuākana/Teina Modern Authorities vs Traditional Authorities. Rongomaraeroa Marae is the oldest operating Marae in Tamatea, Ngāti Kere's whakapapa is part of the original peoples of the region. The plan does not reflect this fact. Whakapapa to Kupe, Whatuiāpiti, Kurahaupo, Rangitane, Te Aomatarahi and Te Angiangi people who occupied the land, 800-1000 years of history and connection has been not been acknowledged. Tamatea did not occupy the land but he is well acknowledged. Our Marae are hardly mentioned in contrast.	Specific relief sought is unclear - refer full submission.
[General]	S122.006	Rongomaraero a Marae Trustees	Amend	Archaeological sites with cultural values are wāhi tapu? Given the importance of these matters under section 6(f) of the RMA, this should be included in the 'Part 2 - District-Wide Matters' section of the Proposed Plan.	Define the terms 'Cultural Values', 'Māori Values', and 'Archaeological Values'. Include these matters in the 'Part 2 - District-Wide Matters' section of the Proposed Plan. [refer full submission]

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[General]	S125.072	Ngā hapū me ngā marae o Tamatea	Support	The marae supporting this submission look forward to continuing to grow and strengthen their relationship with the District Council. This includes by ensuring the District Plan includes outcomes and processes that enable and support that relationship development, as well as continuing to foster the relationship in other ways. We support the provisions in the District Plan that enable the direct involvement of hapū and marae alongside the Council in decision-making, determining actual and potential effects of use and development, and the provision of guidance and advice to achieve sustainable outcomes for the environment and community.	No relief sought.
[General]	S125.073	Ngā hapū me ngā marae o Tamatea	Amend	Objectives, policies and rules in the District Plan must recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga as a matter of national importance under section 6(3) of the RMA.	We support the provisions of the Plan that already recognise and provide for this relationship, and ask that any provisions that do not do this are amended to achieve that outcome.
[General]	S125.074	Ngā hapū me ngā marae o Tamatea	Amend	District Plans must also give effect to National Policy Statements and Regional Policy Statements and cannot be inconsistent with Regional Plans.	We support provisions of the Plan that give effect to the National Policy Statement for Freshwater Management 2020 (NPSFM 2020), and request that any provisions that are inconsistent with the NPSFM 2020 are amended.
[General]	S129.239	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes the Proposed Plan as a whole. Due to Kāinga Ora's operational and development requirements, its interest is broad, including (but not limited to) provisions relating to growth, residential development, business activities, subdivision, natural hazards, noise, and cultural and heritage matters in the Proposed Plan. There has been a marked change in the type of public housing that is required by Kāinga Ora's tenant base. As such, reconfiguring its housing stock is a priority for Kāinga Ora. The Proposed Plan provides opportunities to better facilitate these activities, by including objectives, policies and rules which will enable people and communities to provide for their social and	Reconsideration of objectives and policies within 'Strategic Direction' chapters, and in particular the 'UFD - Urban Form and Development' chapter, to refine and provide greater specificity around the Council's aspirations for urban development in the district. Changes to the objectives and policies of the Proposed Plan to focus on achieving the planned built form of the proposed zones, noting that in achieving the strategic objective of a compact and well-functioning urban form, the character and amenity of the urban areas will need to change. Greater application of notification exclusions within the Proposed Plan for residential development in the 'General Residential Zone' where specific performance standards are met to provide greater

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				<p>economic wellbeing, and for their health and safety with regard to housing provision and particularly the importance of delivering a range of housing options within the District.</p> <p>However, Kāinga Ora considers that the provisions of the Proposed Plan as notified do not sufficiently enable and provide for a degree of residential intensification appropriate for the size and characteristics of existing urban areas, nor do they sufficiently provide for housing choice to respond to changes in household demographics and demand within the district.</p> <p>Kāinga Ora supports a compact and well-functioning urban form for concentrating growth in and around existing settlements and while it supports provisions in the Proposed Plan which seek to prevent further exurban sprawl and expansion into rural productive lands, it considers that the Proposed Plan does not go far enough in enabling a complimentary approach to intensification of existing brownfield areas. Kāinga Ora considers that residential intensification in and around centres, and along public transport corridors should be emphasised and enabled further.</p> <p>The Operative Plan has historically provided for, and favoured the development of, standalone housing, however provisions in the Proposed Plan need to recognise and enable a range of typologies to respond to community needs now and into the future.</p> <p>While the Proposed Plan contains a range of provisions generally aimed at promoting the sustainable management of natural and physical resources in Selwyn [Central Hawke's Bay?] District, primarily through strategic management of growth and by managing the effects of land-use on the environment, there are a number of areas where Kāinga Ora considers that amendments to the Proposed Plan are required to provisions. [refer clauses 12 to 27 of full submission]</p>	<p>certainty to plan users regarding outcomes. Residential activities only warrant notification where there are affected persons in relation to boundary activities.</p> <p>Changes to the Proposed Plan whereby any development that meets the anticipated planned urban built form of the zone is able to be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under Section 95A(4) of the Act.</p> <p>Similarly, seek a public and limited notification preclusion clause for activities for district-wide activities, particularly for earthworks and transport matters, where resource consent is required for solely those matters and where they are associated with a residential activity.</p> <p>And that the proposed provisions of the Proposed Plan be deleted or amended, to address the matters raised in this submission and its attachments, and such further or other relief, or other consequential or other amendments, as are considered appropriate and necessary to address the concerns raised.</p> <p>[refer clause 28(a), (b), (d) and (e), and clause 29 of full submission]</p>

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SUMMARY OF SUBMISSIONS BY PLAN PROVISION

Part 1: Introduction

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
Mihi	S84.017	Kairakau Lands Trust	Amend	The Mihi has spelling and capitalisation errors.	No relief sought. [Amend 'Mihi' to correct spelling and capitalisation errors?]
Mihi	S122.001	Rongomaraero a Marae Trustees	Oppose	<p>There are several maunga kōrero that need to be included in the plan. Porangahau has the largest area, coastal area and the oldest standing active Marae in the Tamatea region. Yet the plan lacks content to acknowledge this fact.</p> <p>The poem lacks depth and lacks consultation with local tangata whenua of Porangahau if this is appropriate or we want to be acknowledged in such a token manner. We are consulting on something that already been decided upon which makes a 'mockery of the statement' that each Marae holds their own 'rangatiratanga'. If that was the case Ngāti Kere would have had the opportunity to express their mana, rangatiratanga with integrity and dignity.</p> <p>Archaeological evidence on the coastline of Porangahau dates back to 11 Century so we have occupied this land for 800-900 years. Yet our mana status has been marginalised to organisations that have been formed in the last 10-40 years.</p>	Amend 'Mihi' at the start of the Proposed Plan to correct errors and acknowledge all hapu and marae. Remove bias towards Takapau. [refer full submission for specific detail]
Mihi	S125.001	Ngā hapū me ngā marae o Tamatea	Support	Support.	Retain the 'mihi' as notified.
Foreword	S120.006	Heretaunga Tamatea Settlement Trust	Amend	Amend wording to ensure that the statement relating to housing for tangata whenua adequately captures the needs of all tangata whenua across the district.	Amend paragraph 7 of the 'Foreword' as follows: '... It will also provide for a range of different housing opportunities including papakāinga and kaumātua and other housing opportunities to meet the social and housing needs of tangata whenua in our

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					community to ensure that tangata whenua have the opportunity to return to their land.'
Foreword	S125.002	Ngā hapū me ngā marae o Tamatea	Amend	<p>The District Plan should include key sections and provisions in te reo, including as part of the foreword. It is really important that te reo is used to describe our relationships, values and outcomes for the environment. Our language is integral to our history and to our connection with the world around us, and our future, and should be included from the outset.</p> <p>There will need to be a re-write of this section to accurately and better reflect the various historical connections to the area.</p>	<p>Reword the 'Foreword' so that it accurately reflects the various historical and contemporary connections to the area.</p> <p>The redrafting of this section should be undertaken through collaboration with mana whenua to accurately record their respective history and knowledge.</p> <p>This section should be written in both English and te reo.</p>

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Part 1: How the Plan Works

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
Statutory Context	S79.001	Transpower New Zealand Ltd	Support	Transpower supports reference to the National Instruments.	Retain the 'Statutory Content [Context?]' section.
Statutory Context	S117.001	Chorus New Zealand Limited	Support	Having a statement detailing how National Environmental Standards and National Planning Standards relate to the District Plan is essential for user clarity	Retain the 'Statutory Context' section as proposed.
Statutory Context	S118.001	Spark New Zealand Trading Limited	Support	Having a statement detailing how National Environmental Standards and National Planning Standards relate to the District Plan is essential for user clarity	Retain the 'Statutory Context' section as proposed.
Statutory Context	S119.001	Vodafone New Zealand Limited	Support	Having a statement detailing how National Environmental Standards and National Planning Standards relate to the District Plan is essential for user clarity	Retain the 'Statutory Context' section as proposed.
Other Plans	S55.001	Heritage New Zealand Pouhere Taonga	Amend	This statement about The New Zealand Heritage List/Rārangī Kōrero is helpful and largely accurate. However wāhi taonga is not a category in the Heritage New Zealand Pouhere Taonga Act. Instead of Wāhi Taonga, the words 'wāhi tapu areas' should be used.	Amend reference in 'Other Plans' as follows: New Zealand Heritage List/ Rārangī Kōrero: The New Zealand Heritage List/Rārangī Kōrero which is administered by the Heritage New Zealand Pouhere Taonga Act 2014, lists information about New Zealand's significant heritage places including archaeological sites, buildings or memorials that are of special or outstanding historical or cultural significance or value (Category 1) and those of historical or cultural heritage, significance or value (Category 2). It also lists historic areas, wāhi tūpuna, wāhi tapu and wāhi tapu taonga areas.
General Approach	S117.002	Chorus New Zealand Limited	Support	Stating the purpose of the Strategic Direction is crucial to understanding how the Strategic Objectives are to be implemented. Further, detailing Network Utilities as an overriding district-wide chapter where the provisions take	Retain the 'General Approach' section as proposed.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				precedence over the zone provisions (unless specified) provides clarity.	
General Approach	S118.002	Spark New Zealand Trading Limited	Support	Stating the purpose of the Strategic Direction is crucial to understanding how the Strategic Objectives are to be implemented. Further, detailing Network Utilities as an overriding district-wide chapter where the provisions take precedence over the zone provisions (unless specified) provides clarity.	Retain the 'General Approach' section as proposed.
General Approach	S119.002	Vodafone New Zealand Limited	Support	Stating the purpose of the Strategic Direction is crucial to understanding how the Strategic Objectives are to be implemented. Further, detailing Network Utilities as an overriding district-wide chapter where the provisions take precedence over the zone provisions (unless specified) provides clarity.	Retain the 'General Approach' section as proposed.
District Plan Framework	S31.001	Peggy Scott	Oppose	The ongoing issues with our whenua have gone beyond anything the council can do to fix. The lack of understanding to except the positive outcome of Maori wards has also lead to separation. The lack of respect towards Maori, Maori land owners has been an ongoing issue and still has not come to a solution. You only put the white collar people as priority and refuse to listen to the little people. You claim to work for the people but when you make an error we the public have to pay for your mistakes (increased rate payments). The trust is obviously broken yet you are not willing to make any sacrifices to amend that broken trust.	Fix what you have broken

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Part 1: Interpretation

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
Definitions	S27.001	Egg Producers Federation of New Zealand	Amend	<p>No definition included in the Proposed Plan for free range poultry farming.</p> <p>It would be beneficial to include a definition to ensure clarity between free-range poultry farming and other production activities.</p>	<p>Include the following definition: Free Range Poultry Farming means the primary production of poultry for commercial purposes, where:</p> <p>a. All of the birds farmed have access to open air runs; and</p> <p>b. Permanent vegetation around ground cover exists on the land where birds are permitted to range; and</p> <p>c. Weatherproof buildings are provided for birds to roost.</p> <p>Note: It is accepted that permanent vegetation ground cover is not practical in areas of regular foot traffic.</p>
Definitions	S42.004	New Zealand Pork Industry Board	Amend	<p>The definition of Intensive Primary Production should be supported by the addition of definitions to cover the typical range of primary production activities that can be deemed intensive - this being both indoor and outdoor primary production activities.</p>	<p>Add new definition of 'Intensive Indoor Primary Production' as follows (as per National Planning Standards): 'means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.'</p>
Definitions	S42.005	New Zealand Pork Industry Board	Amend	<p>The definition of Intensive Primary Production should be supported by the addition of definitions to cover the typical range of primary production activities that can be deemed intensive - this being both indoor and outdoor primary production activities.</p>	<p>Add new definition of 'Intensive Outdoor Primary Production' as follows: 'means any primary production activities involving the keeping or rearing of livestock (excluding calf-rearing for a specified time period), that principally occurs outdoors, which by the nature of the activity, precludes the maintenance of pasture or ground cover. Excludes extensive pig farming.'</p>
Definitions	S42.006	New Zealand Pork Industry Board	Amend	<p>For clarity and plan administration a definition of Extensive Pig Farming should be included and a reference to industry codes of practice for ground</p>	<p>Add new definition for 'Extensive Pig Farming' as follows: 'means the keeping of pigs outdoors on land at a stock density which ensures</p>

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				cover maintenance (refer to Good Management Practices for Outdoor Pig Farming).	permanent vegetation cover is maintained and in accordance with any relevant industry codes of practice, and where no fixed buildings are used for the continuous housing of animals.'
Definitions	S42.010	New Zealand Pork Industry Board	Amend	Oppose the lack of specific provision for workers' accommodation.	Add new definition for 'Workers Accommodation' as follows: 'means a residential unit for people whose duties require them to live on-site, and in the rural zones for people who work on the site or in the surrounding rural area. Includes farm managers, workers and staff.'
Definitions	S55.009	Heritage New Zealand Pouhere Taonga	Oppose	Introduce a new, separate definition for seismic strengthening be used in the Plan.	Add a definition for 'Seismic Strengthening' as follows: 'SEISMIC STRENGTHENING means work to existing buildings or structures to make them more resistant to seismic activity, ground motion, or soil failure due to earthquakes.'
Definitions	S55.010	Heritage New Zealand Pouhere Taonga	Oppose	The setting of a heritage place is often integral to the values and special characteristics of the place. The definition of Historic Heritage includes the surroundings of the heritage building or item, and provisions related to setting would aid in achieving the purpose of the RMA in protecting the surroundings of heritage places from inappropriate subdivision, use and development. Thus a definition of setting is required, along with associated policies, rules, and identification of the extent of the setting on the planning maps.	Add a definition for 'Setting' as follows: 'SETTING means the area around a heritage item in Schedule 2 and which is identified in the schedule and spatially defined in the District Plan.'
Definitions	S56.002	Powerco Limited	Amend	New definition needed for the gas distribution network which operating at a pressure of less than 2,000 kilopascals. The Legend provides for 'Gas Transmission Network (Takapau Pipeline - Low Pressure)' which incorrectly refers to the gas transmission network. The Takapau pipeline is a gas distribution network operating at a Low Intermediate Pressure (700 - 1200 kPa), and accordingly a new gas distribution network definition is needed.	Add new definition for 'Gas Distribution Network' as follows: 'any gas pipeline with a pressure less than 2,000 kilopascals, inclusive of any incidental above or below ground equipment which forms part of the distribution network.'

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Definitions	S57.010	Fire and Emergency New Zealand	Amend	In order to ensure an efficient and effective emergency response, firefighter training is an essential activity undertaken by Fire and Emergency. Firefighter training may include live fire training and equipment training both on and off site. The Statement of Performance Expectations (SPE) 2020/21 confirms a commitment to the Government that all firefighters achieve a certain level of training.	Add new definition as follows: 'TEMPORARY EMERGENCY SERVICES TRAINING ACTIVITY means a temporary activity undertaken for the training of any component of Fire and Emergency New Zealand for any emergency purpose. An emergency purpose are those purposes which enable Fire and Emergency New Zealand to achieve its main functions under sections 11 and 12 of the Fire and Emergency New Zealand Act 2017.'
Definitions	S75.090	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Amend	Environmental compensation and environmental offsetting are not synonymous. Biodiversity offsets must meet best practice principles for offsetting, whereas biodiversity compensation only needs to provide a positive, measurable outcome that achieves no net loss. Environmental compensation (as defined in the draft plan) does not need to achieve no net loss. It's possible under this definition that provision for a new town hall or swimming pool could be considered 'environmental compensation'. This approach is inappropriate and perpetuates the loss of biodiversity and other natural values. Compensation is a final option after avoidance, remediation, mitigation, and offsetting have been considered, and therefore should not be promoted as a core method for addressing adverse effects.	Add new definitions for 'Biodiversity Offset' and 'Biodiversity Compensation' as follows: 'BIODIVERSITY OFFSET means a measurable conservation outcome resulting from actions designed to compensate for residual, adverse biodiversity effects arising from activities after appropriate avoidance, remediation, and mitigation measures have been applied. The goal of a biodiversity offset is to achieve no net loss, and preferably a net gain of indigenous biodiversity values. Offsetting should be consistent with the best practice offsetting principles.' "BIODIVERSITY COMPENSATION a measurable conservation outcome resulting from actions designed to compensate for residual, adverse biodiversity effects arising from activities after appropriate avoidance, remediation, and mitigation measures have been applied. Biodiversity compensation should be as consistent as possible with the best practice offsetting principles.'
Definitions	S79.006	Transpower New Zealand Ltd	Amend	A new definition for Minor Upgrading is sought on the basis it would provide clarity for plan users as to what constitutes minor upgrading, and therefore assists in plan interpretation and application. The term is used within permitted rule NU-R2. It is noted the NESETA provides specific	Add a new definition for 'Minor Upgrading' as follows: 'MINOR UPGRADING (NETWORK UTILITIES) an increase in the carrying capacity, efficiency or security of electricity and telecommunication lines, which utilise the existing or replacement support structures, and includes any of the following activities:•

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				provisions for upgrade works to the National Grid which prevail over the PDP rules.	<p>the re-conductoring of the line with higher capacity conductors</p> <ul style="list-style-type: none"> • the re-sagging of conductors • the addition of longer and more efficient insulators • a support structure placement within a similar location as the support structure that is replaced • the addition of earthwire, which may contain telecommunication lines, earthpeaks and lightning rods • the addition of electrical or telecommunication fittings • support structure replacement in the same location or within the existing alignment of the transmission line corridor • the replacement of existing cross arms, including with cross arms of an alternative design of a similar scale • an increase in support structure height to achieve compliance with the clearance distances specified in NZECP34:2001 • the addition of overhead lines to provide individual service connects to a site (including any connection to a building within that site) from an existing overhead network, provided no more than one new support structure is required. Minor upgrading does not include: <ul style="list-style-type: none"> • increasing the carrying capacity of existing structures • any increase in the voltage of the line unless the line was originally constructed to operate at the higher voltage but has been operating at a reduced voltage • any increase in any individual wire, cable, or other similar conductor to a diameter that exceeds 35 millimetres • the bundling together of any wire, cable, or other similar conductor so that the bundle exceeds 30 millimetres in diameter • the addition of any new circuits, lines or utility structures.'

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Definitions	S81.026	Horticulture New Zealand	Amend	The National Planning Standard includes a definition for rural industry which is useful to differentiate between industrial activities and those which are aligned with primary production.	Add a new definition for 'Rural Industry' from the National Planning Standard, as follows: 'RURAL INDUSTRY means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.'
Definitions	S81.030	Horticulture New Zealand	Amend	The National Planning Standard has a definition for special audible characteristics which is relevant when assessing sound from frost fans. It would be appropriate that the definition is included in the Plan.	Add a new definition of 'Special Audible Characteristic' from the National Planning Standard, as follows: 'SPECIAL AUDIBLE CHARACTERISTIC has the same meaning as 'special audible characteristic' in section 6.3 of New Zealand Standard 6802:2008 Acoustics - Environmental Noise.'
Definitions	S81.032	Horticulture New Zealand	Amend	We understand the term 'land-based primary production' to mean those primary production activities, excluding aquaculture (which does not occur on land). However this is not clearly defined, despite being used in multiple places in the Plan, including: - 'RLR - Rural Land Resource' and 'EW - Earthworks' introductions - Issues, objectives, policies and in a permitted activity condition in the General Rural and Rural Production zones. This definition should include the full range of horticultural systems.	Add a new definition for 'Land-Based Primary Production' as follows: 'LAND-BASED PRIMARY PRODUCTION A subset of primary production, excluding aquaculture.' Or amend all references to ' land-based primary production' throughout the Plan.
Definitions	S81.033	Horticulture New Zealand	Amend	The term 'highly productive land' is used throughout the policy framework (which HortNZ supports), however greater clarity could be provided by defining the term.	Add a new definition for 'Highly Productive Land', which should clarify the spatial scope and include LUC 1, 2 and 3.
Definitions	S81.067	Horticulture New Zealand	Amend	Policy NH-P5 uses the term 'areas of significant natural hazard risk' but the term is not defined so it is unclear what would be included within the scope of significant natural hazard risk. As this could limit activities within those areas it should be clearly defined or described. It would appear that there are three areas of concern: - Fault avoidance area - Flood Hazard area - Tsunami Hazard area If these are intended to be the areas of significant	Add a new definition for 'Areas of Significant Natural Hazard Risk' as follows: 'AREAS OF SIGNIFICANT NATURAL HAZARD RISK- Fault Avoidance Area- Flood Hazard Area- Tsunami Hazard Area.'

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				natural hazard risk then they should be defined or identified as such.	
Definitions	S85.019	Rayonier Matarki Forests	Amend	There is provision for a farm quarry but not for one in plantation forests. There is no reason to restrict such provisions.	Add a new definition for 'Forestry Quarry' as defined in the NES-PF. [clause 3 of the NES-PF defines as follows: ' Forestry quarrying- (a) means the extraction of rock, sand, or gravel for the formation of forestry roads and construction of other plantation forestry infrastructure, including landings, river crossing approaches, abutments, and forestry tracks,- (i) within a plantation forest; or (ii) required for the operation of a plantation forest on adjacent land owned or managed by the owner of the plantation forest; and (b) includes the extraction of alluvial gravels outside the bed of a river, extraction of minerals from borrow pits, and the processing and stockpiling of material at the forest quarry site; but (c) does not include earthworks, mechanical land preparation, or gravel extraction from the bed of a river, lake, or other water body.']
Definitions	S102.010	Te Mata Mushrooms Land Company Limited	Amend	The definition of small-scale renewable electricity generation covers both 'small scale' and 'community-scale', whereas the scale of these types of renewable electricity generation activities are different. National Policy Statement for Renewable Electricity Generation (RPS-REG) states: 'Small and community-scale distributed electricity generation means renewable electricity generation for the purpose of using electricity on a particular site, or supplying an immediate community, or connecting into the distribution network'. Limiting a community-scale project to 20kW is ineffective and inefficient way to provide for this scale of activity. An additional definition for 'community-scale' renewable electricity generation activities is sought, with subsequent policy recognition and rule framework in 'Part 2 - Energy,	Add a new definition for 'Community-scale Renewable Electricity Generation Activity' as follows: ' COMMUNITY-SCALE RENEWABLE ELECTRICITY GENERATION ACTIVITY means renewable electricity generation for the purpose of supplying an immediate community, cluster of farms, or businesses to secure electricity supply or to connect into the distribution network. '

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				Infrastructure, and Transport' section of the Proposed Plan.	
Definitions	S116.004	Silver Fern Farms Limited	Support	<p>The Proposed Plan ascribes a Non-Complying activity to 'industrial activity' in the Rural Production Zone. As discussed in the Rural Environment Section 32 report, this is meant to discourage the ad-hoc establishment of 'industrial activity' in rural zones. Silver Fern Farms understands this intent but is concerned that there is no provision in the Proposed Plan for industrial activities that are appropriate to locate in rural zones.</p> <p>The National Planning Standards requires new Plans to use standard definitions. These include a definition of 'rural industry'. Given this, Silver Fern Farms seeks its inclusion now to ensure the Proposed Plan enables industrial activities that are appropriate in rural zones and to avoid the complexity of retrofitting the definition into the Proposed Plan later. A consequence of this is Silver Fern Farms submission later in this table that 'rural industry' be allocated a Controlled activity status in the Rural Production Zone.</p>	Introduce a new definition for 'Rural Industry' as follows: 'RURAL INDUSTRY means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.'
Definitions	S117.022	Chorus New Zealand Limited	Amend	<p>Rule ECO-R3(1)(b)(vi) permits the trimming or clearance of indigenous vegetation inside any area of significant indigenous vegetation and/or significant habitat of indigenous fauna (excluding natural wetlands)... that is... necessary to provide for the ongoing safe and efficient operation, maintenance and upgrading of telecommunication, radio communication and other network utilities, but excluding their expansion, where carried out by the respective network utility operator.</p> <p>In order to understand the limits of this rule, a definition of Upgrading is needed.</p>	Add a new definition of 'Upgrading' as follows: 'UPGRADING means in relation to network utilities, means increasing the carrying capacity, efficiency, security, or safety of a network utility, where it does not result in a permanent change to the location of a structure.'
Definitions	S118.022	Spark New Zealand Trading Limited	Amend	<p>Rule ECO-R3(1)(b)(vi) permits the trimming or clearance of indigenous vegetation inside any area of significant indigenous vegetation and/or significant habitat of indigenous fauna (excluding natural wetlands)... that is... necessary to provide for the ongoing safe and efficient operation, maintenance and upgrading of telecommunication,</p>	Add a new definition of 'Upgrading' as follows: 'UPGRADING means in relation to network utilities, means increasing the carrying capacity, efficiency, security, or safety of a network utility, where it does not result in a permanent change to the location of a

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				radio communication and other network utilities, but excluding their expansion, where carried out by the respective network utility operator. In order to understand the limits of this rule, a definition of Upgrading is needed.	structure.'
Definitions	S119.022	Vodafone New Zealand Limited	Amend	Rule ECO-R3(1)(b)(vi) permits the trimming or clearance of indigenous vegetation inside any area of significant indigenous vegetation and/or significant habitat of indigenous fauna (excluding natural wetlands)... that is... necessary to provide for the ongoing safe and efficient operation, maintenance and upgrading of telecommunication, radio communication and other network utilities, but excluding their expansion, where carried out by the respective network utility operator. In order to understand the limits of this rule, a definition of Upgrading is needed.	Add a new definition of 'Upgrading' as follows: 'UPGRADING means in relation to network utilities, means increasing the carrying capacity, efficiency, security, or safety of a network utility, where it does not result in a permanent change to the location of a structure.'
Definitions	S121.146	Federated Farmers of New Zealand	Amend	Putting aside the issues with accuracy the notified plan will be improved with definitions relating to the natural hazard overlays.	Add the following definitions in the Proposed Plan: 'Fault Avoidance Area: means an area identified on the planning maps.' 'Flood Hazard Area: means an area identified on the planning maps.' 'Tsunami Hazard Area: means an area identified on the planning maps.' 'Significant Natural Risk Area: means an area identified as either a fault avoidance area, flood hazard area or tsunami hazard area which is subject to elevated risk factors.'
Definitions	S129.001	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora considers that a definition is needed for 'archaeological site' which is a term referred to consistently through the Proposed Plan. New definition sought.	Add a new definition for 'Archaeological Site'.
Definitions	S129.005	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora considers that a definition and associated criteria are needed for 'outstanding natural features and landscape' which is a term referred to consistently through the Proposed Plan. New definition sought.	Add a new definition and criteria for 'Outstanding Natural Features and Landscape'.
Definitions	S129.008	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora supports the inclusion of a new definition for supported residential care, to be provided for as a permitted activity in residential zones where carried out at certain scales	Add a new definition for 'Supported Residential Care' as follows: 'SUPPORTED RESIDENTIAL CARE means the use of a residential house(s) by people who

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				consistent with the planned character and amenity values of the zone.	live together and receive care or wellbeing respite support on a 24 hour basis to assist with independent living. This definition does not include Retirement Villages (and ancillary, office, nursing and medical facilities) or regular and ongoing home-based care and assistance to a dependent person.'
Definitions	S131.001	NZ Association of Radio Transmitters Inc and Hawke's Bay Amateur Radio Club	Amend	The Amateur Radio Licence qualifies the holder not just in radio technology, but in national and international law as well. Other users of the radio spectrum, who will also want to use aerials, are not so specifically qualified, and it is Council's interest to make this distinction for the management of Council's own District Plan Rules.	Include a definition of 'Amateur Radio Configurations' as follows: 'means antenna, aerials and associated support structures which are owned and operated by licensed amateur radio operators' [Note: Proposed Plan already includes definition of 'Amateur Radio Configuration' as 'means the antennas, aerials (including rods, wires and tubes), antenna dishes and associated supporting structures which are owned and used by licensed radio operators.']
ACCESS ROAD (Definition)	S104.003	Central Hawke's Bay District Council	Oppose	As the ONRC classifications are now essentially replaced by the ONF classifications, CHBDC sees the introduction of the new ONF classifications are more appropriate. The change is not considered to have any adverse effect nor materially change the extent to which the Proposed Plan meets relevant statutory obligations.	Delete the definition of 'Access Road'.
ACCESSORY BUILDING (Definition)	S81.004	Horticulture New Zealand	Support	The definition of accessory building is the definition in the National Planning Standard. However, it is noted that the Plan also has a definition for 'ancillary buildings and structures (primary production).' It should be clear if buildings are accessory or ancillary.	Retain the definition of 'Accessory Building', but clarify relationship with 'Ancillary Buildings and Structures (Primary Production)'.
AERIAL (Definition)	S117.003	Chorus New Zealand Limited	Oppose	The definition of Aerial is unnecessary, as it is the same as Antenna. Preference would be to include one definition, being that of Antenna (as it is the NESTF definition). Essentially at the moment the Proposed Plan has two terms (Aerial and Antenna) that cover the same matter. The term Aerial is only used twice in the Proposed Plan, and it is	Delete the definition of 'Aerial', and make consequential changes in the Proposed District Plan to replace the term 'Aerial' with 'Antenna'.

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				suggested that on those two instances, the term Aerial is replaced with Antenna.	
AERIAL (Definition)	S118.003	Spark New Zealand Trading Limited	Oppose	The definition of Aerial is unnecessary, as it is the same as Antenna. Preference would be to include one definition, being that of Antenna (as it is the NESTF definition). Essentially at the moment the Proposed Plan has two terms (Aerial and Antenna) that cover the same matter. The term Aerial is only used twice in the Proposed Plan, and it is suggested that on those two instances, the term Aerial is replaced with Antenna.	Delete the definition of 'Aerial', and make consequential changes in the Proposed District Plan to replace the term 'Aerial' with 'Antenna'.
AERIAL (Definition)	S119.003	Vodafone New Zealand Limited	Oppose	The definition of Aerial is unnecessary, as it is the same as Antenna. Preference would be to include one definition, being that of Antenna (as it is the NESTF definition). Essentially at the moment the Proposed Plan has two terms (Aerial and Antenna) that cover the same matter. The term Aerial is only used twice in the Proposed Plan, and it is suggested that on those two instances, the term Aerial is replaced with Antenna.	Delete the definition of 'Aerial', and make consequential changes in the Proposed District Plan to replace the term 'Aerial' with 'Antenna'.
AGRICULTURAL AVIATION MOVEMENTS (Definition)	S81.005	Horticulture New Zealand	Support	The definition of agricultural aviation movements is supported however changes are sought to the rules which apply to such movements.	Retain the definition of 'Agricultural Aviation Movements'.
ALTERATION (OF A HERITAGE ITEM) (Definition)	S55.002	Heritage New Zealand Pouhere Taonga	Support	Support this definition of alteration in relation to Historic Heritage.	Retain definition of 'Alteration (of a Heritage Item)' as notified.
ANCILLARY BUILDINGS AND STRUCTURES (PRIMARY PRODUCTION) (Definition)	S42.001	New Zealand Pork Industry Board	Amend	Mobile Pig Shelters (being partially or fully roofed) would fall within the definition of building and structure. The plan should provide relief from the rules for buildings and structures as they might apply to mobile pig shelters.	Provide a definition and rule structure that provides relief from the rules for buildings and structures as they might apply to mobile pig shelters. Add mobile pig shelters to the definition of 'Ancillary Buildings and Structures (Primary Production)'.
ANCILLARY BUILDINGS AND STRUCTURES (PRIMARY	S81.006	Horticulture New Zealand	Support	HortNZ supports the proposed definition, which provides clarity to the plan.	Retain the definition of 'Ancillary Buildings and Structures (Primary Production)'.

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PRODUCTION) (Definition)					
ANCILLARY RURAL EARTHWORKS (PRIMARY PRODUCTION) (Definition)	S42.002	New Zealand Pork Industry Board	Amend	<p>This would allow farmers to undertake earthworks related to burying material in the event of a biosecurity incident as a permitted activity. Biosecurity incidences which do not result in a declared emergency must be managed to regional and district council plan requirements, including limitations on earthworks which may hinder any urgent response activity required to adequately address the incursion.</p> <p>Any biosecurity incursions within the industry must be able to be managed quickly and efficiently to contain spread. The intersect with the District Plan may well be in a response that requires burial of animal carcasses. The Regional Plan is in place to manage discharges from such activities but constraints on earthwork activity (volume and area) may inhibit a timely, efficient, and effective response.</p>	<p>Amend the definition of 'Ancillary Rural Earthworks' to include provisions for biosecurity related activity as a permitted activity.</p> <p>'the burying of material infected by unwanted organisms as declared by the Ministry for Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993'</p>
ANCILLARY RURAL EARTHWORKS (PRIMARY PRODUCTION) (Definition)	S81.007	Horticulture New Zealand	Support	<p>HortNZ supports the proposed definition, including the inclusion of cultivation and harvesting of crops. Remove (a) and (b) as cultivation and harvesting is excluded from the 'Earthworks' definition. Need to recognise a biosecurity response. It is important to have rules that enable a rapid biosecurity response should the need arise. Vegetation removal, burial, burning and spraying of material are methods that may be used. It is therefore important that the Plan adequately provides for these activities to be undertaken.</p>	<p>Amend the definition of 'Ancillary Rural Earthworks (Primary Production)' as follows:</p> <p>' means:</p> <p>(a) Normal agricultural and horticultural practices, such as cultivating and harvesting crops, ploughing, planting trees, root ripping, digging post holes, maintenance of drains, troughs and installation of their associated pipe networks, and realignment of fence lines, drilling bores and effal pits, burying of dead stock and plant waste;</p> <p>(b) Land preparation and vegetation clearance undertaken as part of horticultural plantings; and</p> <p>(c) Maintenance of existing walking tracks, farm and forestry tracks, driveways, roads and accessways within the same formation width; and</p> <p>(d) The burying of material infected by unwanted organisms as declared by the Ministry for Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993.'</p>

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ANCILLARY RURAL EARTHWORKS (PRIMARY PRODUCTION) (Definition)	S121.231	Federated Farmers of New Zealand	Amend	Support is given for clearly differentiating ancillary rural earthworks from the definition of earthworks, to enable a regulatory approach that recognises ancillary rural earthworks as integral to the purpose of the rural zones, and must be permitted without limits.	Amend the definition of 'Ancillary Rural Earthworks (Primary Production)' as follows: 'means a. Normal agricultural and horticultural practices, such as cultivating and harvesting crops, ploughing, planting trees, root ripping, digging post holes, maintenance of drains, troughs and installation of their associated pipe networks, and realignment of fencelines, drilling bores and ofal pits, burying of dead stock and plant waste; b. Land preparation and vegetation clearance undertaken as part of horticultural plantings; and c. Maintenance and construction of existing walking tracks, farm and forestry tracks, driveways, roads and accessways within the same formation width. '
ANTENNA (Definition)	S117.004	Chorus New Zealand Limited	Support	As above, the definition of Antenna is supported as it is the NESTF definition.	Retain the definition of 'Antenna' as proposed.
ANTENNA (Definition)	S118.004	Spark New Zealand Trading Limited	Support	As above, the definition of Antenna is supported as it is the NESTF definition.	Retain the definition of 'Antenna' as proposed.
ANTENNA (Definition)	S119.004	Vodafone New Zealand Limited	Support	As above, the definition of Antenna is supported as it is the NESTF definition.	Retain the definition of 'Antenna' as proposed.
AREAS OF SIGNIFICANT INDIGENOUS VEGETATION AND/OR SIGNIFICANT HABITATS OF INDIGENOUS FAUNA (Definition)	S75.001	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	We support having a single definition for areas of significant indigenous vegetation and/or significant habitats of indigenous fauna. We also support the definition including listed sites and those that meet significance criteria.	Retain the definition of 'Areas of Significant Indigenous Vegetation and/or Significant Habitats of Indigenous Fauna' as proposed.
ARTERIAL ROAD (Definition)	S104.004	Central Hawke's Bay District Council	Oppose	As the ONRC classifications are now essentially replaced by the ONF classifications, CHBDC sees the introduction of the new ONF classifications are more appropriate. The change is not considered to have any adverse effect nor materially change the extent to which	Delete the definition of 'Arterial Road'.

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				the Proposed Plan meets relevant statutory obligations.	
ARTIFICIAL CROP PROTECTION STRUCTURES (Definition)	S81.008	Horticulture New Zealand	Support	These are distinct structures which can require a different management approach.	Retain the definition of 'Artificial Crop Protection Structures'.
AUDIBLE BIRD SCARING DEVICE (Definition)	S81.009	Horticulture New Zealand	Support	Support the definition proposed.	Retain the definition of 'Audible Bird Scaring Device'.
BOUNDARY ADJUSTMENT (Definition)	S50.002	The Surveying Company (HB) Ltd	Amend	Amend to allow for a situation where the number of allotments is reduced to rationalise an existing record of title that comprises multiple allotments.	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. '
BUILDING (Definition)	S79.002	Transpower New Zealand Ltd	Support	While not directly applicable to the majority of Transpower's assets, Transpower supports the definition as it reflects the mandatory direction definition provided in the National Planning Standards.	Retain the definition of 'Building'.
BUILDING (Definition)	S90.001	Centralines Limited	Amend	Power poles, support structures and mast poles are not buildings - yet based on the definition there is the potential for such structures to be inappropriately captured by the definition. It is acknowledged that the Building definition has been taken from the National Planning Standards; however, Centralines consider that a distinction or reference to the Building Act should be provided for clarity and efficiency.	Amend the definition of 'Building' to exclude power poles, support structures and mast poles from the definition as per section 9(a), (ab), (ac) of the Building Act 2004.
BUILDING (Definition)	S101.009	New Zealand Motor Caravan Association	Amend	We note the proposed district plan has adopted the definition of building from the National Planning Standards (NPS). The NPS definition of 'building' captures non-motorised caravans which are not capable of moving under their own power. NZMCA members use non-motorised caravans for the same purpose as motorised motorhomes, campervans and house buses (which are not captured by the NPS definition). The NPS definition creates a number of potential implications which stem from the fact that members with non-motorised caravans will, by	Amend the definition of 'Building' as follows: Either: 'means a temporary or permanent movable or immovable physical construction that is: (a) partially or fully roofed; and (b) fixed or located on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power, and non-motorised caravans (and tents). ' Or:

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				definition, be using and parking a 'building'. Our recommendation is to add an exclusion or qualified 'use' exclusion to the definition of 'Building' to avoid any confusion or potential for debate as to whether the district plan captures non-motorised caravans in the definition.	'means a temporary or permanent movable or immovable physical construction that is: (a) partially or fully roofed; and (b) fixed or located on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power, and non-motorised caravans... other than those used for a [residential accommodation / business purpose] for a continuous period of more than XX months.'
CABINET (Definition)	S117.005	Chorus New Zealand Limited	Support	The definition of Cabinet is supported as it is the NESTF definition.	Retain the definition of 'Cabinet' as proposed.
CABINET (Definition)	S118.005	Spark New Zealand Trading Limited	Support	The definition of Cabinet is supported as it is the NESTF definition.	Retain the definition of 'Cabinet' as proposed.
CABINET (Definition)	S119.005	Vodafone New Zealand Limited	Support	The definition of Cabinet is supported as it is the NESTF definition.	Retain the definition of 'Cabinet' as proposed.
CLEARANCE (Definition)	S75.002	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	We support this definition, particularly the inclusion of drainage and burning. We assume the definition, through its inclusion of the words "damage...of the vegetation" includes modification to vegetation that is damaging but mightn't result in the complete removal of the vegetation. It appears an amendment is needed to correct a typo.	Amend the definition of 'Clearance' to fix typo error as follows: 'in relation to indigenous vegetation means the felling, burning, removal, damage or destruction of the vegetation, including the following activities within the vegetation drip line: a. f. drilling or excavationg. discharge of toxic substances h. mob stocking i. overplanting'
CLEARANCE (Definition)	S81.010	Horticulture New Zealand	Amend	This applies only in regard to indigenous vegetation clearance - this would be made more explicit. We also note that there is an error in (f) - two points included as one.	Re-name 'Clearance' to 'Indigenous Vegetation Clearance'. Correct error in (f) to separate into two points.
CLEARANCE (Definition)	S105.001	James Bridge	Oppose	The definition as drafted is very broad. Innocuous activities such as driving a quad bike resulting in crushed vegetation could be considered	Amend the definition of 'Clearance' as follows: 'in relation to indigenous vegetation means the felling, burning, removal, damage or destruction of

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				<p>vegetation clearance. The Regional Plan provides a clear definition of clearance, and for consistency it is suggested that the existing definition in that plan be adopted.</p>	<p>the vegetation, including the following activities within the vegetation drip line:</p> <ul style="list-style-type: none"> a. application of chemicals b. application of seed of exotic pastures c. burning d. changes to soils, hydrology, or landforms e. drainage f. drilling or excavation discharge of toxic substances g. mob stocking h. overplanting <p>means the cutting, burning, clearing or destruction (including destruction by spraying) of trees, shrubs or plants but excluding pasture grasses, forest thinning's, agricultural and horticultural crops and noxious weeds covered by the Regional Plant Pest Management Strategy prepared under the Biosecurity Act 1993. It excludes the normal maintenance of legally established structures, roads, tracks, railway lines and river beds. Clearance only occurs when 5m2 or more of shrubs or plants, or 5 or more trees are affected.'</p>
CLEARANCE (Definition)	S121.232	Federated Farmers of New Zealand	Oppose	<p>The definition appears similar to the definition of 'Clearance' in the 2019 proposed National Policy Statement for Biodiversity, which is: clearance refers to the removal of indigenous vegetation by cutting, crushing, application of chemicals, drainage, burning, cultivation, over-planting, application of seed of exotic pasture species, mobstocking and/or changes to soils, hydrology or landforms However it has a few extra clauses snuck in.</p> <p>We oppose mob-stocking being included in the definition of clearance, if it consequently requires fencing of SNAs. Farmers with large SNAs in hill country or along DoC estate that are unfenced will struggle to keep all their extensively farmed sheep and cattle out of the SNA. We are unsure what mob-stocking is defined as. Mob-stocking must not</p>	<p>Amend the definition of 'Clearance' as follows: 'in relation to indigenous vegetation means the felling, burning, removal, damage or destruction of the vegetation, including the following activities within the vegetation drip line:</p> <ul style="list-style-type: none"> a. application of chemicals b. application of seed of exotic pastures c. burning d. changes to soils, hydrology, or landforms e. drainage f. drilling or excavation g. discharge of toxic substances h. mob stocking i. overplanting'

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				include stock having access to an SNA by virtue of it being unfenced and use it for shelter or shade. This is distinct from high-density stock being deliberately confined inside an SNA and grazing it down to the ground.	
CLEARANCE (Definition)	S129.002	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora considers that items (d) and (i) are generally inconsistent with what would generally be considered within the scope of the definition of 'clearance' and consequentially should be removed. Amendments sought.	Amend the definition of 'Clearance' as follows: 'in relation to indigenous vegetation means the felling, burning, removal, damage or destruction of the vegetation, including the following activities within the vegetation drip line: a. application of chemicals b. application of seed of exotic pastures c. burning d. changes to soils, hydrology, or landforms e. drainage f. drilling or excavation g. discharge of toxic substances h. mob-stocking i. overplanting'
COASTAL ENVIRONMENT (Definition)	S75.003	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain the definition of 'Coastal Environment' as proposed.
COMMERCIAL ACTIVITY (Definition)	S66.002	Woolworths New Zealand Limited	Amend	Retail activities, including supermarkets, are not specifically included in the definition of a Commercial Activity. This is despite there being a separate definition of 'retail sales/retail/retailing' in the Proposed District Plan. To avoid any confusion over whether retail activities are included in the definition of 'Commercial Activity', and therefore permitted in the Commercial Zone, it is requested that the definition of 'Commercial Activity' be amended to include 'retail sales/retail/retailing'.	Amend the definition of 'Commercial Activity' as follows: 'means any activity trading in goods, equipment or services, including retail sales/retail/retailing . It includes any ancillary activity to the commercial activity (for example administrative or head offices).'
COMMUNITY CORRECTIONS ACTIVITY (Definition)	S97.001	Ara Poutama Aotearoa the Department of Corrections	Support	The definition is consistent with the wording provided for in the National Planning Standards. Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and	Retain the definition of 'Community Corrections Activity'.

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				communities to provide for their social and cultural well-being and for their health and safety.	
COMMUNITY FACILITY (Definition)	S57.001	Fire and Emergency New Zealand	Amend	<p>The definition for 'community facility' is supported insofar that it seeks to capture a number of community activities. However, while it does not directly refer to emergency service facilities, the scheduling of fire stations as community facilities indicates that emergency service facilities such as fire stations would fall under this definition and subsequently subject to the community facility rule framework.</p> <p>Fire and Emergency considers that having emergency service facilities fall under both definitions ('community facility' and 'emergency service activities') is not desirable. To provide greater clarity, this definition should explicitly exclude emergency service facilities.</p>	<p>Add the following note to the definition of 'Community Facility':</p> <p>'Note: 'Community facility' excludes land and buildings used for emergency service activities which is covered by the definition 'EMERGENCY SERVICE ACTIVITIES''</p>
COMMUNITY FACILITY (Definition)	S73.001	Ministry of Education	Support	Definition is consistent with the National Planning Standards.	Retain definition of 'Community Facility' as proposed.
COMMUNITY FACILITY (Definition)	S120.007	Heretaunga Tamatea Settlement Trust	Amend	Amend the definition of community facility to enable the development of community education and environmental education facilities that appropriately provide for the proposed facilities at Lake Whatumā and Te Aute College.	Amend the definition of 'Community Facility' as follows: 'means land and buildings and other facilities used by members of the community for educational, environmental and training , recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.'
CONSERVATION PLAN (HISTORIC HERITAGE) (Definition)	S55.003	Heritage New Zealand Pouhere Taonga	Support	Support the inclusion of this definition in the Proposed District Plan.	Retain definition of 'Conservation Plan (Historic Heritage)' as notified.
CROP SUPPORT STRUCTURES (Definition)	S81.011	Horticulture New Zealand	Support	HortNZ supports the proposed definition.	Retain the definition of 'Crop Support Structures'.
CULTIVATION (Definition)	S85.020	Rayonier Matarki Forests	Amend	This definition relates to farming and it has been found can include mechanical land preparation as set out under the NES-PF.	Amend the definition of 'Cultivation' as follows: 'means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) for the purpose of sowing, growing or harvesting of pasture or crops, does not

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					include mechanical land preparation as provided for under the NES-PF.'
DAY CARE FACILITY (Definition)	S73.002	Ministry of Education	Support	The Ministry submitted on this point for the Draft Central Hawke's Bay District Plan. The Ministry requested the removal of reference to child care activities and child care related facilities from the 'Day Care Facility' definition and replace with the proposed 'Education Facility' definition.	Retain definition of 'Day Care Facility' as proposed.
DAY CARE FACILITY (Definition)	S81.012	Horticulture New Zealand	Amend	It is not clear how this activity would be, in the context of the Rural Production Zone chapter example, a Community Facility or captured by the 'Any other activity not otherwise provided for' rule.	Clarify the relationship of 'Day Care Facility' to 'Community Facility'.
DEMOLITION (OF A HERITAGE ITEM) (Definition)	S55.004	Heritage New Zealand Pouhere Taonga	Support	Support this definition, particularly the inclusion of partial demolition.	Retain definition of 'Demolition (of a Heritage Item)' as notified.
EARTHWORKS (Definition)	S79.003	Transpower New Zealand Ltd	Support	Transpower supports the definition as it reflects the mandatory direction definition provided in the National Planning Standards.	Retain the definition of 'Earthworks'.
EARTHWORKS (Definition)	S121.233	Federated Farmers of New Zealand	Support	Support is given for this definition being consistent with the National Planning Standards, and the exclusion of cultivation and fence post holes.	Retain the definition of 'Earthworks' as proposed.
EDUCATIONAL FACILITY (Definition)	S73.003	Ministry of Education	Support	Definition is consistent with the National Planning Standards.	Retain definition of 'Educational Facility' as proposed.
EMERGENCY AVIATION MOVEMENTS (Definition)	S57.002	Fire and Emergency New Zealand	Support	The definition for 'Emergency aviation movements' is supported as it provides for intermittent aircraft and helicopter movements associated with emergencies, including undertaking firefighting or search and rescue duties.	Retain the definition of 'Emergency Aviation Movements' as notified.
EMERGENCY SERVICE ACTIVITIES (Definition)	S57.003	Fire and Emergency New Zealand	Support	The definition for 'Emergency service activities' is supported as it includes both the activity and associated facilities relating to Fire and Emergency's operational and property requirements.	Retain the definition of 'Emergency Service Activities' as notified.
ENVIRONMENTAL COMPENSATION (Definition)	S75.004	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Amend	Environmental compensation and environmental offsetting are not synonymous. The definition should be amended to reflect this by removing reference to compensation (or creating separate definitions). Biodiversity offsets must meet best practice	Amend the definition of 'Environmental Compensation' as follows: 'Environmental Compensation: any action (work, services, financial contribution or restrictive covenants) to compensate for, or offset,

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				principles for offsetting, whereas biodiversity compensation only needs to provide a positive, measurable outcome that achieves no net loss. Compensation is a final option after avoidance, remediation, mitigation, and offsetting have been considered, and therefore should not be promoted as a core method for addressing adverse effects.	the environmental effects of activities that cannot be avoided, remedied, or mitigated or addressed by a biodiversity offset or biodiversity compensation . Positive measures to correct, balance, or otherwise compensate for the loss of the resource or value affected.
FARM QUARRY (Definition)	S121.244	Federated Farmers of New Zealand	Support	Support is given for a separate definition for farm quarries, given they have a much smaller scale and magnitude of effects compared to industrial quarries.	Retain the definition of 'Farm Quarry' as proposed.
FERTILISER (Definition)	S121.234	Federated Farmers of New Zealand	Oppose	A word search of the District Plan shows that fertiliser is used in the text only once, in the explanation of GRUZ-I2. This definition appears redundant because the term is not used in the Plan.	Delete the definition of 'Fertiliser'.
FROST FANS (Definition)	S81.013	Horticulture New Zealand	Support	HortNZ supports the proposed definition.	Retain the definition of 'Frost Fans'.
FUNCTIONAL NEED (Definition)	S79.004	Transpower New Zealand Ltd	Support	Given the term 'Functional need' is used within the plan, Transpower supports the provision of the definition as provided in the mandatory directions within the National Planning Standards.	Retain the definition of 'Functional Need'.
FUNCTIONAL NEED (Definition)	S117.006	Chorus New Zealand Limited	Support	The definition of Functional Need is supported as it is the National Planning Standards definition.	Retain the definition of 'Functional Need' as proposed.
FUNCTIONAL NEED (Definition)	S118.006	Spark New Zealand Trading Limited	Support	The definition of Functional Need is supported as it is the National Planning Standards definition.	Retain the definition of 'Functional Need' as proposed.
FUNCTIONAL NEED (Definition)	S119.006	Vodafone New Zealand Limited	Support	The definition of Functional Need is supported as it is the National Planning Standards definition.	Retain the definition of 'Functional Need' as proposed.
GAS TRANSMISSION NETWORK (Definition)	S121.235	Federated Farmers of New Zealand	Oppose	All provisions for the Gas Transmission Network are deleted.	Delete the definition of 'Gas Transmission Network'.
GREENHOUSE (Definition)	S81.014	Horticulture New Zealand	Support	The definition clearly differentiates between greenhouses and other forms of covered cropping.	Retain the definition of 'Greenhouse'.
HABITABLE ROOM (Definition)	S73.004	Ministry of Education	Support	Definition is consistent with the National Planning Standards.	Retain definition of 'Habitable Room' as proposed.

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HAZARDOUS SUBSTANCE (Definition)	S57.004	Fire and Emergency New Zealand	Support	The definition of 'Hazardous Substance' being consistent with Section 2 of the RMA and reference to other relevant legislation including the 'Hazardous Substances and New Organisms Act 1996' as a hazardous substance and the 'Hazardous Substances and New Organisms Act 1996' is supported.	Retain the definition of 'Hazardous Substance' as notified.
HEALTH CARE FACILITY (Definition)	S81.016	Horticulture New Zealand	Amend	It is not clear how this activity would be, in the context of the Rural Production Zone chapter example, a Community Facility or captured by the 'Any other activity not otherwise provided for' rule.	Clarify the relationship of 'Health Care Facility' to 'Community Facility'.
HEAVY VEHICLE (Definition)	S57.005	Fire and Emergency New Zealand	Support	The definition of 'Heavy Vehicle' is supported as it excludes vehicles designed and used solely for firefighting. It is appropriate that fire appliances are not subject to the heavy vehicle storage limits in each zone chapter.	Retain the definition of 'Heavy Vehicle' as notified.
HEIGHT (Definition)	S117.007	Chorus New Zealand Limited	Support	The definition of Height is supported as it is the National Planning Standards definition.	Retain the definition of 'Height' as proposed.
HEIGHT (Definition)	S118.007	Spark New Zealand Trading Limited	Support	The definition of Height is supported as it is the National Planning Standards definition.	Retain the definition of 'Height' as proposed.
HEIGHT (Definition)	S119.007	Vodafone New Zealand Limited	Support	The definition of Height is supported as it is the National Planning Standards definition.	Retain the definition of 'Height' as proposed.
HELICOPTER LANDING AREA (Definition)	S43.009	New Zealand Agricultural Aviation Association	Oppose	The definition of 'helicopter landing area' includes a wider range of areas compared to the 'helicopter depot' definition in the draft plan. These areas now include areas used for intermittent use for primary production activities. There should be a clear distinction in the definition. Adopting definitions from the Civil Aviation Authority would allow for commonality of terminology across the country.	Adopt the definitions used by the Civil Aviation Authority for primary and secondary operating bases, and operating areas (main base, remote base, aerodrome, airstrip, heliport, and landing zone).
HELICOPTER LANDING AREA (Definition)	S81.015	Horticulture New Zealand	Oppose	The Draft Plan had a definition of helicopter depot: a site regularly used as a base for the operation, servicing, refueling and storage of helicopters. This definition was clearly linked to the regular use of an area as a depot. The Proposed plan has amended the definition to Helicopter landing area and includes a wider range of areas including	Amend the definition of 'Helicopter Landing Area' to exclude intermittent use for agricultural aviation movements OR Replace with the definition of 'Helicopter Depot' as in the Draft Plan ('a site regularly used as a base

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				areas used for intermittent use for primary production activities. There should be a clear distinction in the definition.	for the operation, servicing, refuelling and storage of helicopters').
HERITAGE ITEMS (Definition)	S55.005	Heritage New Zealand Pouhere Taonga	Amend	In general this definition is supported. However, the second sentence should be amended to correctly refer to the District Plan schedule and places on the Heritage New Zealand List as listed, not registered. We also note that the definition refers to Heritage Landscape, even though no such places have been included in the District Plan.	Amend definition of 'Heritage Items' as follows: '... The term may be used to refer to both heritage items scheduled listed in the District Plan and to those items registered listed by Heritage New Zealand Pouhere Taonga.'
HERITAGE ITEMS (Definition)	S121.236	Federated Farmers of New Zealand	Oppose	Support is given for the definition applying to identified items only.	Retain the definition of 'Heritage Items' as proposed.
HISTORIC HERITAGE (Definition)	S55.006	Heritage New Zealand Pouhere Taonga	Support	Support this definition, which is taken from the RMA.	Retain definition of 'Historic Heritage' as notified.
INDIGENOUS VEGETATION (Definition)	S75.005	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	We support the proposed wording as it is in effect that issued in Director-General v Invercargill District Council [2018] NZEnvC 175), as below: 'indigenous vegetation means vegetation or groundcover containing vascular and/or non-vascular plants and/or lichens that are indigenous in or endemic to any of the ecological districts of which the District are part'.	Retain the definition of 'Indigenous Vegetation' as proposed.
INDIGENOUS VEGETATION (Definition)	S81.017	Horticulture New Zealand	Oppose	The definition is very broad and includes regeneration with human assistance following disturbance. It is unclear what is intended to be included within the definition.	Amend the definition of 'Indigenous Vegetation' as follows: 'vegetation or ground cover that are indigenous in or endemic to any of the ecological districts of which the Central Hawke's Bay District is part. Includes vegetation with these characteristics that has been regenerated with human assistance following disturbance. '
INDIGENOUS VEGETATION (Definition)	S85.018	Rayonier Matarki Forests	Amend	There should be an exclusion of understory of plantation forests. There is in the rules but should be within the definition	Amend the definition of 'Indigenous Vegetation' as follows: 'vegetation or ground cover that are indigenous in or endemic to any of the ecological districts of which the Central Hawke's Bay District is part. Includes vegetation with these characteristics that has been regenerated with human assistance

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					following disturbance but does not include indigenous understorey of Plantation Forests.'
INDIGENOUS VEGETATION (Definition)	S105.002	James Bridge	Oppose	The definition should be amended to exclude areas dominated by exotic species.	Amend the definition of 'Indigenous Vegetation' as follows: 'vegetation or ground cover that are indigenous in or endemic to any of the ecological districts of which the Central Hawke's Bay District is part. Includes vegetation with these characteristics that has been regenerated with human assistance following disturbance' means a plant community in which species indigenous to that part of New Zealand are important in terms of coverage, structure and/or species diversity. For these purposes, coverage by indigenous species or number of indigenous species shall exceed 30% of the total area or total number of species present, where structural dominance is not attained. Where structural dominance occurs (that is indigenous species are in the tallest stratum and are visually conspicuous) coverage by indigenous species shall exceed 20% of the total area.'
INDIGENOUS VEGETATION (Definition)	S121.237	Federated Farmers of New Zealand	Oppose	Vegetation that has been planted by humans must be excluded from the definition of indigenous vegetation and therefore not regulated by provisions. Regulating planted vegetation will be a significant disincentive to plant, which will lead to reduced biodiversity and environmental outcomes.	Amend the definition of 'Indigenous Vegetation' as follows: 'vegetation or ground cover that are indigenous in or endemic to any of the ecological districts of which the Central Hawke's Bay District is part. Includes vegetation with these characteristics that has been regenerated with human assistance following disturbance' Excludes areas of domestic or ornamental landscape planting; planted shelter belts and riparian areas; plantation forestry undergrowth; and planted indigenous forestry.'
INDUSTRIAL ACTIVITY (Definition)	S102.009	Te Mata Mushrooms Land Company Limited	Support	Support.	Retain the definition of 'Industrial Activity' as proposed.

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INTENSIVE PRIMARY PRODUCTION (Definition)	S27.002	Egg Producers Federation of New Zealand	Amend	We support this definition but recommend that it is amended to not unintentionally capture free range poultry farming, as this could lead to ambiguity when applying plan provisions.	Amend the definition of 'intensive primary production' as follows: Intensive Indoor Primary Production refers to any of the following: a. commercial livestock (excluding the farming of mustelids) kept and fed in buildings or in outdoor enclosures on a particular site, where the stocking density precludes the maintenance of pasture or ground cover b. land and buildings used for the commercial boarding and/or breeding of cats, dogs and other domestic pets c. farming of mushrooms or other fungid- commercially growing crops indoors in containers and/or on a permanent floor, with limited or no dependence on natural soil quality on the site. means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified timeperiod) or free range poultry farming.
INTENSIVE PRIMARY PRODUCTION (Definition)	S42.003	New Zealand Pork Industry Board	Amend	The definition of Intensive Primary Production should be supported by the addition of definitions to cover the typical range of primary production activities that can be deemed intensive - this being both indoor and outdoor primary production activities. Commercial boarding and/or breeding of cats, dogs and other domestic pets is not a Primary Production activity (as per National Planning Standards and Proposed Plan). The Plan provides a different activity status for these activities and they should be deleted from the definition.	Replace the definition of 'Intensive Primary Production' as follows:- 'means any activity defined as intensive indoor primary production or intensive outdoor primary production.'
INTENSIVE PRIMARY PRODUCTION (Definition)	S81.018	Horticulture New Zealand	Oppose	HortNZ do not support greenhouses being considered intensive primary production in the context of the proposed Plan rules. The proposed approach is not an effects-based approach, and is inconsistent with the National Planning Standards. The 'Recommendations on submissions report for the first set of national planning standards' explain this in regard to	Delete the definition of 'Intensive Primary Production'. And replace with the National Planning Standards definition 'Intensive Indoor Primary Production', being: 'INTENSIVE INDOOR PRIMARY PRODUCTION means primary production activities that principally occur within buildings and involve growing fungi, or

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				<p>greenhouses as follows: "We agree ...that horticulture activities should not be considered 'intensive primary production'. Horticulture undertaken within a glasshouse or greenhouse generally does not produce the same type or scale of odour or noise effects as the activities listed in the definition". HortNZ agrees with this commentary.</p> <p>Aside from this issue - the drafting relating to "limited or no dependence on natural soil quality of the site" somewhat subjective and without an effects basis with regard to how these activities are managed in the plan.</p> <p>HortNZ requests that this term is replaced with the defined term 'Intensive indoor primary production'.</p>	keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.'
INTENSIVE PRIMARY PRODUCTION (Definition)	S102.006	Te Mata Mushrooms Land Company Limited	Amend	<p>To date, the farming of mushrooms and the ancillary activity of producing compost to enable growing of mushrooms has been treated collectively as an Intensive Primary Production Activity.</p> <p>The definition of intensive primary production facilities would be more appropriate if it also referred to the activity of producing compost production.</p>	<p>Amend the definition of 'Intensive Primary Production' as follows: 'refers to any of the following: a. ... b. ... c. farming of mushrooms or other fungi and the production of compost d. ...'</p>
INTENSIVE PRIMARY PRODUCTION (Definition)	S121.238	Federated Farmers of New Zealand	Amend	<p>Activities like calf rearing, feed pads, stand off pads, or wintering sheds should not be included in the definition of intensive primary production. These are activities complementary to pastoral farming, where livestock are only temporarily off pasture and returned to pasture when conditions are right. Stand-off pads, herd homes and feed pads are part of environmentally sustainable farm practices to prevent soil and water degradation, and should not be discouraged by the District Plan.</p>	<p>Amend the definition of 'Intensive Primary Production' as follows: 'refers to any of the following: a. commercial livestock (excluding the farming of mustelids) kept and fed permanently in buildings or in outdoor enclosures on a particular site, where the stocking density precludes the maintenance of pasture or ground cover b. land and buildings used for the commercial boarding and/or breeding of cats, dogs and other domestic pets c. farming of mushrooms or other fungi d. commercially growing crops indoors in containers and/or on a permanent floor, with limited or no dependence on natural soil quality on the site.'</p>

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INTERNAL BOUNDARY (Definition)	S129.003	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora considers that use of the term in the proposed district plan is likely to result in unnecessary confusion, and suggests that the term 'side and/or rear boundary' be used in its place. Deletion sought. Consequential amendments sought throughout the proposed district plan.	Delete the definition of 'Internal Boundary'.
LANDSCAPING (Definition)	S129.004	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora considers that a definition is unnecessary and has a plain and that the term 'landscaping' has an ordinary meaning that does not need to be specifically defined. Deletion sought.	Delete the definition of 'Landscaping'.
LINE (Definition)	S90.002	Centralines Limited	Oppose	Centralines respectfully opposes the definition as it does not clearly reference the meaning of 'line' as per the Electricity Act 1992 - and hence is ambiguous in its meaning, and therefore its interpretation. Centralines seeks amendment to include the Electricity Act 1992 more explicitly.	Replace the definition of 'Line' as follows: 'has the same meaning as in section 5 of the Telecommunications Act 2001 and section 2 of the Electricity Act 1992 (as set out in the box below) means a wire or a conductor of any other kind (including a fibre optic cable) used or intended to be used for the transmission or reception of signs, signals, impulses, writing, images, sounds, instruction, information, or intelligence of any nature by means of any electromagnetic system; and includes any pole, insulator, casing, fixture, tunnel, or other equipment or material used or intended to be used for supporting, enclosing, surrounding, or protecting any of those wires or conductors; and any part of a line' means line as defined in Section 5 of the Telecommunications Act 2001: means a wire or a conductor of any other kind (including a fibre optic cable) used or intended to be used for the transmission or reception of signs, signals, impulses, writing, images, sounds, instruction, information, or intelligence of any nature by means of any electromagnetic system; and Includes— a) any pole, insulator, casing, fixture, tunnel, or other equipment or material used or intended to be used for supporting, enclosing, surrounding, or protecting any of those wires or conductors; and b) any part of a line; and

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					means line as defined in section 2 of the Electricity Act 1992: a) means works that are used or intended to be used for the conveyance of electricity.'
LINE (Definition)	S117.008	Chorus New Zealand Limited	Support	The definition of Line is supported as it is the Telecommunications Act 2001 definition.	Retain the definition of 'Line' as proposed.
LINE (Definition)	S118.008	Spark New Zealand Trading Limited	Support	The definition of Line is supported as it is the Telecommunications Act 2001 definition.	Retain the definition of 'Line' as proposed.
LINE (Definition)	S119.008	Vodafone New Zealand Limited	Support	The definition of Line is supported as it is the Telecommunications Act 2001 definition.	Retain the definition of 'Line' as proposed.
MAINTENANCE (Definition)	S78.001	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain definition of 'Maintenance' as written.
MAINTENANCE (Definition)	S79.005	Transpower New Zealand Ltd	Support	The definition is supported on the basis it provides clarity for plan users as to what constitutes maintenance, and therefore assists in plan interpretation and application. It is noted the NESETA provides specific provisions for maintenance works to the National Grid which prevail over the PDP rules.	Retain the definition of 'Maintenance', and specifically in relation to network utilities.
MAINTENANCE (Definition)	S81.019	Horticulture New Zealand	Amend	The definition of maintenance in respect of network utilities provides for the replacement of an existing line, building or structure or other facility with another of the same or similar height, size and scale within the same or similar position. There is no reference to voltage. If the voltage is changed the setback distances in NZECP 34:2001 could increase. Therefore any increase in voltage should not be classed as maintenance.	Amend the definition of 'Maintenance' as follows: '... Specifically in relation to network utilities, 'maintenance' means: ... Includes the replacement of an existing line, building or structure or other facility with another of the same or similar height, voltage , size and scale within the same or similar position and for the same or similar purpose. ...'
MAINTENANCE (Definition)	S90.003	Centralines Limited	Support	Centralines supports this definition, and in particular notes that the maintenance of electricity distribution network equipment is often required as a result of equipment reaching its end of life - and hence will be required to be replaced. Centralines	Retain the definition of 'Maintenance' as notified.

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				notes that the definition accurately reflects this operational reality.	
MAINTENANCE (Definition)	S117.009	Chorus New Zealand Limited	Support	In relation to network utilities, the definition is clear as to what is considered to be within the ambit of maintenance.	Retain the definition of 'Maintenance' as proposed.
MAINTENANCE (Definition)	S118.009	Spark New Zealand Trading Limited	Support	In relation to network utilities, the definition is clear as to what is considered to be within the ambit of maintenance.	Retain the definition of 'Maintenance' as proposed.
MAINTENANCE (Definition)	S119.009	Vodafone New Zealand Limited	Support	In relation to network utilities, the definition is clear as to what is considered to be within the ambit of maintenance.	Retain the definition of 'Maintenance' as proposed.
MAINTENANCE (Definition)	S121.239	Federated Farmers of New Zealand	Oppose	Federated Farmers agrees that maintenance and repair of network utilities activities are necessary, but the definition of maintenance must not stray into upgrading, which can create some significant adverse effects on land owners and surrounding land uses resulting in injurious affection under the Public Works Act.	Amend the definition of 'Maintenance' as follows: '... Specifically in relation to network utilities, 'maintenance' means: any replacement, repair or renewal work or activity necessary to continue the operation and/or functioning of an existing network utility. Includes the replacement of an existing line, building, structure or other facilities with another of the same or similar height, voltage , size and scale, within the same or similar position and for the same or similar purpose. Also includes the addition of extra lines to existing or replacement poles or other support structures. ...'
MAJOR HAZARDOUS FACILITY (Definition)	S29.001	New Zealand Defence Force	Support	This definition excludes military training activities from major hazardous facilities. This is appropriate as military training activities are materially different from the other activities listed.	Retain definition as notified.
MAJOR HAZARDOUS FACILITY (Definition)	S57.006	Fire and Emergency New Zealand	Amend	The definition of 'Major Hazardous Facility' is supported in part. However: - Most businesses will have some hazardous substances on site and some small business activities may unreasonably require consent as a discretionary activity. Therefore suggest applying a quantity limit to (a)(i) and (b)(i) for greater clarity. - The storage and/or treatment of hazardous waste (including reuse and recycling facilities) or hazardous substances awaiting reuse, recycling or	Amend the definition of 'Major Hazardous Facility' as follows: 'a. any facility which involves one or more of the following activities: ... xvii. The storage and/or treatment of hazardous waste (including reuse and recycling facilities) or hazardous substances awaiting reuse, recycling, or treatment.xviii. Any facility deemed a Major Hazardous Facility

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				<p>treatment should be included as a 'Major Hazardous Facility'. Where the business cannot process or dispose of materials, this can become a high fire risk and poses a risk to the health and safety of communities.</p> <ul style="list-style-type: none"> - Any facility deemed a 'Major Hazardous Facility' under the Health and Safety at Work Major Hazardous Facilities Regulations 2016 should also be included as a 'Major Hazardous Facility'. - There are circumstances where Fire and Emergency needs to temporarily store large quantities of product in an emergency e.g. stocks of fire retardant and foam product, stocks of petrol and diesel. Seek that facilities involving 'Emergency response activities' are excluded from being a 'Major hazardous facility' under the Proposed Plan. 	<p>under the Health and Safety at Work Major Hazardous Facilities Regulations 2016</p> <p>...</p> <p>b. The following activities are not considered to be major hazardous facilities</p> <p>...</p> <p>x. Emergency service activities.'</p>
MAJOR HAZARDOUS FACILITY (Definition)	S81.020	Horticulture New Zealand	Support	The definition of major hazardous facility is supported.	Retain the definition of 'Major Hazardous Facility'.
MAJOR HAZARDOUS FACILITY (Definition)	S110.018	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Amend	<p>In terms of a starting point for the definition of 'MHF', the Oil Companies sought that the definition from the Health and Safety at Work (MHF) Regulations (the MHF Regulations) be the starting point for a definition of 'MHF'. If a tailored definition (as opposed to the definition in the MHF Regulations) was retained, the Oil Companies sought that the volume thresholds for the storage of petrol or diesel be per the 'MHF' Regulations. The notified definition of 'MHF' no longer lists the storage/use of petrol and diesel above particular volumes as being 'MHF' and specifically exempts service stations, truck stops and commercial refuelling activities. These changes are helpful and supported, if the broad definition of 'MHF' is retained, but do not address the potentially significant duplication of controls and the challenges of the proposed activity based definition, including the omission of a range of facilities which could store and use hazardous substances with potentially significant off site risk.</p>	<p>Reconsider the need for hazardous substance controls based on the broad definition of 'Major Hazardous Facilities'.</p> <p>If a broad definition can be justified, retain clauses to the effect of a(iii) and b(v) of the definition as notified.</p>

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MAJOR HAZARDOUS FACILITY (Definition)	S116.001	Silver Fern Farms Limited	Oppose	Silver Fern Farms advises that 'freezing works' is an outdated term. The term 'meat processing' would be preferable, to accurately reflect contemporary sector terminology.	Amend the definition of 'Major Hazardous Facility' as follows: 'a. any facility which involves one or more of the following activities: ... ix. meat processing freezing works and rendering plants ... b.'
MAJOR HAZARDOUS FACILITY (Definition)	S121.240	Federated Farmers of New Zealand	Support	Support is given for the specific exclusion of farm storage and use of hazardous substances.	Retain clause (b) in the definition of 'Major Hazardous Facility' as proposed.
MAST (Definition)	S117.010	Chorus New Zealand Limited	Support	The term Mast is used within the Plan in relation to amateur radio configurations and renewable energy, but not telecommunications, which is appropriate, as discussed under the definition of Pole, below.	Retain the definition of 'Mast' as proposed.
MAST (Definition)	S118.010	Spark New Zealand Trading Limited	Support	The term Mast is used within the Plan in relation to amateur radio configurations and renewable energy, but not telecommunications, which is appropriate, as discussed under the definition of Pole, below.	Retain the definition of 'Mast' as proposed.
MAST (Definition)	S119.010	Vodafone New Zealand Limited	Support	The term Mast is used within the Plan in relation to amateur radio configurations and renewable energy, but not telecommunications, which is appropriate, as discussed under the definition of Pole, below.	Retain the definition of 'Mast' as proposed.
NATIONAL GRID (Definition)	S79.007	Transpower New Zealand Ltd	Support	The definition of 'National Grid' is supported as it provides clarity for plan users as to what is the National Grid. The alignment to the reference shown on the planning maps is supported.	Retain definition of 'National Grid'.
NATIONAL GRID SUBDIVISION CORRIDOR (Definition)	S79.008	Transpower New Zealand Ltd	Support	Transpower supports the definitions for National Grid Subdivision Corridor (and the National Grid Yard) as the provision of such definitions give effect to the NPSET. The 'National Grid Subdivision Corridor' width within Central Hawke's Bay is based on the distance from the centreline between the support	Retain definition of 'National Grid Subdivision Corridor'.

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				structures to a point where the conductor would swing under possible high wind conditions, and is the swing of the 95th percentile span across the country, as well as other variables. It is important that the swing of conductors can be taken into account in the subdivision process so that the allotment(s) can be safely developed and used. This is why differing widths are provided for different voltage lines. In essence the Corridor is wider than the Yard, and the Corridor and Yard overlap.	
NATIONAL GRID SUBDIVISION CORRIDOR (Definition)	S121.241	Federated Farmers of New Zealand	Oppose	Only [clause (a)] will be relevant, because the Fernhill-Woodville A and B lines are on poles, with towers only used where the line crosses a river and likely located on Crown land. The diagram is incorrect because it is referring to the National Grid Yard, not the National Grid Subdivision Corridor.	Amend the definition of 'National Grid Subdivision Corridor' as follows: 'the area measured either side of the centreline of above ground National Grid line as follows: a. 14m for 110Kv national grid lines on single poles b. 32m for 110Kv transmission lines on towers...' And correct the accompanying diagram.
NATIONAL GRID YARD (Definition)	S79.009	Transpower New Zealand Ltd	Support	Transpower supports the definitions for the National Grid Yard (and National Grid Subdivision Corridor) as the provision of such definitions give effect to the NPSET. They clearly articulate the framework in which to manage potential adverse effects on the National Grid.	Retain definition of 'National Grid Yard'.
NATIONAL GRID YARD (Definition)	S81.021	Horticulture New Zealand	Oppose	The definition of National Grid Yard is not clear and applies a 12m distance from all support structures. There should be differentiation between poles and towers.	Replace the definition of 'National Grid Yard' as follows: 'the area located within 12m in any direction from the outer visible edge of a National Grid support structure foundation or the area located within 40m either side of the centreline of an overhead 110kV National Grid line on single poles or the area located within 12m either side of the centreline of any overhead National Grid line on poles or towers (including tubular steel towers where these replace steel lattice towers). The National Grid Yard does not apply to underground cables or any transmission lines (or sections of line) that are designated by Transpower New Zealand. The measurement of setback distances

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					<p>from National Grid lines shall be taken from the centerline of the transmission line and from the outer edge of any support structure. The centerline at any point is a straight line between the centre points of the two support structures at each end of the span. The area located within:</p> <ul style="list-style-type: none"> - 12m in any direction from the visible outer edge of a National Grid tower; or - 10m in any direction from a National Grid single pole or pi-pole; or - the area located within 10m either side of the centreline of any overhead 110kV National Grid line on single or pi-pole; or - the area located within 12m either side of the centre line of any overhead National Grid line on towers.'
NATIONAL GRID YARD (Definition)	S121.242	Federated Farmers of New Zealand	Oppose	<p>The National Grid Yard needs to be amended so it is consistent with NZECP34 Code of Practice for Electrical Safe Distances, particularly Section 2.4.1 around support structures. This definition and the yard widths are not consistent and unnecessarily onerous compared to the Code, and need amendment. It is vital to remember that the National Grid runs over private property, and farmers will be overwhelmingly affected by any regulation that exceeds the Code.</p> <p>The two National Grid lines running through the CHB District, the Fernhill-Woodville A, and the Fernhill-Woodville B. Both are 110kv. Both of these lines overwhelmingly consist of single circuit poles, with towers only where the line crosses over a river. This means the 12m distance around any structure is far in excess what is in the Code, and what is actually needed for engineering safety.</p> <p>The Code requires a safe distance of 8m around a 110kv pole, which is the most common structure on the FDL-WDV-A and B lines across Central Hawke's Bay.</p>	<p>Amend the definition of 'National Grid Yard' as follows:</p> <p>'For the 110kv Fernhill-Woodville A, and the 110kv Fernhill-Woodville B:</p> <ul style="list-style-type: none"> - the area located within 12m in any direction from the outer visible edge of a National Grid support structure foundation tower, and 8m from a National Grid pole, - or the area located within 10m either side of the centreline of an overhead 110Kv National Grid line on single poles or the area located within 12m either side of the centreline of any overhead National Grid line on pi-poles or towers (including tubular steel towers where these replace steel lattice towers). <p>The National Grid Yard does not apply to underground cables or any transmission lines (or sections of line) that are designated by Transpower New Zealand. The measurement of setback distances from National Grid lines shall be taken from the centerline of the transmission line and from the outer edge of any support structure. The centerline at any point is a straight line between the centre points of the two support</p>

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					structures at each end of the span.'
NATIONALLY SIGNIFICANT INFRASTRUCTURE (Definition)	S79.010	Transpower New Zealand Ltd	Oppose	<p>The definition of 'Nationally significant infrastructure' is used within assessment matters CE-AM2 and NFL-AM2.3, and Rule ECO-P92. It is assumed the definition within the PDP has been derived from the NPS-UD 2020 with the list confined to that infrastructure which is actually within the district.</p> <p>While Transpower does not have a position on the definition of 'Nationally Significant Infrastructure', it does have concerns as to how the definition is applied in the plan and the implications for that application in terms of giving effect to the NPSET. Depending on how the National Grid is addressed in the district plan, Transpower is neutral on the definition and the inclusion of reference to the National Grid.</p> <p>It is noted the PDP references the term "Regionally significant infrastructure" but no definition is provided (nor is one provided in the Regional Policy Statement). Given the National Grid would be considered regionally significant, Transpower does not seek a specific definition. However, there may be benefit in providing a definition for certainty.</p>	On the basis the relief sought in Transpower's other submission points are given effect to, Transpower is neutral on the definition.
NATIONALLY SIGNIFICANT INFRASTRUCTURE (Definition)	S117.011	Chorus New Zealand Limited	Amend	<p>A definition of the term 'Nationally Significant Infrastructure' is appropriate. The matters that are listed in the definition all provide communities with the ability to connect or be serviced by a utility. Telecommunications allows people to connect at a local, regional, national and international level. The national significance of telecommunications is recognised through the presence of the NESTF. Telecommunications is also recognised in the Hawkes Bay Regional Resource Management Plan (which includes the Regional Policy Statement) as 'Strategic Infrastructure'. Including telecommunications in the 'Nationally Significant Infrastructure' is appropriate.</p>	<p>Amend the definition of 'Nationally Significant Infrastructure' as follows: 'means:</p> <ol style="list-style-type: none"> a. State Highways; b. the National Grid electricity transmission network; c. national renewable electricity generation facilities that connect with the National Grid; d. major gas or oil pipeline services (such as the gas transmission pipeline from Taranaki); e. any railway (as defined in the Railways Act 2005). f. Telecommunication networks'
NATIONALLY SIGNIFICANT	S118.011	Spark New Zealand	Amend	<p>A definition of the term 'Nationally Significant Infrastructure' is appropriate. The matters that are</p>	Amend the definition of 'Nationally Significant Infrastructure' as follows:

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INFRASTRUCTURE (Definition)		Trading Limited		listed in the definition all provide communities with the ability to connect or be serviced by a utility. Telecommunications allows people to connect at a local, regional, national and international level. The national significance of telecommunications is recognised through the presence of the NESTF. Telecommunications is also recognised in the Hawkes Bay Regional Resource Management Plan (which includes the Regional Policy Statement) as 'Strategic Infrastructure'. Including telecommunications in the 'Nationally Significant Infrastructure' is appropriate.	'means: a. State Highways; b. the National Grid electricity transmission network; c. national renewable electricity generation facilities that connect with the National Grid; d. major gas or oil pipeline services (such as the gas transmission pipeline from Taranaki); e. any railway (as defined in the Railways Act 2005). f. Telecommunication networks'
NATIONALLY SIGNIFICANT INFRASTRUCTURE (Definition)	S119.011	Vodafone New Zealand Limited	Amend	A definition of the term 'Nationally Significant Infrastructure' is appropriate. The matters that are listed in the definition all provide communities with the ability to connect or be serviced by a utility. Telecommunications allows people to connect at a local, regional, national and international level. The national significance of telecommunications is recognised through the presence of the NESTF. Telecommunications is also recognised in the Hawkes Bay Regional Resource Management Plan (which includes the Regional Policy Statement) as 'Strategic Infrastructure'. Including telecommunications in the 'Nationally Significant Infrastructure' is appropriate.	Amend the definition of 'Nationally Significant Infrastructure' as follows: 'means: a. State Highways; b. the National Grid electricity transmission network; c. national renewable electricity generation facilities that connect with the National Grid; d. major gas or oil pipeline services (such as the gas transmission pipeline from Taranaki); e. any railway (as defined in the Railways Act 2005). f. Telecommunication networks'
NATURAL HAZARD (Definition)	S57.007	Fire and Emergency New Zealand	Support	The definition of 'Natural Hazard' being consistent with section 2 of the RMA is supported.	Retain the definition of 'Natural hazard' as notified (subject to minor typo correction ' NAUTRAL NATURAL HAZARD').
NETWORK UTILITIES OR NETWORK UTILITY (Definition)	S56.003	Powerco Limited	Support	Powerco supports the definition.	Retain definition of 'Network Utilities or Network Utility' as notified.
NETWORK UTILITIES OR NETWORK UTILITY (Definition)	S78.002	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain definition of 'Network Utilities or Network Utility' as written.
NETWORK UTILITIES OR NETWORK UTILITY (Definition)	S117.012	Chorus New Zealand Limited	Support	The definition makes it clear what these terms mean, linking it to the definition of Network Utility Operator in the Resource Management Act.	Retain the definition of 'Network Utilities or Network Utility' as proposed.

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NETWORK UTILITIES OR NETWORK UTILITY (Definition)	S118.012	Spark New Zealand Trading Limited	Support	The definition makes it clear what these terms mean, linking it to the definition of Network Utility Operator in the Resource Management Act.	Retain the definition of 'Network Utilities or Network Utility' as proposed.
NETWORK UTILITIES OR NETWORK UTILITY (Definition)	S119.012	Vodafone New Zealand Limited	Support	The definition makes it clear what these terms mean, linking it to the definition of Network Utility Operator in the Resource Management Act.	Retain the definition of 'Network Utilities or Network Utility' as proposed.
NETWORK UTILITY OPERATOR OR NETWORK UTILITY OPERATION (Definition)	S56.004	Powerco Limited	Support	Powerco supports the s166 RMA definition of Network Utility Operator.	Retain definition of 'Network Utility Operator or Network Utility Operation' as notified.
NETWORK UTILITY OPERATOR OR NETWORK UTILITY OPERATION (Definition)	S78.003	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain the definition of 'Network Utility Operator or Network Utility Operation' as written.
NETWORK UTILITY OPERATOR OR NETWORK UTILITY OPERATION (Definition)	S79.011	Transpower New Zealand Ltd	Support	Transpower supports the definition as it reflects the mandatory direction definition provided in the National Planning Standards.	Retain definition of 'Network Utility Operator or Network Utility Operation'.
NETWORK UTILITY OPERATOR OR NETWORK UTILITY OPERATION (Definition)	S117.013	Chorus New Zealand Limited	Support	The definition of Network Utility Operator or Network Utility Operation is supported as it is the Resource Management Act definition of Network Utility Operator.	Retain the definition of 'Network Utility Operator or Network Utility Operation' as proposed.
NETWORK UTILITY OPERATOR OR NETWORK UTILITY OPERATION (Definition)	S118.013	Spark New Zealand Trading Limited	Support	The definition of Network Utility Operator or Network Utility Operation is supported as it is the Resource Management Act definition of Network Utility Operator.	Retain the definition of 'Network Utility Operator or Network Utility Operation' as proposed.
NETWORK UTILITY OPERATOR OR NETWORK UTILITY OPERATION (Definition)	S119.013	Vodafone New Zealand Limited	Support	The definition of Network Utility Operator or Network Utility Operation is supported as it is the Resource Management Act definition of Network Utility Operator.	Retain the definition of 'Network Utility Operator or Network Utility Operation' as proposed.
NOISE SENSITIVE ACTIVITY (Definition)	S73.005	Ministry of Education	Support	This proposed definition is acceptable and provides protection to the appropriate areas within Educational Facilities.	Retain definition of 'Noise Sensitive Activity' as proposed.

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NOISE SENSITIVE ACTIVITY (Definition)	S78.004	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain definition of 'Noise Sensitive Activity' as written.
NOISE SENSITIVE ACTIVITY (Definition)	S81.022	Horticulture New Zealand	Oppose	The noise sensitive activity should be the buildings used for the activity, not open area around the building - e.g. marae.	Amend the definition of 'Noise Sensitive Activity' as follows: 'means any buildings used for the following activities: a. Residential activity b.'
OFFENSIVE PROCESS (Definition)	S116.002	Silver Fern Farms Limited	Oppose	This definition has been carried over from the Operative Plan. The defined term 'offensive process' appears in the General Industrial Zone but is not used in any other proposed zones. Therefore, while sub-clause (c) of 'offensive process' encompasses meat processing activities, given the Plant is not in the General Industrial Zone it is unclear if, and how, the definition is intended to be applied in relation to Silver Fern Farms Plant in the Rural Production Zone. As such, Silver Fern Farms opposes sub-clause (c) of the Proposed Plan definition.	Amend the definition of 'Offensive Process' as follows: 'means one of the following processes: a. processes requiring offensive trade licenses under the Health Act 1956; b. the manufacture and processing of chemical fertilisers; c. meat processing or any associated processing of meat and meat by products or co-products; ...'
OPERATIONAL NEED (Definition)	S79.012	Transpower New Zealand Ltd	Support	The term 'Operational need' is used within the plan and is supported. Transpower supports the provision of the definition and notes it reflects the mandatory direction within the National Planning Standards.	Retain definition of 'Operational Need'.
OPERATIONAL NEED (Definition)	S117.014	Chorus New Zealand Limited	Support	The definition of Operational Need is supported as it is the National Planning Standards definition.	Retain the definition of 'Operational Need' as proposed.
OPERATIONAL NEED (Definition)	S118.014	Spark New Zealand Trading Limited	Support	The definition of Operational Need is supported as it is the National Planning Standards definition.	Retain the definition of 'Operational Need' as proposed.
OPERATIONAL NEED (Definition)	S119.014	Vodafone New Zealand Limited	Support	The definition of Operational Need is supported as it is the National Planning Standards definition.	Retain the definition of 'Operational Need' as proposed.
PLANTATION FOREST / PLANTATION	S121.243	Federated Farmers of New Zealand	Oppose	Federated Framers recognises this definition from the National Environmental Standards for Plantation Forestry, however the 1ha minimum will mean that farm forestry is inappropriately captured	Amend the definition of 'Plantation Forest/Plantation Forestry' as follows: 'as defined in the Resource Management (National Environment Standards for Plantation Forestry)

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FORESTRY (Definition)				when it is only part of an existing farm. This will lead to farm forestry becoming restricted by CE-P2 for the Coastal Environment and viewed as an activity that is incompatible with the landscape values. Farm forestry is distinct from large scale forestry where whole properties are forested. There is no purpose for farm forestry to be so restricted in ordinary Rural Zoned land, and farm forestry should be recognised as consistent with the amenity of the rural zones. Support is given for shelterbelts and soil conversation planting being excluded from the definition of plantation forestry.	Regulations 2017 (as set out in the box below) means a forest deliberately established for commercial purposes, being-- a. at least 4 50ha of continuous forest cover of forest species that has been planted and has or will be harvested or replanted; and b. ... c. ...'
POLE (Definition)	S90.004	Centralines Limited	Support	Centralines supports the definition of POLE as it provides for structures to support the distribution and transmission of electricity. Centralines notes that the definition may have originated from a telecommunication perspective but does not consider that the definition as drafted prevents use in the electricity context.	Retain the definition of 'Pole' as notified.
POLE (Definition)	S117.015	Chorus New Zealand Limited	Amend	The definition of Pole is supported as it is the NESTF definition. This should be recognised in the District Plan, as it is for the terms Antenna and Cabinet.	Amend the definition of 'Pole' as follows: 'has the same meaning as in clause 4 of the NES-TF (as set out in the box below) pole, mast, lattice tower, or similar structure, of a kind that is able to be used (with or without modification) to support antennas.' And insert a box around NESTF words as per other definitions.
POLE (Definition)	S118.015	Spark New Zealand Trading Limited	Amend	The definition of Pole is supported as it is the NESTF definition. This should be recognised in the District Plan, as it is for the terms Antenna and Cabinet.	Amend the definition of 'Pole' as follows: 'has the same meaning as in clause 4 of the NES-TF (as set out in the box below) pole, mast, lattice tower, or similar structure, of a kind that is able to be used (with or without modification) to support antennas.' And insert a box around NESTF words as per other definitions.
POLE (Definition)	S119.015	Vodafone New Zealand Limited	Amend	The definition of Pole is supported as it is the NESTF definition. This should be recognised in the District Plan, as it is for the terms Antenna and Cabinet.	Amend the definition of 'Pole' as follows: 'has the same meaning as in clause 4 of the NES-TF (as set out in the box below) pole, mast, lattice tower, or similar structure, of a

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					kind that is able to be used (with or without modification) to support antennas.' And insert a box around NESTF words as per other definitions.
POST-HARVEST FACILITY (Definition)	S81.023	Horticulture New Zealand	Support	Post harvest facilities are an important part of the horticultural industry.	Retain the definition of 'Post-Harvest Facility'.
POST-HARVEST FACILITY (Definition)	S102.008	Te Mata Mushrooms Land Company Limited	Amend	<p>Confirm whether 'other industrial activities (e.g. forestry and dairy processing facilities)' are excluded.</p> <p>Confirm the relationship with the activities included as post harvest facilities and what is included in primary production activities as 'initial processing'. Is there any overlap?</p> <p>Post harvest facilities are different to those activities typically described as rural service activities. Separate 'Rural Service Activity' is appropriate.</p> <p>Post harvest facilities capture a range of rural industrial activities, but potentially not all. Separate 'Rural Industrial Activity' definition is appropriate to provide for these types of activities, and differentiate them from industrial activities.</p>	<p>Amend the definition of 'Post-Harvest Facility' to clarify wording.</p> <p>And add a new definition of 'Rural Service Activities' as follows: 'RURAL SERVICE ACTIVITIES means activities that are related to primary production activities, forestry harvesting and intensive primary production including but not limited to seed cleaning, rural contractors, rural engineering or repair services, rural transport, fuel and machinery hire, stock transportation and grain drying, ancillary retail activities to support the rural workforce.'</p> <p>And add in a new definition of 'Rural Industrial Activity' as follows: 'RURAL INDUSTRIAL ACTIVITY means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials derived from the rural environment and (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the rural industrial activity.'</p>
PRIMARY COLLECTOR ROAD (Definition)	S104.005	Central Hawkes Bay District Council	Oppose	<p>As the ONRC classifications are now essentially replaced by the ONF classifications, CHBDC sees the introduction of the new ONF classifications are more appropriate.</p> <p>The change is not considered to have any adverse effect nor materially change the extent to which the Proposed Plan meets relevant statutory obligations.</p>	Delete the definition of 'Primary Collector Road'.
PRIMARY PRODUCTION (Definition)	S27.003	Egg Producers Federation of New Zealand	Support		Retain as proposed.

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PRIMARY PRODUCTION (Definition)	S81.024	Horticulture New Zealand	Support	Support the use of this term.	Retain the definition of 'Primary Production'.
PRIMARY PRODUCTION (Definition)	S102.005	Te Mata Mushrooms Land Company Limited	Support	Support.	Retain the definition of 'Primary Production' as proposed.
QUARRY (Definition)	S98.002	Hatuma Lime Co Ltd	Support	Support.	Retain the definition of 'Quarry' as proposed.
QUARRY (Definition)	S121.245	Federated Farmers of New Zealand	Amend	<p>Farm quarries need to be clearly differentiated from industrial extractive quarries. Although there is a separate definition for farm quarries, they need to be clearly excluded from this definition. Farm quarries are: small scale; the winnings are used on the property; the winnings not for sale but for personal use; used intermittently when needed; ancillary to existing farm land use; effects are contained within the property. This is in contrast to industrial quarries.</p> <p>A definition must exclude farm quarries, otherwise they would be beholden to the same level of regulation as a commercial quarry like Winstone Aggregates as if they have the same level of effects, which is inequitable and onerous.</p>	Amend the definition of 'Quarry' as follows: 'means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding land associated with the operation of a quarry and which is used for quarrying activities. This excludes farm quarries. '
QUARRYING ACTIVITIES (Definition)	S98.003	Hatuma Lime Co Ltd	Support	Support.	Retain the definition of 'Quarrying Activities' as proposed.
QUARRYING ACTIVITIES (Definition)	S121.246	Federated Farmers of New Zealand	Amend	<p>Farm quarries need to be clearly differentiated from industrial extractive quarries. Although there is a separate definition for farm quarries, they need to be clearly excluded from this definition. Farm quarries are: small scale; the winnings are used on the property; the winnings not for sale but for personal use; used intermittently when needed; ancillary to existing farm land use; effects are contained within the property. This is in contrast to industrial quarries.</p> <p>A definition that does not exclude farm quarries will behold them to the same level of regulation as a commercial quarry like Winstone Aggregates as</p>	Amend the definition of 'Quarrying Activities' as follows: 'means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry. This excludes farm quarries. '

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				if they have the same level of effects, which is inequitable and onerous.	
RADIO COMMUNICATION FACILITIES (Definition)	S117.016	Chorus New Zealand Limited	Amend	Radiocommunication can be utilised by Chorus. The definition of radiocommunication facilities is supported, but should be supported by a definition of what Radiocommunication is. Radiocommunication is defined in the Radiocommunications Act 1989, and should be included in the District Plan.	Retain the definition of 'Radio Communication Facilities', noting that it should be 'Radiocommunication' and not 'Radio Communication' in order to be consistent with the Radiocommunications Act 1989 (and this needs to be consistent throughout the Proposed Plan). Add a new definition of 'Radiocommunication' as follows: 'RADIOCOMMUNICATION has the same meaning as in the Radiocommunications Act 1989 (as set out in the box below) means any transmission or reception of signs, signals, writing, images, sounds, or intelligence of any nature by radio waves.' And insert a box around Radiocommunications Act 1989 words as per other definitions.
RADIO COMMUNICATION FACILITIES (Definition)	S118.016	Spark New Zealand Trading Limited	Amend	Radiocommunication can be utilised by Spark. The definition of radiocommunication facilities is supported, but should be supported by a definition of what Radiocommunication is. Radiocommunication is defined in the Radiocommunications Act 1989, and should be included in the District Plan.	Retain the definition of 'Radio Communication Facilities', noting that it should be 'Radiocommunication' and not 'Radio Communication' in order to be consistent with the Radiocommunications Act 1989 (and this needs to be consistent throughout the Proposed Plan). Add a new definition of 'Radiocommunication' as follows: 'RADIOCOMMUNICATION has the same meaning as in the Radiocommunications Act 1989 (as set out in the box below) means any transmission or reception of signs, signals, writing, images, sounds, or intelligence of any nature by radio waves.' And insert a box around Radiocommunications Act 1989 words as per other definitions.
RADIO COMMUNICATION FACILITIES (Definition)	S119.016	Vodafone New Zealand Limited	Amend	Radiocommunication can be utilised by Vodafone. The definition of radiocommunication facilities is supported, but should be supported by a definition of what Radiocommunication is. Radiocommunication is defined in the Radiocommunications Act 1989, and should be included in the District Plan.	Retain the definition of 'Radio Communication Facilities', noting that it should be 'Radiocommunication' and not 'Radio Communication' in order to be consistent with the Radiocommunications Act 1989 (and this needs to be consistent throughout the Proposed Plan). Add a new definition of 'Radiocommunication' as follows: 'RADIOCOMMUNICATION has the same

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					<p>meaning as in the Radiocommunications Act 1989 (as set out in the box below) means any transmission or reception of signs, signals, writing, images, sounds, or intelligence of any nature by radio waves.'</p> <p>And insert a box around Radiocommunications Act 1989 words as per other definitions.</p>
RELOCATED BUILDING (Definition)	S106.041	House Movers Section of the New Zealand Heavy Haulage Association Inc	Support	In general, support the move in the Proposed Plan to permitted activity status for those applications involving relocated buildings that meet performance standards and criteria, as set out in the schedule attached to the full submission. The schedule in the full submission includes the definition of 'relocated building'.	Retain the definition of 'Relocated Building' in the Proposed Plan.
RENEWABLE ELECTRICITY GENERATION ACTIVITIES (Definition)	S79.014	Transpower New Zealand Ltd	Support	The definition is supported as it provides clarity for plan users as to what are Renewable Electricity Generation Activities. Specifically, the reference to the National Grid is supported as it acknowledges renewable generation activities requires transmission and connections to the National Grid.	Retain definition of 'Renewable Electricity Generation Activities'.
REPAIRS AND MAINTENANCE (OF A HERITAGE ITEM) (Definition)	S55.007	Heritage New Zealand Pouhere Taonga	Oppose	Recommend separate definitions for maintenance and repair, as the two activities are somewhat different in scope. Adopt a definition similar to the ICOMOS definition of maintenance and repair. The notified definition includes some clauses, particularly f. to i., which would be better incorporated into a permitted activity standard for the activities.	Delete the definition of 'Repairs and Maintenance (of a Heritage Item)'. And replace with the following separate definitions for 'Maintenance' and 'Repair': 'MAINTENANCE means regular and ongoing protective care of a place to prevent deterioration and to retain its values. Maintenance excludes alterations, additions, restoration, or reconstruction.' 'REPAIR means to make good decayed or damaged fabric using identical, closely similar, or otherwise appropriate material.'
RESIDENTIAL ACTIVITY (Definition)	S97.002	Ara Poutama Aotearoa the Department of Corrections	Support	The definition is consistent with the wording provided for in the National Planning Standards. This definition applies to supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to a level of support and/or supervision by Ara Poutama.	Retain the definition of 'Residential Activity'.
RESIDENTIAL UNIT (Definition)	S97.003	Ara Poutama Aotearoa the	Support	The definition is consistent with the wording provided for in the National Planning Standards.	Retain the definition of 'Residential Unit'.

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		Department of Corrections		This definition applies to residential units that provide for supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential unit, who are subject to a level of support and/or supervision by Ara Poutama.	
REVERSE SENSITIVITY (Definition)	S42.007	New Zealand Pork Industry Board	Support	Support clarity being provided in the plan by defining reverse sensitivity.	Retain definition as proposed.
REVERSE SENSITIVITY (Definition)	S81.025	Horticulture New Zealand	Support	HortNZ supports inclusion of a definition for reverse sensitivity.	Retain the definition of 'Reverse Sensitivity'.
REVERSE SENSITIVITY (Definition)	S98.004	Hatuma Lime Co Ltd	Support	Support.	Retain the definition of 'Reverse Sensitivity' as proposed.
REVERSE SENSITIVITY (Definition)	S116.003	Silver Fern Farms Limited	Amend	Silver Fern Farms invests in the maintenance, upgrade and expansion of its facilities, with resultant environmental improvements. Reverse sensitivity issues have the potential to constrain Silver Fern Farms from undertaken such actions. As such, Silver Fern Farms seeks to ensure that this definition recognises that the adverse effects of reverse sensitivity issues extend beyond only the 'operation' of activities.	Amend the definition of 'Reverse Sensitivity' as follows: 'the potential for the operation, maintenance, upgrade, or expansion of an existing lawfully established activity to be compromised, constrained or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived environmental effects generated by an existing activity.'
REVERSE SENSITIVITY (Definition)	S117.017	Chorus New Zealand Limited	Support	Reverse sensitivity effects can occur on telecommunication companies, and an accurate definition of what those effects are is supported	Retain the definition of 'Reverse Sensitivity' as proposed.
REVERSE SENSITIVITY (Definition)	S118.017	Spark New Zealand Trading Limited	Support	Reverse sensitivity effects can occur on telecommunication companies, and an accurate definition of what those effects are is supported	Retain the definition of 'Reverse Sensitivity' as proposed.
REVERSE SENSITIVITY (Definition)	S119.017	Vodafone New Zealand Limited	Support	Reverse sensitivity effects can occur on telecommunication companies, and an accurate definition of what those effects are is supported	Retain the definition of 'Reverse Sensitivity' as proposed.
REVERSE SENSITIVITY (Definition)	S121.247	Federated Farmers of New Zealand	Support	Reverse sensitivity is an important resource management issue for Federated Farmers, we consider this definition accurately describes reverse sensitivity.	Retain the definition of 'Reverse Sensitivity' as proposed.

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REVERSE SENSITIVITY (Definition)	S129.006	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the definition as proposed, to the extent that its inclusion and clear definition allows adverse reverse sensitivity effects to be addressed and managed through implementation of the plan. Retain as notified.	Retain the definition of 'Reverse Sensitivity' as notified.
RURAL AIRSTRIP (Definition)	S58.004	Josh and Suzie Calder	Amend	Definition requires clarification to avoid technical arguments.	Amend definition to ensure that the definition of 'Rural Airstrip' includes airstrips from which aircraft involved in agricultural aviation fly from and to at the start and finish of each working day. Make all other necessary adjustments to the Plan in order to give effect to this.
RURAL AIRSTRIP (Definition)	S121.248	Federated Farmers of New Zealand	Oppose	The definition of rural airstrips will inappropriately capture an airstrip on a farm which is only used when fertiliser or spraying is done on that same farm. These airstrips will be located within a primary production property at a distance from neighbours or settlements, so adverse effects will be internalised. When not in use for aircraft, the airstrip will be used for grazing as part of the farm.	Amend the definition of 'Rural Airstrip' as follows: 'means any area of land, building or structure intended or designed to be used, whether wholly or partly, for aircraft movement or servicing, including excluding agricultural aviation movements ancillary to primary production activities.'
SAFETY ALTERATIONS (OF A HERITAGE ITEM) (Definition)	S55.008	Heritage New Zealand Pouhere Taonga	Amend	The intention of this definition is supported, however it could be worded more succinctly. Part of the definition is better suited to be incorporated into an activity standard. Some aspects of the definition as notified are matters which an engineer would need to address as part of a building consent application for the work, and do not need to be included in a District Plan definition. Introduce a new definition for seismic strengthening, and incorporate some of the phrases in the Safety Alterations definition in a permitted activity standard in the HH chapter.	Amend the definition of 'Safety Alterations (of a Heritage Item)' as follows: 'works necessary for the primary purpose of improving structural performance, fire safety or physical access. Improving structural performance includes involves seismic earthquake strengthening work. (earthquake strengthening work is the improving of the structural performance of a heritage building by modifying, or adding to, the structure of a building). Earthquake strengthening work must be identified by a chartered professional engineer who has knowledge of the structural characteristics and earthquake performance of the type of building being assessed. Safety alterations may be required to enhance the structural capacity of the building and may include but is not limited to work which upgrades the building's ability to: a. safely carry self and imposed gravity loads b. withstand probable wind loads without unacceptable damage

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
					c. withstand probable earthquake loads without unacceptable damage d. withstand other damaging effects that have been identified for a particular building.
SAFETY ALTERATIONS (OF A HERITAGE ITEM) (Definition)	S57.008	Fire and Emergency New Zealand	Support	The definition of 'Safety Alterations (of a Heritage Item)' is supported as it includes works necessary for the primary purpose of improving fire safety or physical access.	Retain the definition of 'Safety Alterations (of a Heritage Item)' as notified.
SEASONAL WORKERS ACCOMMODATION (Definition)	S81.027	Horticulture New Zealand	Support	Retain definition.	Retain the definition of 'Seasonal Workers Accommodation'.
SECONDARY COLLECTOR ROAD (Definition)	S104.006	Central Hawke's Bay District Council	Oppose	As the ONRC classifications are now essentially replaced by the ONF classifications, CHBDC sees the introduction of the new ONF classifications are more appropriate. The change is not considered to have any adverse effect nor materially change the extent to which the Proposed Plan meets relevant statutory obligations.	Delete the definition of 'Secondary Collector Road'.
SENSITIVE ACTIVITY (Definition)	S27.004	Egg Producers Federation of New Zealand	Amend	We support this definition, however there are activities in the Rural Production Zone that should be captured by RPROZ-S12 (setback from existing intensive primary production for sensitive activities). Commercial activities and community facilities should also need to comply and should be added to the definition.	Amend the definition as follows: Sensitive Activities Activities which are sensitive to noise, dust, the use and storage of hazardous substances, spray residue, odour or visual effects of nearby activities. Includes residential activities, marae, visitor accommodation, rest homes, retirement villages, day care facilities, educational facilities and hospitals, hospitals, community facilities and commercial activities (but doesn't include post-harvest activities).
SENSITIVE ACTIVITY (Definition)	S42.008	New Zealand Pork Industry Board	Amend	Oppose the narrow definition of sensitive activity which does not cover other activities some of which are proposed to be permitted in the RPROZ and GRUZ and are equally sensitive to the effects of primary production.	Amend the definition of 'Sensitive Activity' to cover other activities that are equally sensitive to the effects of primary production in the rural zones. Eg: - Camping grounds - Community facilities - Commercial activities - Healthcare facilities

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SENSITIVE ACTIVITY (Definition)	S73.006	Ministry of Education	Support	This proposed definition is acceptable and provides protection to the appropriate parts of Educational Facilities.	Retain definition of 'Sensitive Activity' as proposed.
SENSITIVE ACTIVITY (Definition)	S79.013	Transpower New Zealand Ltd	Amend	The definition of 'sensitive activities' is used within the plan, in some provisions being specific to the National Grid. However, the term used in the PDP is wider than that typically sought and applied to the National Grid in respect of reverse sensitivity effects and would inappropriately capture activities beyond those that should be managed near the National Grid. As such, Transpower would support an amendment to the definition to make it clear what activities are included. In particular, Transpower considers that tightening the definition would enable better effect to be given to the rules specific to third party activities within the National Grid Yard. As alternative, Transpower would support a definition sensitive activity specific to the National Grid.	Amend the definition of 'Sensitive Activity' as follows: 'activities which are sensitive to noise, dust, the use and storage of hazardous substances, spray residue, odour or visual effects of nearby activities. Includes residential activities, marae, urupā, visitor accommodation, rest homes, retirement villages, day care facilities, educational facilities and hospitals.' Alternately, Transpower would support a definition that is specific to the National Grid.
SENSITIVE ACTIVITY (Definition)	S81.028	Horticulture New Zealand	Amend	The definition of sensitive activities does not include the full range of activities. The term 'sensitive activity' is used across a number of chapters in the Proposed Plan - one of it's applications is in regard to the National Grid (e.g. in NU- Network Utilities). The NPSET - applicable to electricity transmission (on the national grid) - includes a definition of sensitive activities. We propose that this is included specifically for the national grid to ensure that there is not conflict.	Amend the definition of 'Sensitive Activity' as follows: 'activities which are sensitive to noise, dust, the use and storage of hazardous substances, spray residue, odour or visual effects of nearby activities. Includes residential activities, marae, urupā, visitor accommodation, camping grounds, rest homes, retirement villages, day care facilities, educational facilities, community facilities, health care facilities and hospitals.' And include a separate definition specifically in relation to the National Grid, as follows: 'SENSITIVITY[SENSITIVE?] ACTIVITY (NATIONAL GRID) includes schools, residential buildings and hospitals.'
SENSITIVE ACTIVITY (Definition)	S98.005	Hatuma Lime Co Ltd	Support	Support.	Retain the definition of 'Sensitive Activity' as proposed.
SENSITIVE ACTIVITY (Definition)	S121.249	Federated Farmers of New Zealand	Amend	It appears that this definition of sensitive activities in the District Plan is doing double-duty: one aspect is to manage nuisance effects like noise	Amend the definition of 'Sensitive Activity' as follows: 'activities sensitive to nuisance effects which are

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				and dust etc; and the other is to meet the requirements of the National Policy Statement for Electricity Transmission. Federated Farmers seeks that the definition is separated so there is a definite difference between those sensitive to nuisance, and those sensitive to the National Grid. It is imperative that farm activities are not included in the definition of sensitive, as they do not have a reverse sensitivity effect on electricity transmission. Federated Farmers recognises that the NPS-ET directs councils to manage sensitive activities near the National Grid in Policy 11. In Section 3 of the NPS-ET, sensitive activities are defined as includes schools, residential buildings and hospitals.	sensitive to noise, dust, the use and storage of hazardous substances, spray residue, odour or visual effects of nearby activities. Includes residential activities, marae, urupa, visitor accommodation, rest homes, retirement villages, day care facilities, educational facilities and hospitals.' And add a new definition specific to National Grid as follows: 'Sensitive Activities has the same meaning as the National Policy Statement for Electricity Transmission, including schools, residential buildings and hospitals.'
SERVICE (Definition)	S57.009	Fire and Emergency New Zealand	Support	The definition of 'Service' is supported as it includes any water supply system and any provisions of access to land in the subdivision, including accessways.	Retain the definition of 'Service' as notified.
SERVICE (Definition)	S117.018	Chorus New Zealand Limited	Amend	The definition of Service contains a list of services which are already defined as network utilities in the Proposed District Plan. As such, the additional definition of Service is unnecessary.	Delete the definition of 'Service' in its entirety.
SERVICE (Definition)	S118.018	Spark New Zealand Trading Limited	Amend	The definition of Service contains a list of services which are already defined as network utilities in the Proposed District Plan. As such, the additional definition of Service is unnecessary.	Delete the definition of 'Service' in its entirety.
SERVICE (Definition)	S119.018	Vodafone New Zealand Limited	Amend	The definition of Service contains a list of services which are already defined as network utilities in the Proposed District Plan. As such, the additional definition of Service is unnecessary.	Delete the definition of 'Service' in its entirety.
SERVICE ACTIVITY (Definition)	S102.007	Te Mata Mushrooms Land Company Limited	Support	Support.	Retain the definition of 'Service Activity' as proposed.
SERVICE LANE (Definition)	S129.007	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora considers that the developer of the service lane is irrelevant to the definition. Amendments sought.	Amend the definition of 'Service Lane' as follows: 'any lane laid out or constructed whether by the authority of the Council or the Minister of Works and Development or the Minister of Lands (on or after 1 April 1988) for the purpose of providing the public with a side or rear access for vehicular

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					traffic to any land.'
SHELTER BELT (Definition)	S81.029	Horticulture New Zealand	Amend	ECO-R1 provides for as a permitted activity, trimming or clearance of indigenous vegetation within any planted shelterbelts; the 2m threshold would mean that a shelterbelt of a lesser height (which could include a shelterbelt in establishment at not yet at full height) from being a permitted activity.	Amend the definition of 'Shelterbelt' as follows: 'a continuous line of trees or a hedge that exceeds 2m in height along all or part of a property boundary which has been planted for shelter purposes.'
SMALL CELL UNIT (Definition)	S117.019	Chorus New Zealand Limited	Support	The definition of Small Cell Unit is supported as it is the NESTF definition.	Retain the definition of 'Small Cell Unit' as proposed.
SMALL CELL UNIT (Definition)	S118.019	Spark New Zealand Trading Limited	Support	The definition of Small Cell Unit is supported as it is the NESTF definition.	Retain the definition of 'Small Cell Unit' as proposed.
SMALL CELL UNIT (Definition)	S119.019	Vodafone New Zealand Limited	Support	The definition of Small Cell Unit is supported as it is the NESTF definition.	Retain the definition of 'Small Cell Unit' as proposed.
STRUCTURE (Definition)	S117.020	Chorus New Zealand Limited	Support	The definition of Structure is supported as it is the Resource Management Act definition.	Retain the definition of 'Structure' as proposed.
STRUCTURE (Definition)	S118.020	Spark New Zealand Trading Limited	Support	The definition of Structure is supported as it is the Resource Management Act definition.	Retain the definition of 'Structure' as proposed.
STRUCTURE (Definition)	S119.020	Vodafone New Zealand Limited	Support	The definition of Structure is supported as it is the Resource Management Act definition.	Retain the definition of 'Structure' as proposed.
TELECOMMUNICATION (Definition)	S117.021	Chorus New Zealand Limited	Support	The definition of Telecommunication is supported as it is the Telecommunication Act 2001 definition.	Retain the definition of 'Telecommunication' as proposed.
TELECOMMUNICATION (Definition)	S118.021	Spark New Zealand Trading Limited	Support	The definition of Telecommunication is supported as it is the Telecommunication Act 2001 definition.	Retain the definition of 'Telecommunication' as proposed.
TELECOMMUNICATION (Definition)	S119.021	Vodafone New Zealand Limited	Support	The definition of Telecommunication is supported as it is the Telecommunication Act 2001 definition.	Retain the definition of 'Telecommunication' as proposed.
TEMPORARY EVENT (Definition)	S29.002	New Zealand Defence Force	Support	This definition excludes temporary military training activities. This is appropriate as it provides clarity and will ensure that the particular controls imposed	Retain definition as notified.

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				to manage the effects of social, cultural and recreational events do not apply to Temporary Military Training Activities.	
TEMPORARY EVENT (Definition)	S57.011	Fire and Emergency New Zealand	Amend	The definition of 'temporary activity'['temporary event?'] is supported in part. However, Fire and Emergency has requested a new definition for 'temporary emergency services training activity' to provide greater clarity to plan users and to support the relief sought elsewhere in this submission. Subject to acceptance of the new definition for 'Temporary emergency services training activity', Fire and Emergency consider that 'Temporary emergency services training activities' should be excluded from this definition to provide further clarity to the plan user.	Amend the definition of 'Temporary Event' as follows: 'the short term or intermittent use of any land, buildings and structures for an activity not carried out on the site on a regular basis, or the carrying out of an activity outside the limits on hours or scale prescribed in Plan standards. It excludes temporary military training activity, temporary emergency services training activity and short-term social or cultural gatherings where these are ancillary to a permitted activity or in compliance with the standards and terms for permitted activities. Any event for which a Special Licence under the Sale of Liquor Act 2012 is required will be deemed to be a temporary event.'
TEMPORARY MILITARY TRAINING ACTIVITY (Definition)	S29.003	New Zealand Defence Force	Support	This definition identifies military training activities as separate from other temporary activities, which is appropriate. This definition is consistent with the definition included in the National Planning Standards.	Retain definition as notified.
TRIMMING (Definition)	S75.006	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Oppose	It is unclear what would qualify as 'diseased vegetation', making this definition ambiguous, permissive, and open to subjective interpretation. There is also no clarity as to what constitutes 'selective branch removal'. It is conceivable that landowners might consider vegetation that is drought stressed, storm damaged, or naturally dying to be 'diseased'; or to make arbitrary decisions about 'selective branch removal'; providing an unjustified reason to undertake vegetation clearance without applying for a resource consent.	Amend the definition of 'Trimming' to provide revised wording.
TRIMMING (Definition)	S121.250	Federated Farmers of New Zealand	Oppose	This definition focuses more on the motivations for trimming, when it should provide a description of the activity itself. The commonly understood meaning of 'to trim' is to make something smaller by cutting away small or unwanted parts. There are reasons other than tree health to trim,	Amend the definition of 'Trimming' as follows: 'includes either of the following: a. pruning of vegetation and trees to make smaller or remove unwanted pieces including the removal of broken branches, dead wood or diseased vegetation

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				including cutting away vegetation that is encroaching on other activities like roads or buildings.	b. selective branch removal to increase light and air movement or to improve tree health including the removal of broken branches, dead wood or diseased vegetation. But excludes clearance.'
VULNERABLE ACTIVITY (NATURAL HAZARDS / HAZARDOUS SUBSTANCES) (Definition)	S57.012	Fire and Emergency New Zealand	Support	The inclusion of emergency services facilities in the list of vulnerable activities is supported. The decision of where to locate activities that are vulnerable to natural hazards is critical. By locating vulnerable activities outside of significant natural hazard areas, the district can reduce the risk to people and property. Locating services such as fire stations, hospitals etc. outside of hazard areas is particularly important to ensure that the response capability of these services is not impaired during and post disaster. This will ensure that Fire and Emergency can continue to meet their functional and operational requirements during major events.	Retain the definition of 'Vulnerable Activity (Natural Hazards/Hazardous Substances)' as notified.
VULNERABLE ACTIVITY (NATURAL HAZARDS / HAZARDOUS SUBSTANCES) (Definition)	S101.010	New Zealand Motor Caravan Association	Oppose	We do not do not support the inclusion of camping grounds as part of this definition. As the activity is temporary and transitory in nature, members can move easily should an unforeseen natural event occur. We also have measures in place to forewarn members of any hazard risk. The mobile nature of the activity (camping) enables people to evacuate at short notices. As such, camping grounds should not be included in the definition of vulnerable activity.	Amend the definition of 'Vulnerable Activity (Natural Hazards / Hazardous Substances)' as follows: 'an activity that is particularly vulnerable to exposure to significant risk from one or more identified natural hazards and/or hazardous substances. Vulnerable activities include: - Visitor Accommodation - Marae - Camping Grounds - Day Care Facilities - Rest Homes - Retirement Villages - Educational Facilities - Emergency Service Activities - Hospitals.'
VULNERABLE ACTIVITY (NATURAL HAZARDS / HAZARDOUS	S121.251	Federated Farmers of New Zealand	Support	Support is given for the category of vulnerable activities to natural hazards, as it weeds out farm buildings and activities.	Retain the definition of 'Vulnerable Activity' as proposed.

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SUBSTANCES) (Definition)					
VULNERABLE ACTIVITY (NATURAL HAZARDS / HAZARDOUS SUBSTANCES) (Definition)	S129.009	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the definition of vulnerable activity as proposed. Retain as notified.	Retain the definition of 'Vulnerable Activity (Natural Hazards/Hazardous Substances)' as notified.
WETLAND (NATURAL) / NATURAL WETLAND (Definition)	S42.009	New Zealand Pork Industry Board	Amend	The definition should align with that of the National Policy Statement for Freshwater Management 2020.	The definition of 'Wetland (Natural)/Natural Wetland' should align with that of the National Policy Statement for Freshwater Management 2020.
WETLAND (NATURAL) / NATURAL WETLAND (Definition)	S81.031	Horticulture New Zealand	Oppose	The NPSFM 2020 includes a definition for natural wetland - this is the definition used in the NESFM 2020 which includes rules managing activities in and near natural wetlands - using the same definition would provide a consistent approach.	Amend the definition of 'Wetland (Natural) / Natural Wetland' to be consistent with NPS-FM, as follows: 'a habitat for indigenous plant communities and/or indigenous fauna communities (excluding exotic rush /pasture communities) characteristic of wetland ecosystem types, as defined by Johnson P & Gerbeaux P (Wetland Types in New Zealand, Department of Conservation (2004)), and which meets one of more of the Ecological Significance Determination Criteria for the Central Hawke's Bay District listed in ECO-APP1 in the District Plan means a wetland (as defined in the Act) that is not: (a) a wetland constructed by artificial means (unless it was constructed to offset impacts on, or restore, an existing or former natural wetland); or (b) a geothermal wetland; or (c) any area of improved pasture that, at the commencement date, is dominated by (that is more than 50% of) exotic pasture species and is subject to temporary rain-derived water pooling.'
WETLAND (NATURAL) / NATURAL	S125.004	Ngā hapū me ngā marae o Tamatea	Amend	The definition of a 'natural wetland' has been refined in the new NPSFM 2020 and should be incorporated into the glossary.	Retain the definition of 'Wetland (Natural)/Natural Wetland', but amend it to be consistent with the definition in the NPSFM 2020. The definition

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WETLAND (Definition)					should include the following wording: ' means a wetland (as defined in the RMA) that is not: (a) A wetland constructed by artificial means (unless it is constructed to offset impacts on, or restore, an existing or former natural wetland); or (b) A geothermal wetland; or (c) Any areas of improved pasture that, at the commencement date, is dominated by (that is more than 50% of) exotic pasture species and is subject to temporary rain-derived water pooling. '
Abbreviations	S117.023	Chorus New Zealand Limited	Amend	Typically, the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 are abbreviated as NESTF. For consistency with other District Plans, this is suggested for Central Hawkes Bay.	Amend the abbreviation for the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 as follows: ' NES-TF NESTF Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016' And make subsequent changes throughout the Proposed Plan for consistency.
Abbreviations	S118.023	Spark New Zealand Trading Limited	Amend	Typically, the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 are abbreviated as NESTF. For consistency with other District Plans, this is suggested for Central Hawkes Bay.	Amend the abbreviation for the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 as follows: ' NES-TF NESTF Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016' And make subsequent changes throughout the Proposed Plan for consistency.
Abbreviations	S119.023	Vodafone New Zealand Limited	Amend	Typically, the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 are abbreviated as NESTF. For consistency with other District Plans, this is suggested for Central Hawkes Bay.	Amend the abbreviation for the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 as follows: ' NES-TF NESTF Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016'

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					And make subsequent changes throughout the Proposed Plan for consistency.
Glossary	S55.011	Heritage New Zealand Pouhere Taonga	Oppose	Wāhi tapu has been interpreted as a treasured place. It would be better and consistent with other regulations and usage, to adopt the meaning of wāhi tapu from the Heritage New Zealand Pouhere Taonga Act 2014.	Amend glossary term for 'Wāhi Tapu' as follows: 'a treasured place has the same meaning as in section 6 of the HNZPTA 2014 (as set out below) means a place sacred to Māori in the traditional, spiritual, religious, ritual, or mythological sense.'
Glossary	S120.028	Heretaunga Tamatea Settlement Trust	Support	Support in part. Encouraging to see Te Reo Māori kapu and terms are woven throughout the Proposed District Plan.	No relief sought.
Glossary	S122.002	Rongomaraero a Marae Trustees	Oppose	Definition of Māori terms are inaccurate or misused such as the term. Tapu - a place sacred to Māori, and the community in the traditional, ritual, spiritual, religious and mythological sense. E.g. Taikura rock is well respected by Māori and the Porangahau community.	Correct use of Māori terms, including 'tapu' [refer full submission].
Glossary	S125.003	Ngā hapū me ngā marae o Tamatea	Amend	The terms 'Whenua Māori' and 'Māori Land' are used interchangeably in the text of the proposed District Plan. To avoid confusion Māori Land should be clearly defined for ease of reference. Māori Land is defined in the Te Ture Whenua Māori Act 1993.	Add a new definition for 'Māori Land' in the 'Glossary'. The definition should be that used in Te Ture Whenua Māori Act 1993 or such other definition that accurately describes Māori land.
Glossary	S125.005	Ngā hapū me ngā marae o Tamatea	Amend	Mahinga kai is defined very narrowly in the glossary. It is described as 'a place where traditional food resources can be produced and harvested'. Mahinga kai generally refers to traditional food sources and their ecosystems. It also refers to places where those species are found and to the act of catching or harvesting them. The following definition in the Greater Wellington Regional Council's Proposed Natural Resources Plan better encompasses the meaning: 'The customary gathering of food and natural materials, the food and resources themselves and the places where those resources are gathered'.	Amend the definition of 'Mahinga Kai' in the 'Glossary' so that it meets mana whenua's understanding of mahinga kai. This should include the following wording, or such other wording that gives effect to this submission: 'The customary gathering of food and natural materials, the food and resources themselves and the places where those resources are gathered.'

CENTRAL HAWKE'S BAY PROPOSED DISTRICT PLAN

SUMMARY OF SUBMISSIONS BY PLAN PROVISION

Part 1: National Direction Instruments

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
[General]	S79.015	Transpower New Zealand Ltd	Support	The references and accompanying tables reflect the mandatory direction provided in the National Planning Standards. Transpower supports the provisions.	Retain the 'National Policy Statements and New Zealand Coastal Policy Statement' and 'National Environmental Standards' reference tables in the 'National Direction Instruments' section.
National Policy Statements and New Zealand Coastal Policy Statement	S64.001	Department of Conservation	Amend	It is appropriate that all national policy statements be reviewed and given effect to within the Proposed District Plan (s73(3)).	National Policy Statements be given effect to within the Proposed Plan.
National Environmental Standards	S84.023	Kairakau Lands Trust	Amend	While we have been led to understand this is a 'grey' area between central and local government, we note that 'if an activity does not comply with an NES, it is likely to require a resource consent', and the 'NESs must be observed and enforced by local authorities'. Changes in land use are of particular concern to us, particularly around afforestation and the unprecedented sales of farmland to be converted to forestry. The NES for Plantation Forestry provide a nationally consistent set of standards to manage the environmental effects of plantation forestry activities. There are specific responsibilities and functions for central and local authorities and we would like either the Regional or District Council to take responsibility for the effect of this activity on archaeological sites (as part of the environment).	No relief sought.
National Environmental Standards	S117.024	Chorus New Zealand Limited	Support	The National Environmental Standards subsection of the National Direction Instruments section reinforces to plan users the discussion of National Environmental Standards under the Statutory Context subsection in the How the Plan Works.	Retain the 'National Direction Instruments' section as notified.

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National Environmental Standards	S118.024	Spark New Zealand Trading Limited	Support	The National Environmental Standards subsection of the National Direction Instruments section reinforces to plan users the discussion of National Environmental Standards under the Statutory Context subsection in the How the Plan Works.	Retain the 'National Direction Instruments' section as notified.
National Environmental Standards	S119.024	Vodafone New Zealand Limited	Support	The National Environmental Standards subsection of the National Direction Instruments section reinforces to plan users the discussion of National Environmental Standards under the Statutory Context subsection in the How the Plan Works.	Retain the 'National Direction Instruments' section as notified.

CENTRAL HAWKE'S BAY PROPOSED DISTRICT PLAN

SUMMARY OF SUBMISSIONS BY PLAN PROVISION

Part 1: Tangata Whenua

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
[General]	S55.012	Heritage New Zealand Pouhere Taonga	Support	Generally supportive of the tangata whenua chapter. However reference to the Treaty of Waitangi is embedded in this chapter. If Te Tiriti is to be mentioned, it should have its own section or at least a separate heading. As an example, the Proposed Porirua District Plan has a section on the Treaty of Waitangi which falls under the heading of 'Statutory Context'.	Add a new section or subsection in the Proposed Plan to refer to Te Tiriti.
[General]	S122.005	Rongomaraeroa Marae Trustees	Oppose	The Te Tiriti o Waitangi or Treaty of Waitangi is not part of Māori whakapapa. Treaties are a European paradigm.	The Treaty of Waitangi should be moved to its own section.
[General]	S134.002	Ngāti Kere Hapū Authority	Amend	The Ngāti Kere Hapū Authority is now coordinating hapū affairs that are 'outside of the marae gate' and we are pleased to be presently involved in developing an ongoing, sustainable and productive relationship with CHBDC. The constituent marae who make up the Tamatea portion of both Heretaunga Tamatea Settlement Trust and Ngāti Kahungunu Iwi Incorporated will likely remain working as a collective in this rohe for the time being, but mana whenua political representation at CHBDC level needs to develop into a more versatile and responsive structure.	Amend the Tangata Whenua section to reflect the active development of a co-governance capability at CHBDC and co-governance capacity for mana whenua.
Te Whakataki: Introduction	S125.006	Ngā hapū me ngā marae o Tamatea	Amend	Te reo is central to Māori cultural, identity and forms part of the heritage of this country. In April 2016, Parliament passed the Māori Language Act 2016 which established Te Mātāwai to lead revitalisation of te reo Māori on behalf of iwi and Māori. The act includes an acknowledgement that the Crown's past policies and practices concerning the Māori language have had a detrimental effect on generations of iwi and Māori. This is an opportunity for CHBDC to meaningfully	Reword the 'Te Whakataki: Introduction' so that it meets mana whenua aspirations including the use of te reo. This section should be redrafted to more fully and accurately reflect the history, relationships and whakapapa of Māori in the rohe. The amended wording should be drafted collaboratively with the mana whenua of the District. This section should be written in both English and te reo.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				weave te reo throughout the proposed plan with guidance from mana whenua.	
Te Whakataki: Introduction	S125.007	Ngā hapū me ngā marae o Tamatea	Amend	Tamatea marae/hapū support the intent of Te Whakataki including the reference to Article 2 of Te Tiriti o Waitangi. It is important that the introduction also references the Treaty principles. Council when exercising its functions and powers under the RMA in resource management must take into account the principles of Te Tiriti o Waitangi.	Amend the 'Te Whakataki: Introduction' to include the following (or alternative wording to similar effect): 'Te Titiri o Waitangi/Treaty of Waitangi also includes the principles of partnership, participation and protection that underpin the relationship between tangata whenua/manua whenua and the District Council.'
Ngā Reo o te Takiwa: Representative Voices	S120.009	Heretaunga Tamatea Settlement Trust	Amend	The Proposed Plan includes the following statement in relation to Heretaunga Tamatea Settlement Trust 'Heretaunga Tamatea Treaty Settlement Trust (HTTST): for issues identified in the Heretaunga Tamatea Claims Settlement Act 2018. The HTTST represents the treaty settlement interests of the Tamatea hapū and marae'. HTST is also mandated to ensure that the redress provided in the settlement is used for the purpose of cultural, social and economic benefit of its hapū members.	Amend 'Ngā Reo o te Takiwa: Representative Voices' in relation to 'Heretaunga Tamatea Treaty Settlement Trust' as follows: 'For the purposes of the District Plan, tangata whenua interests are represented by: ... Heretaunga Tamatea Treaty Settlement Trust (HTTST): for issues identified in the Heretaunga Tamatea Claims Settlement Act 2018. The HTTST represents the treaty settlement interests of the Tamatea hapū and marae to ensure the betterment of the hapū and marae. HTTST is the mandated voice and representative entity which includes considering the extent to which proposed planning policy and development may impact on the historical, cultural and spiritual interests of the various hapū and those areas under statutory acknowledgement and /or the Heretaunga Tamatea Claims Settlement Act 2018. ...'
Ngā Reo o te Takiwa: Representative Voices	S134.001	Ngāti Kere Hapū Authority	Amend	In Pōrangahau and the rohe of Ngāti Kere, we recognise the need for ongoing relationship with the CHB District Council. We see, in the CHB region, two main collectives of Māori communities. One is the coastal group made up of the Pōrangahau, the Pourērere and the Kairākau hapū communities. The other is that group whose living was historically around inland water bodies including Whatumā and Ngā Puna-a-Tara, that is, the small lakes and swamplands that used to line	Amend the listing of 'Ngā Reo o te Takiwā: Representative Voices' to include 'Ngāti Kere Hapū Authority'.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				<p>what is now State Highway 2. These are the two hapū and Māori community groupings who are the likely inheritors of the role that is now played by the Taiwhenua o Tamatea. The constituent marae who make up the Tamatea portion of both Heretaunga Tamatea Settlement Trust and Ngāti Kahungunu Iwi Incorporated will likely remain working as a collective in this rohe for the time being, but mana whenua political representation at CHBDC level needs to develop into a more versatile and responsive structure.</p>	

CENTRAL HAWKE'S BAY PROPOSED DISTRICT PLAN

SUMMARY OF SUBMISSIONS BY PLAN PROVISION

Part 2: Strategic Direction

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
[General]	S55.013	Heritage New Zealand Pouhere Taonga	Oppose	The Strategic Direction Chapter does not contain any reference to Historic and Cultural values. Given the importance of these matters under Section 6 (f) of the RMA, objectives related to Historical and Cultural values should be included in this section of the Plan. Other recently notified District Plans, for example New Plymouth and Porirua, have included Historic and Cultural objectives in the strategic direction chapter.	Add the following 'Historic and Cultural Values' into the 'Strategic Direction' part of the Proposed Plan: 'The district's heritage and cultural values and sites contribute to the district's sense of place and identity and social and cultural well-being, and are recognised and protected from inappropriate subdivision, use and development.'
[General]	S90.005	Centralines Limited	Amend	Centralines generally supports the Strategic Direction chapter and associated Objectives and Policies. Notwithstanding the above Centralines considers that the Strategic Directions, as drafted, do not specifically: <ul style="list-style-type: none"> - Recognise the importance of infrastructure in servicing the needs of the community and protecting its functional/operational requirements. - Enable the development, upgrade, maintenance, and operation of the infrastructure network(s) to accommodate growth. - Promote renewable energy generation and utilisation. 	Retain objectives and policies in 'Part 2 - Strategic Direction'. Add additional objectives/policies that are specific to infrastructure and renewable energy generation - for example: 'The important infrastructure needs of the community are fulfilled, and their operation is protected.' 'The development, upgrade, maintenance, and operation of strategic infrastructure is enabled in a way that minimises adverse effects, while having regard to the practical constraints and the logistical and technical practicalities associated with significant infrastructure.' 'There is reduced reliance on non-renewable sources of energy, increased use of renewable sources of energy and greater energy conservation.'
[General]	S117.025	Chorus New Zealand Limited	Amend	Within the strategic objectives there is no infrastructure recognition except for urban form and development. The majority of the Central Hawke's Bay District is Rural, which requires infrastructure as well as urban areas. A balance is needed, particularly given the critical nature of	Add a new 'Strategic Direction for Infrastructure' chapter in the 'Strategic Direction' section of the Proposed Plan, and include the following objectives under that heading: '1. The social, economic, environmental and cultural benefits of infrastructure are

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				<p>infrastructure for modern living, regardless of whether people are residing in urban or rural areas.</p> <p>Including Infrastructure as a Strategic Direction, with subsequent Strategic Objectives, provides a clear message to plan users as to the strategic nature of infrastructure across the District as a whole.</p>	<p>recognised and provided for, and its safe, efficient and effective development, upgrade, maintenance and operation is enabled;</p> <p>2. Infrastructure, including its role and function, is protected from incompatible development and activities; and</p> <p>3. The adverse effects of infrastructure on the surrounding environment are managed, having regard to the economic benefits and the technical, functional and operational needs of infrastructure.'</p>
[General]	S118.025	Spark New Zealand Trading Limited	Amend	<p>Within the strategic objectives there is no infrastructure recognition except for urban form and development. The majority of the Central Hawke's Bay District is Rural, which requires infrastructure as well as urban areas. A balance is needed, particularly given the critical nature of infrastructure for modern living, regardless of whether people are residing in urban or rural areas.</p> <p>Including Infrastructure as a Strategic Direction, with subsequent Strategic Objectives, provides a clear message to plan users as to the strategic nature of infrastructure across the District as a whole.</p>	<p>Add a new 'Strategic Direction for Infrastructure' chapter in the 'Strategic Direction' section of the Proposed Plan, and include the following objectives under that heading:</p> <p>'1. The social, economic, environmental and cultural benefits of infrastructure are recognised and provided for, and its safe, efficient and effective development, upgrade, maintenance and operation is enabled;</p> <p>2. Infrastructure, including its role and function, is protected from incompatible development and activities; and</p> <p>3. The adverse effects of infrastructure on the surrounding environment are managed, having regard to the economic benefits and the technical, functional and operational needs of infrastructure.'</p>
[General]	S119.025	Vodafone New Zealand Limited	Amend	<p>Within the strategic objectives there is no infrastructure recognition except for urban form and development. The majority of the Central Hawke's Bay District is Rural, which requires infrastructure as well as urban areas. A balance is needed, particularly given the critical nature of infrastructure for modern living, regardless of whether people are residing in urban or rural areas.</p> <p>Including Infrastructure as a Strategic Direction, with subsequent Strategic Objectives, provides a clear message to plan users as to the strategic</p>	<p>Add a new 'Strategic Direction for Infrastructure' chapter in the 'Strategic Direction' section of the Proposed Plan, and include the following objectives under that heading:</p> <p>'1. The social, economic, environmental and cultural benefits of infrastructure are recognised and provided for, and its safe, efficient and effective development, upgrade, maintenance and operation is enabled;</p> <p>2. Infrastructure, including its role and function, is protected from incompatible development and activities; and</p>

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				nature of infrastructure across the District as a whole.	3. The adverse effects of infrastructure on the surrounding environment are managed, having regard to the economic benefits and the technical, functional and operational needs of infrastructure.'
RLR - Rural Land Resource	S11.001	Hawke's Bay Regional Council	Support	Provisions give effect to the Regional Policy Statement	No changes
RLR - Rural Land Resource	S81.001	Horticulture New Zealand	Support	We support the inclusion of specific strategic direction for the rural land resource (and responding to management of highly productive land is a significant resource management matter). HortNZ supports the approach of including a Rural Productive Zone (RPROZ), alongside the General Rural Zone (GRUZ) - this provides for a means of specifically providing for and protecting the highly productive soil resource in the District. The recently released Our Land 2021 report reiterates the need to protect this 'intergenerational asset'. We also support the approach of providing a Rural Lifestyle Zone (RLZ) - as a means of providing for this type of land parcel, in a way which assists in protecting the productive potential of the wider rural environment.	Retain 'RLR - Rural Land Resource' chapter, subject to submissions on specific provisions in this chapter.
RLR - Rural Land Resource	S125.008	Ngā hapū me ngā marae o Tamatea	Amend	TW-13 of the District Plan references the loss and alienation of tangata whenua/mana whenua from ancestral lands. Often Māori Land and Whenua Māori are located in the rural zone. To the extent that they are, this section should include the provision of papakainga housing, kaumātua flats, and marae-based development to enable tangata whenua to use their land in a way that is consistent with their culture and traditions and their social and economic aspirations.	Amend the 'RLR - Rural Land Resource' chapter to include the following text (or alternative wording to similar effect): 'Tangata whenua/mana whenua are able to develop papakainga housing, kaumātua flats and marae-based development on rural Whenua Māori or Māori Land.'
RLR - Introduction	S42.011	New Zealand Pork Industry Board	Amend	Support the clear Strategic Direction and inclusion of strategic objectives, policies and methods that recognise and respond to the resource management issues associated with the rural land resource. Importantly, it needs to be recognised that by definition, primary	Amend the second paragraph of the Introduction as follows: Land-based Primary production, including intensive primary production , underpins the economic, social, and cultural well-being of the Central Hawke's Bay District....

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				production is any agricultural activity and that includes intensive primary production activity (indoor and outdoor). Intensive indoor primary production is recognised in the National Planning Standards zone descriptions for the General Rural Zone and Rural Production Zone.	
RLR-I1	S81.034	Horticulture New Zealand	Amend	Support the explanation, however reverse sensitivity is one of the factors that can result from land fragmentation that is not expressed in this list.	Amend the third paragraph of the explanation in RLR-I1 as follows: 'Land fragmentation can result in a loss of versatility and the productive capability of rural land, mostly through: 1. 5. Reverse sensitivity can lead to constraints on established rural production operations.'
RLR-I1	S98.006	Hatuma Lime Co Ltd	Support	Support.	Retain RLR-I1 as proposed.
RLR-I1	S102.011	Te Mata Mushrooms Land Company Limited	Support	Support.	Retain RLR-I1 as proposed.
RLR-I1	S121.001	Federated Farmers of New Zealand	Support	Federated Farmers supports the identification of this issue as a strategic direction within the plan.	Retain RLR-I1 as proposed.
RLR-O1	S81.035	Horticulture New Zealand	Support	It is important that highly productive land is sufficiently recognised and provided for strategic direction.	Retain RLR-O1.
RLR-O1	S102.012	Te Mata Mushrooms Land Company Limited	Support	Te Mata Mushrooms supports the objective. Yet consequential changes may be required to reflect particular opportunities in Future Development Area/s (refer full submission for discussion on 'Future Development Area' overlay option for rural land near Takapau).	Retain RLR-O1, and/or amend if a 'Future Development Area' overlay for land near Takapau is adopted.
RLR-O1	S116.005	Silver Fern Farms Limited	Support	Silver Fern Farms supports this objective.	Retain RLR-O1.
RLR-O1	S121.002	Federated Farmers of New Zealand	Support	Federated Farmers supports the recognition and provision afforded to productive land and primary production in this strategic objective.	Retain RLR-O1 as proposed.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
RLR-O2	S42.012	New Zealand Pork Industry Board	Amend	It is not the amenity of the land resource that is to be retained - rather the amenity of the rural environment that is characterised by a range of factors including primary production activities that rely on the rural land resource and location aspects to operate.	Amend RLR-O2 as follows: 'The primary production role and associated amenity of the District's rural land resource environment is retained, and is not compromised by inappropriate subdivision, use and development.'
RLR-O2	S81.036	Horticulture New Zealand	Support	It is important that primary production is sufficiently recognised and provided for strategic direction.	Retain RLR-O2.
RLR-O2	S98.007	Hatuma Lime Co Ltd	Amend	The expectation that the rural land resource is not compromised by inappropriate subdivision, use and development is supported by Hatuma Lime as this is the environment that their quarries operate in and inappropriate subdivision in close proximity to them could result in incompatible land uses or expectations with the respect to the rural environment. To that end, Objective RLR-O2 would be more appropriate if was broadened to reference existing lawfully established activities, which operate effectively in the rural environment.	Amend RLR-O2 as follows: 'The primary production role, lawfully established activities (such as quarries) and associated amenity of the District's rural land resource is retained, and is not compromised by inappropriate subdivision, use and development.'
RLR-O2	S102.013	Te Mata Mushrooms Land Company Limited	Amend	The expectation that the rural land resource, and its use by primary production activities is not compromised by inappropriate subdivision, use and development is supported by Te Mata Mushrooms as this is the environment that their future rural and rural industrial activities will operate in and inappropriate subdivision in close proximity to them could result in incompatible land uses or expectations with the respect to the rural environment. To that end, Objective RLR-O2 would be more appropriate if broadened to reference existing and new lawfully established rural industry or intensive rural production activity, which operates effectively in the rural environment.	Amend RLR-O2 as follows: 'The primary production role, lawfully established rural industries and intensive rural production activities and associated amenity of the District's rural land resource is retained, and is not compromised by inappropriate subdivision, use and development.'
RLR-O2	S116.006	Silver Fern Farms Limited	Amend	Silver Fern Farms generally supports this objective. However, it is considered that the drafting could be amended to clarify that 'inappropriate' activities should be avoided.	Amend RLR-O2 as follows: 'The primary production role and associated amenity of the District's rural land resource is retained, and is protected from not compromised by inappropriate subdivision, use and development.'

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RLR-02	S121.003	Federated Farmers of New Zealand	Support	Federated Farmers supports the recognition and provision afforded to productive land and primary production in this strategic objective.	Retain RLR-02 as proposed.
RLR-03	S81.037	Horticulture New Zealand	Support	Support protection of Highly Productive Land. (However, note as an aside that highly productive land is not a term that is defined in the plan).	Retain RLR-03.
RLR-03	S98.008	Hatuma Lime Co Ltd	Support	Support.	Retain RLR-03 as proposed.
RLR-03	S102.014	Te Mata Mushrooms Land Company Limited	Support	Te Mata Mushrooms supports the objective.	Retain RLR-03 as proposed.
RLR-03	S116.007	Silver Fern Farms Limited	Support	Silver Fern Farms supports this objective but notes that its intent is undermined by the provision made in the Proposed Plan for 'lifestyle sites' in the Rural Production Zone. Silver Fern Farms submits on this issue later.	Retain RLR-03.
RLR-03	S121.004	Federated Farmers of New Zealand	Support	Federated Farmers supports the recognition and provision afforded to productive land and primary production in this strategic objective.	Retain RLR-03 as proposed.
RLR-04	S81.038	Horticulture New Zealand	Support	Support the scope of this objectives - to apply to activities broader than just residential living. It is important that this is carried through into the rules. HortNZ support an approach of providing for activities in defined areas to reduce the risk of sprawl across productive land.	Retain RLR-04.
RLR-04	S98.009	Hatuma Lime Co Ltd	Support	Residential living and other non-rural and sensitive activities should be directed away from existing lawfully established primary production activities such as quarries to avoid reverse sensitivity effects, and incompatible expectations on amenity values near these important land uses in the rural environment.	Retain RLR-04 as proposed.
RLR-04	S102.015	Te Mata Mushrooms Land Company Limited	Support	Residential living and other non-rural and sensitive activities should be directed away from existing lawfully established primary production activities and rural industrial activities to avoid reverse sensitivity effects, and incompatible expectations on amenity values near these important land uses in the rural environment.	Retain RLR-04 as proposed.
RLR-04	S116.008	Silver Fern Farms Limited	Amend	'Residential living' is not defined in the Proposed Plan however, 'residential activity' is defined. Silver Fern Farms suggests the defined term be used to	Amend RLR-04 as follows: 'Residential activities living and other activities that are unrelated to primary production or rural

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				ensure the Objective is correctly interpreted. Furthermore, given its position stated elsewhere, Silver Fern Farms considers that 'rural industry' should also be referred to in this objective.	industry are directed to locations zoned for those purposes and that are not situated on highly productive land.'
RLR-O4	S121.005	Federated Farmers of New Zealand	Support	Federated Farmers supports the recognition and provision afforded to productive land and primary production in this strategic objective.	Retain RLR-O4 as proposed.
RLR-PXX (new policy)	S120.010	Heretaunga Tamatea Settlement Trust	Amend	Heretaunga Tamatea Settlement Trust (HTST) supports the objectives and policies relating to Rural land resource. The opportunities provided by the Settlement provides the ability for people who have been dispossessed of their land to return to it. As such HTST understands the importance of ensuring the sustainable management and economic value of the highly productive rural areas of the district. Ensuring a reliable source of stored water is essential to ensuring the productive capacity of the land.	Add a new policy in the 'RLR - Rural Land Resource' chapter in the Proposed Plan as follows: ' Tangata whenua recognise the need for an economically sustainable rural environment which has access to reliable stored water resources to ensure the productive capacity of the land is maintained. '
RLR-P1	S81.039	Horticulture New Zealand	Support	Support the approach of providing a Rural Production Zone. It is evident that the Council has done technical work to support the geographic scope of this zone.	Retain RLR-P1.
RLR-P1	S102.016	Te Mata Mushrooms Land Company Limited	Support	Te Mata Mushrooms supports the intent.	Retain RLR-P1 as proposed.
RLR-P1	S116.009	Silver Fern Farms Limited	Support	Silver Fern Farms supports this policy as a method to distinguish, and allocate specific resource management methods to, highly productive land.	Retain RLR-P1.
RLR-P1	S121.006	Federated Farmers of New Zealand	Support	Federated Farmers supports the range of policies designed to implement the strategic objectives.	Retain RLR-P1 as proposed.
RLR-P2	S81.040	Horticulture New Zealand	Support	Support the policy direction at a strategic level to avoid unplanned urban expansion on to highly productive land. There is also a need for direction for planned urban development - however recognise that UFD-O2 seeks to retain and protect highly productive land from urban development.	Retain RLR-P2, subject to retention of UFD-O2 as well, otherwise amend RLR-P2 to include reference to planned development as well.
RLR-P2	S102.017	Te Mata Mushrooms Land Company Limited	Support	Te Mata Mushrooms supports the intent. Yet consequential changes may be required to reflect particular opportunities in Future Development Area/s (refer full submission for discussion on	Retain RLR-P2 and/or amend if a 'Future Development Area' overlay for land near Takapau is adopted.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				'Future Development Area' overlay option for rural land near Takapau).	
RLR-P2	S116.010	Silver Fern Farms Limited	Amend	Silver Fern Farms supports this policy insofar as it requires unplanned urban expansion into areas of highly productive land. However, in Silver Fern Farms' view, the final clause of the draft policy is superfluous. Regardless of whether 'other feasible options' exist or not, the conversion of highly productive land to urban uses, should in Silver Fern Farms' opinion, be preceded by formal planning processes (eg. structure planning and rezoning). Objective UFD-03, Method UFD-M1 and Method UFD-M3 indicate that this is the case.	Amend RLR-P2 as follows: 'To avoid unplanned urban expansion onto the District's highly productive land in the Rural Production Zone where other feasible options exist.'
RLR-P2	S121.007	Federated Farmers of New Zealand	Support	Federated Farmers supports the range of policies designed to implement the strategic objectives.	Retain RLR-P2 as proposed.
RLR-P3	S81.041	Horticulture New Zealand	Amend	The amendment makes it clearer that lifestyle subdivision will be restricted.	Amend RLR-P3 as follows: 'To limit the amount of further fragmentation of the District's rural land resource through limiting restricting lifestyle subdivision, particularly in the Rural Production Zone.'
RLR-P3	S102.018	Te Mata Mushrooms Land Company Limited	Support	Te Mata Mushrooms supports the intent.	Retain RLR-P3 as proposed.
RLR-P3	S105.003	James Bridge	Oppose	The issue and objective that this policy is intended to give effect to is the loss of highly productive land. The generalisation of the policy to rural land generally is inconsistent with the associated issues and objectives, and is not supported by other issues and objectives identified within the Proposed Plan.	Amend RLR-P3 as follows: 'To limit the amount of further fragmentation of the District's highly productive rural land resource through limiting lifestyle subdivision, particularly within the Rural Production Zone.'
RLR-P3	S116.011	Silver Fern Farms Limited	Amend	Silver Fern Farms supports the general intent of this policy but considers it does not sufficiently assist the assessment of proposals for 'lifestyle site' subdivisions in the Rural Production Zone. Given Silver Fern Farms seeks a Non-Complying activity status (rather than the proposed Discretionary status) for 'lifestyle site' subdivision that does not comply with Rule SUB-R5(5)(a), it also seeks amendment of this policy RLR-P3 to	Amend RLR-P3 as follows: 'To limit the amount of further fragmentation of the District's rural land resource by through limiting lifestyle site subdivision in the General Rural Zone , and, particularly in the Rural Production Zone, and directing lifestyle site subdivision to locate primarily in the Rural Living Zone. '

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				align with a Non-Complying activity status for 'lifestyle site' subdivision in the Rural Production Zone.	
RLR-P3	S121.008	Federated Farmers of New Zealand	Support	Federated Farmers supports the range of policies designed to implement the strategic objectives.	Retain RLR-P3 as proposed.
RLR-P4	S57.013	Fire and Emergency New Zealand	Support	RLR-P4 is supported insofar that the policy provides for a wide range of activities in the rural zones, provided that they do not compromise the primary production role and associated amenity of the rural area. It is noted that a number of existing fire stations in the district are located within the rural environment therefore provision to enable fire service facilities to continue to function, re-development, or if necessary, expand is important.	Retain RLR-P4 as notified.
RLR-P4	S79.016	Transpower New Zealand Ltd	Amend	Transpower largely supports the policy but requests amendment to recognise that some activities (such as the National Grid which is a linear infrastructure network) often require and are more appropriately located within a rural location.	Amend RLR-P4 as follows: 'To provide for a wide range of activities to establish, which complement the resources of the rural area, provided that they do not unduly compromise the primary production role and associated amenity of the rural land resource, particularly in the Rural Production Zone, recognising that some non-primary production activities are more appropriately located within a rural location. '
RLR-P4	S81.042	Horticulture New Zealand	Oppose	Policy RLR-P4 could provide for a wide range of activities to establish that may not be related to primary production. Any activities that seek to locate in the Rural area should have a functional or operational need to be in a rural location.	Amend RLR-P4 as follows: 'To provide for a wide range of activities to establish, which complement the resources of the rural area, provided that they do not compromise the primary production role and associated amenity of the rural land resource, particularly in the Rural Production Zone. To manage non-primary production activities that have an operational or functional need to locate in a rural location, provided they do not compromise primary production and the associated rural character.'
RLR-P4	S102.019	Te Mata Mushrooms Land Company Limited	Amend	Clarify this policy so it is clear it relates to the General Rural Zone and Rural Zone Production.	Amend RLR-P4 as follows: 'To provide for a wide range of activities to establish in the General Rural Zone and Rural

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
					Zone Production[Rural Production Zone?] , which complement the resources of the rural area, provided that they do not compromise the primary production role and associated amenity of the rural land resource, particularly in the Rural Production Zone.'
RLR-P4	S105.004	James Bridge	Oppose	The issue and objective that this policy is intended to give effect to is the loss of highly productive land. The generalisation of the policy to rural land generally is inconsistent with the associated issues and objectives, and is not supported by other issues and objectives identified within the Proposed Plan.	Amend RLR-P4 as follows: 'To provide for a wide range of activities to establish, which complement the resources of the rural area, provided that they do not compromise the primary production role and associated amenity of the highly productive rural land resource, particularly within the Rural Production Zone.'
RLR-P4	S116.012	Silver Fern Farms Limited	Support	Silver Fern Farms supports this policy.	Retain RLR-P4.
RLR-P4	S121.009	Federated Farmers of New Zealand	Support	Federated Farmers supports the range of policies designed to implement the strategic objectives.	Retain RLR-P4 as proposed.
RLR-P5	S42.013	New Zealand Pork Industry Board	Support	The policy directly supports the RLR objectives in particular RLR-O2.	Retain RLR-P5 as proposed
RLR-P5	S81.043	Horticulture New Zealand	Support	Support - the reinforces the expectations of rural amenity (i.e. that they are aligned with rural activities), otherwise this could lead to reverse sensitivity effects.	Retain RLR-P5.
RLR-P5	S98.010	Hatuma Lime Co Ltd	Amend	Include references to the General Rural Zone and Rural Production Zone.	Amend RLR-P5 as follows: 'To enable primary production and related activities to operate in rural areas provided in the General Rural Zone and Rural Zone Production[Rural Production Zone?] in accordance with accepted practices without being compromised by other activities demanding higher levels of amenity.'
RLR-P5	S102.020	Te Mata Mushrooms Land Company Limited	Amend	Include references to the General Rural Zone and Rural Production Zone.	Amend RLR-P5 as follows: 'To enable primary production and related activities to operate in rural areas provided in the General Rural Zone and Rural Zone Production[Rural Production Zone?] in accordance with accepted practices without being

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					compromised by other activities demanding higher levels of amenity.'
RLR-P5	S116.013	Silver Fern Farms Limited	Amend	Silver Fern Farms generally supports this policy but seeks that it be improved by reference to: <ul style="list-style-type: none"> - 'rural industry', as an example of 'related activities'. - the upgrade and expansion of rural activities. - the distinct role of the Rural Production Zone as a repository of highly productive land. 	Amend RLR-P5 as follows: 'To enable primary production and related activities, such as rural industry , to operate, upgrade and expand in rural areas in accordance with accepted practices without being compromised by other activities demanding higher levels of amenity, particularly in the Rural Production Zone. '
RLR-P5	S121.010	Federated Farmers of New Zealand	Support	Federated Farmers supports the range of policies designed to implement the strategic objectives.	Retain RLR-P5 as proposed.
RLR-M1	S42.014	New Zealand Pork Industry Board	Amend	The proposed plan framework and cascade to the provisions addressing intensive primary production would be improved by recognising the value of the activity and that intensive primary production activities (indoor and outdoor) may, by locational necessity, locate on highly productive land where there are economic and operational benefits associated with concentrating such enterprises in specific rural localities.	Amend RLR-M1 Area-Specific Provisions as follows: GRUZ - General Rural Zone: The General Rural Zone encompasses the bulk of the District's rural land. This area is suitable for a wide range of primary production activities (including intensive primary production) to occur, that can require exclusive areas of land and establishes the flexibility for landowners to identify opportunities to innovatively utilise the resources of the area. Controls in this Zone are tailored to provide flexibility for landowners. RPROZ - Rural Production Zone: The Rural Production Zone encompasses the concentration of highly productive land in and around the Ruataniwha and Takapau Plains and Waipukurau, Waipawa and Otane. Standards in this Zone reflect the more intensive nature of primary production activities (including intensive primary production) , the increased interface between different land uses and the proximity of the Zone to the urban centres, and the pressures that this places on the soil resource.
RLR-M1	S102.021	Te Mata Mushrooms Land Company Limited	Amend	The National Planning Standards (Nov 2019) require adherence to a particular use of zones in District Plans, giving local authorities flexibility to	Amend RLR-M1 as follows: 'The use of zoning to direct activities to appropriate locations:

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				<p>introduce overlays or precincts within zones or across multiple zones (Section 4, Directions for Part 3).</p> <p>Table 13 of the NPS sets out the zone names and descriptions. With respect to the 'General Rural Zone', the 'associated rural industry and other activities that require a rural location' is an important component of what should be provided for in the General Rural Zone, as this environment is likely to be the most appropriate place for such land uses.</p> <p>With respect to the 'Rural Production Zone', the recognition of 'intensive indoor primary production' and 'The zone may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location' are not explicitly provided for in the proposed Rural Production Zone. This section of the Proposed District Plan is ideally placed to refer to the 'Future Development Area' for Takapau (refer full submission for discussion on 'Future Development Area' overlay option for rural land near Takapau).</p>	<p>GRUZ - General Rural Zone The General Rural Zone encompasses the bulk of the District's rural land. This area is suitable for a wide range of activities to occur such as primary production activities, including intensive indoor primary production, associated rural industry, and other activities that require a rural location, that can require exclusive areas of land and establishes the flexibility for landowners to identify opportunities to innovatively utilise the resources of the area. Controls in this Zone are tailored to provide flexibility for landowners.'</p> <p>RPROZ - Rural Production Zone The Rural Production Zone encompasses the concentration of highly productive land in and around the Ruataniwha and Takapau Plains and Waipukurau, Waipawa and Otane. The Rural Production Zone is to provide for land uses that are predominantly for primary production activities that rely on the productive nature of the land and intensive indoor primary production. The zone enables a range of activities that support primary production activities, including associated rural industry and other activities that require a rural location. Standards in this Zone reflect the more intensive nature of activities, the increased interface between different land uses and the proximity of the Zone to the urban centres, and the pressures that this places on the soil resource. To provide for a planned and coordinated area of greenfield business land, an area east of Takapau settlement is identifies as a Future Development Area whereby a Structure Plan or Development Plan will be developed to integrate the various land uses, servicing, access and infrastructure, and boundary treatments.'</p>
RLR-M3	S116.014	Silver Fern Farms Limited	Amend	Silver Fern Farms seeks that this method be amended to improve its clarity, given the quite	Amend RLR-M3 as follows: 'Land Information Memorandum When requested, people wishing to establish in

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				significant differences between, and roles of, the three proposed rural zones.	the rural zones area will be issued with a Land Information Memorandum advising them that they are establishing in a productive rural environment where amenity standards associated with the normal conduct of farming operations and related activities such as rural industry , in the Zone (that is, amenity standards that allow for fluctuating noise, odour and air quality levels resulting from accepted primary production management practices and rural industry activities) will be upheld by the Council. Provided that these activities are carried out within the provisions established by the District Plan or a resource consent(s) , the effects of the activities on amenity standards will not be considered a nuisance.'
RLR - Principal Reasons	S42.015	New Zealand Pork Industry Board	Amend	The proposed plan framework and cascade to the provisions addressing intensive primary production would be improved by recognising the value of the activity and that intensive primary production activities (indoor and outdoor) may, by locational necessity, locate on highly productive land where there are economic and operational benefits associated with concentrating such enterprises in specific rural localities. The change aligns with the principal reasons for adopting policies and methods stated in the GRUZ and RPROZ.	Amend the last paragraph of RLR-Principal Reasons as follows: 'The rural environment provides for a range of activities and farm and associated buildings that are of a scale to meet the needs of the primary production sector (including intensive primary production). There is a limit on the scale of commercial and industrial activities in the rural environment and beyond the floor area standards outlined within the zones these types of activity should be located within the appropriate zones where the effects can be suitably accommodated.'
RLR - Principal Reasons	S81.044	Horticulture New Zealand	Amend	The plan aims to prevent large number of small holdings in the rural environment. This is supported but should recognise that some horticulture does occur on small holdings.	Amend paragraph 2 of 'RLR - Principal Reasons' as follows: '... The Plan aims to prevent large numbers of small holdings for non-primary productive purposes in the rural environment.'
RLR - Principal Reasons	S116.015	Silver Fern Farms Limited	Amend	Silver Fern Farms seeks amendment of the Principal Reasons to align with its position regarding 'lifestyle site' subdivision in the Rural Production Zone and the need for the Proposed Plan to provide for 'rural industry' as a distinct land use.	Amend 'RLR - Principal Reasons' as follows: '... The subdivision of land will be primarily for the purpose of achieving a more efficient outcome for land based primary production around pastoral, cropping or forestry purposes. There may be the

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					<p>need to subdivide off a surplus residential building or provide for those property owners who may wish to subdivide their house from the farm and retire on the property, but these activities need a level of control. The Plan aims to prevent large numbers of small holdings in the rural environment, particularly on the highly productive land within the Rural Production Zone.</p> <p>The rural environment provides for a range of activities and farm and associated buildings that are of a scale to meet the needs of the primary production sector and related activities such as rural industry. There is a limit on the scale of commercial and urban industrial activities in the rural environment and beyond the floor area standards outlined within the zones these types of activity should be located within the appropriate zones where the effects can be suitably accommodated.'</p>
RLR-AER4	S42.016	New Zealand Pork Industry Board	Support	A diversity of primary production, including intensive primary production must be an anticipated environmental result in the rural area.	Retain RLR-AER4 as proposed.
RLR-AER4	S81.045	Horticulture New Zealand	Oppose	The Anticipated Environmental Result seeks a diversity of activity in the rural area yet the focus of the policies is clearly on primary production and related activities. The AER should reflect this approach.	Amend RLR-AER4 as follows: ' A diversity of activity in the rural area Activities in the rural area are primary production and related activities. '
SSB - Sustainable Subdivision and Building	S11.002	Hawke's Bay Regional Council	Support	Provisions give effect to the Regional Policy Statement	No changes
SSB - Sustainable Subdivision and Building	S50.031	The Surveying Company (HB) Ltd	Support	We support the Council's policy and direction on stormwater and onsite attenuation. We believe this is long overdue.	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.
SSB-I1	S57.014	Fire and Emergency New Zealand	Support	SSB-I1 is supported insofar that this issue acknowledges that subdivisions and urban development can have adverse cumulative effects	Retain SSB-I1 as notified.

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				on the environment including increased water consumption which can in turn adversely affect Fire and Emergency's operational requirements due to the limited or lack of availability of water for firefighting purposes.	
SSB-O1	S57.015	Fire and Emergency New Zealand	Support	SSB-O1 is supported insofar that it Promote sustainable subdivisions and buildings and creates the framework for supporting polices, particularly SSB-P1 and SSB-P4 of which Fire and Emergency support.	Retain SSB-O1 as notified.
SSB-O1	S75.007	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain SSB-O1 as proposed.
SSB-O1	S125.009	Ngā hapū me ngā marae o Tamatea	Support	Tamatea marae/hapū support the promotion of sustainable water sensitive design in all subdivisions and buildings in the district.	Retain SSB-O1 as notified.
SSB-P1	S57.016	Fire and Emergency New Zealand	Support	SSB-P1 is supported insofar that the policy promotes water conservation measures through improved subdivision and building design, including domestic on-site water storage.	Retain SSB-P1 as notified.
SSB-P1	S75.008	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Amend	Amend to explicitly promote medium-high density housing with small footprints to ensure a minimal environmental footprint, smaller requirement for new infrastructure (including for stormwater), and reduced use of highly productive soils.	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, medium-high density housing with small footprints , domestic on-site water storage and utilising principles of low impact urban design.'
SSB-P1	S81.046	Horticulture New Zealand	Amend	We appreciate that this section of provisions largely relate to the design of the subdivision itself, however we consider that reverse sensitivity may be a relevant consideration given this is not solely related to urban environments.	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 design and where applicable, measures to mitigate reverse sensitivity. '

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SSB-P1	S125.010	Ngā hapū me ngā marae o Tamatea	Support	Tamatea marae/hapū support the promotion of sustainable water sensitive design in all subdivisions and buildings in the district.	Retain SSB-P1 as notified.
SSB-P2	S75.009	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain SSB-P2 as proposed.
SSB-P2	S125.011	Ngā hapū me ngā marae o Tamatea	Support	Tamatea marae/hapū support the promotion of sustainable water sensitive design in all subdivisions and buildings in the district.	Retain SSB-P2 as notified.
SSB-P3	S75.010	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain SSB-P3 as proposed.
SSB-P3	S125.012	Ngā hapū me ngā marae o Tamatea	Support	Tamatea marae/hapū support the promotion of sustainable water sensitive design in all subdivisions and buildings in the district.	Retain SSB-P3 as notified.
SSB-P4	S57.017	Fire and Emergency New Zealand	Support	SSB-P4 is supported insofar that it promotes water recycling (grey water) and the installation of water-saving devices. This is particularly important in areas where reticulated water supply services are not available or have restricted flows	Retain SSB-P4 as notified.
SSB-P4	S75.011	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain SSB-P4 as proposed.
SSB-P4	S125.013	Ngā hapū me ngā marae o Tamatea	Support	Tamatea marae/hapū support the promotion of sustainable water sensitive design in all subdivisions and buildings in the district.	Retain SSB-P4 as notified.
SSB-P5	S75.012	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain SSB-P5 as proposed.
SSB-P5	S125.014	Ngā hapū me ngā marae o Tamatea	Support	Tamatea marae/hapū support the promotion of sustainable water sensitive design in all subdivisions and buildings in the district.	Retain SSB-P5 as notified.
SSB-P6	S75.013	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain SSB-P6 as proposed.

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SSB-P6	S125.015	Ngā hapū me ngā marae o Tamatea	Support	Tamatea marae/hapū support the promotion of sustainable water sensitive design in all subdivisions and buildings in the district.	Retain SSB-P6 as notified.
SSB-M1	S57.018	Fire and Emergency New Zealand	Support	The exemption of Domestic Water Storage Tanks from the height in relation to boundary and setback performance standard in all zones is supported.	Retain SSB-M1 as notified.
SSB-M1	S75.014	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain SSB-M1 as proposed.
SSB-M2	S75.015	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain SSB-M2 as proposed.
SSB-M3	S75.016	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Amend	Support with amendment to be clearer about what is meant.	Amend SSB-M3 as follows (or alternative amendment to clarify what Council intends): 'Council's 'Sustainable Water Management Plan' and Council Bylaws will be developed to meet water efficiency and resilience outcomes.'
SSB-M4	S75.017	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain SSB-M4 as proposed.
SSB - Principal Reasons	S75.018	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Amend	Care should be taken not to imply that development will have a 'positive' impact on the environment. While it might do so where a 'sustainably constructed' building replaces an older building, for the most part any development will still have some impact on the environment.	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 measures will be viewed as having a positive smaller effect on the environment, as part of an overall assessment.'
SSB-AER1	S75.019	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain SSB-AER1 as proposed.
SSB-AER2	S75.020	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain SSB-AER2 as proposed.

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SSB-AER3	S75.021	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain SSB-AER3 as proposed.
SSB-AER4	S75.022	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain SSB-AER4 as proposed.
SSB-AER5	S75.023	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain SSB-AER5 as proposed.
TW - Ngā Tangata Whenua o Tamatea	S11.003	Hawke's Bay Regional Council	Support	Provisions give effect to the Regional Policy Statement	No changes
TW - Ngā Tangata Whenua o Tamatea	S55.014	Heritage New Zealand Pouhere Taonga	Support	In general support of this section in the Proposed Plan.	Retain 'TW - Nga Tangata Whenua o Tamatea' chapter as notified.
TW - Ngā Tangata Whenua o Tamatea	S84.018	Kairakau Lands Trust	Amend	The Mihi on the first page of this chapter has spelling and capitalisation errors.	No relief sought. [Amend 'Mihi' to correct spelling and capitalisation errors?]
TW - Ngā Tangata Whenua o Tamatea	S120.015	Heretaunga Tamatea Settlement Trust	Oppose	Heretaunga Tamatea Settlement Trust (HTST) consider that the Strategic Objectives need to include an objective specifically relating to the provision of Te Mana o te Wai which then flows through all of the relevant PDP chapters. It is important for the PDP reflects the NPS-FM 2020 approach of protecting the mauri of the wai. The inclusion of the concept of 'Te Mana o te Wai' is of district importance and hugely significant to HTST.	Add a new objective in the 'TW - Tangata Whenua' chapter in the Proposed Plan as follows: ' Te Mana o te Wai, intrinsic values of ecosystems and the life supporting capacity of the district's natural resources are recognised and provided for. ' And add such consequential changes throughout the Proposed Plan to implement 'te mana o te wai' through the relevant objectives, policies, rules and methods.
TW - Ngā Tangata Whenua o Tamatea	S125.016	Ngā hapū me ngā marae o Tamatea	Oppose	The mihi for this section is the same as the mihi used in INTRO-1.	Redraft the 'Mihi' at the beginning of the 'TW - Nga Tangata Whenua o Tamatea' chapter in the Proposed Plan to more fully and accurately reflect the history, relationships and whakapapa of Māori in the rohe including an appropriate mihi whakatau. The amended wording should be drafted collaboratively with the mana whenua of the District. This section should be written in both English and

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					te reo.
TW - Ngā Tangata Whenua o Tamatea	S129.010	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the Strategic Direction - Tangata Whenua chapter in its proposed form. Notwithstanding the above, minor amendments are sought to specific provisions as set out in subsequent submission points to reduce ambiguity as to when and how tangata whenua are to be involved in resource consent applications.	Kāinga Ora seeks minor amendments to specific provisions as set out in subsequent submission points to reduce ambiguity as to when and how tangata whenua are to be involved in resource consent applications.
TW - Ngā Tangata Whenua o Tamatea	S134.004	Ngāti Kere Hapū Authority	Amend	We are concerned with the ability of Māori bodies to be able to vet Resource Consents in an appropriate fashion. We have neither the capability or capacity to do so and we suspect that this has previously been done on an ad hoc basis by good-hearted but inexperienced people or cultural resource consultants whom Māori have had to pay for. Although we understand that CHBDC consults (in a cursory fashion) routinely with mana whenua over resource consents, we are unsure of the CHBDC requirements for cultural impact assessments upon those applying for resource consents.	We recommend that the planning regulations should require that resource consents automatically include a formal cultural impact assessment. We recommend that the CHBDC should actively develop training for tangata whenua around capability in assessment of resource consents and to develop capacity for the same.
TW - Ngā Tangata Whenua o Tamatea	S134.005	Ngāti Kere Hapū Authority	Amend	As urban Māori populations retreat back from COVID-19, from urban pressure and at retirement to settle back onto whenua tipu lands, we see the need to be able to house hapū members in increasing numbers in Pōrangahau on lands that we own either individually, as a whānau or as a hapū. We see this as a fundamental right of Māori to be able to return to their whenua tipu and contribute more fully to hapū and community life. We expect CHCDC (and other regulatory bodies) to recognise this and actively promote these moves.	We recommend that the Proposed Plan recognises in the 'Tangata Whenua' chapter, the likely population increase of mana whenua returning to their homes areas and states a commitment to planning for the promotion of land development and housing opportunities for this eventually.
TW - Issues	S64.008	Department of Conservation	Support	Support the recognition of issues facing tangata whenua.	Ensure 'Issues' is appropriately consulted on, recognised as not always complete and a living document as circumstances change.
TW - Issues	S125.017	Ngā hapū me ngā marae o Tamatea	Amend	Ngā Take/issues include the lack of mana whenua involvement in resource management decision-	Amend 'Ngā Take: Issues' to include the following text (or alternative wording to similar effect): The

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				making, the loss of mauri and the ongoing degradation of sites of significance.	lack of mana whenua involvement in resource management decision-making. The loss of mauri particularly in relation to fresh and coastal waters. The continuing loss of quality, quantity, and access to mahinga kai and natural resources for customary use.'
TW-I1	S64.002	Department of Conservation	Support	Support the recognition of issues facing tangata whenua.	Retain TW-I1.
TW-I1	S121.011	Federated Farmers of New Zealand	Oppose	TW-I1 is an inappropriate strategic direction because they relate to discharges, water quality and pest management which are all regional council functions under Section 30 of the RMA, not district council functions. Further, issues identified in TW-I1 have parallels which can be addressed in TW-I3.	Delete TW-I1.
TW-I2	S64.003	Department of Conservation	Support	Support the recognition of issues facing tangata whenua.	Retain TW-I2.
TW-I2	S121.012	Federated Farmers of New Zealand	Oppose	TW-I2 is an inappropriate strategic direction because they relate to discharges, water quality and pest management which are all regional council functions under Section 30 of the RMA, not district council functions.	Delete TW-I2.
TW-I3	S64.004	Department of Conservation	Support	Support the recognition of issues facing tangata whenua.	Retain TW-I3.
TW-I3	S120.011	Heretaunga Tamatea Settlement Trust	Amend	Heretaunga Tamatea Settlement Trust (HTST) support the intent of the Tangata Whenua issues, objectives and policies and methods. Some suggested amendments to the proposed issues, and policies are set out below to further strengthen these. HTST has a vision and aspiration for the people of the various hapū represented by HTST to live, socialise and work within their various hapū and marae. Within the Central Hawke's Bay District, the hapū of HTST have an opportunity through their redress settlement to prosper and thrive. It is critically important that the Proposed Plan provides a range of opportunities to enhance and develop the culture and traditions and social and economic opportunities for all tangata whenua across the district. While papakāinga housing is vitally important to tangata whenua encouraging	Amend paragraph 3 of TW-I3 as follows: 'With the loss and alienation from ancestral lands, the provision/enabling of a range of housing options including rural and residential housing , papakāinga housing, kaumātua flats, marae-based development is important to enable tangata whenua to use their land in a way that is consistent with their culture and traditions and their social and economic aspirations.'

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				options for other types of housing is also important to ensure there are a range of opportunities to enable the people dislocated from their land to return home.	
TW-I4	S64.005	Department of Conservation	Support	Support the recognition of issues facing tangata whenua.	Retain TW-I4.
TW-I5	S64.006	Department of Conservation	Support	Support the recognition of issues facing tangata whenua.	Retain TW-I5.
TW-I6	S64.007	Department of Conservation	Support	Support the recognition of issues facing tangata whenua.	Retain TW-I6.
TW-O1	S64.009	Department of Conservation	Support	Support the recognition of the role of Māori in the protection and management of the environment as provided for under sections 6(e), 6(g) and 7(a).	Retain TW-O1.
TW-O1	S125.018	Ngā hapū me ngā marae o Tamatea	Amend	This is a much stronger directive.	Retain TW-O1, but with the following amendments (or words to similar effect): 'The role of Tangata whenua/ mana whenua are actively involved as kaitiaki in the protection and management of the natural and physical resources of an area is acknowledged and provided for.'
TW-O2	S64.010	Department of Conservation	Support	Support the recognition of the role of Māori in the protection and management of the environment as provided for under sections 6(e), 6(g) and 7(a).	Retain TW-O2.
TW-O2	S121.013	Federated Farmers of New Zealand	Oppose	While we support participation by members of the community (including tangata whenua) in their district plan, we are concerned that this objective may stray into allowing members of the public to monitor and enforce provisions without a transfer of powers and functions under Section 33 of the RMA, and that entry of property for the purpose of inspection needs a warranted officer.	Amend TW-O2 as follows: 'Enable the active participation of tangata whenua in all aspects of the implementation of the Central Hawke's Bay District Plan where appropriate. '
TW-O2	S125.019	Ngā hapū me ngā marae o Tamatea	Amend	This is a much stronger directive.	Retain TW-O2, but with the following amendments (or words to similar effect): 'Enable the active participation of Tangata whenua/ mana whenua are actively involved in all aspects of the implementation of the Central Hawke's Bay District Plan including decision-making processes. '

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TW-O2	S129.011	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes the objective as proposed in that without further policy direction, it will result in ambiguity as to when and how to involve tangata whenua in resource consent applications. Amendments sought.	Amend TW-O2 as follows: 'Enable the active participation of tangata whenua in all aspects of the implementation of the Central Hawke's Bay District Plan, particularly in relation to matters potentially impacting Wāhi Tapu, Wāhi Taonga and Sites of Significance. ' And amendments are required in the Proposed Plan to provide clarity in policy direction for when and how to involve tangata whenua in the implementation of the Central Hawke's Bay District Plan. They may be consequential amendments in other parts of the Proposed Plan as a result of a change in this section.
TW-O3	S64.011	Department of Conservation	Support	Support the recognition of the role of Māori in the protection and management of the environment as provided for under sections 6(e), 6(g) and 7(a).	Retain TW-O3.
TW-O3	S125.020	Ngā hapū me ngā marae o Tamatea	Oppose	Tangata whenua/mana whenua are best placed to decide how wāhi taonga and sites of significance are managed and protected, including determining who has knowledge of and can access the sites. Not all wāhi taonga and sites of significance are mapped in the District Plan and it is important that District Council engage with tangata whenua/mana whenua to confirm their relationship with these sites.	Amend TW-O3 as follows (or words to similar effect): 'Wāhi taonga and sites of significance to tangata whenua are managed and actively protected and managed in partnership with mana whenua. '
TW-O4	S64.012	Department of Conservation	Support	Support the recognition of the role of Māori in the protection and management of the environment as provided for under sections 6(e), 6(g) and 7(a).	Retain TW-O4.
TW-O4	S125.021	Ngā hapū me ngā marae o Tamatea	Support	Tamatea marae/hapū would like to use and develop Whenua Māori to support papakāinga housing, kaumātua flats and marae-based development.	Retain TW-O4 as notified.
TW-PXX (new policy)	S125.031	Ngā hapū me ngā marae o Tamatea	Amend	We recommend the use of a new policy to address the key RMA provisions that Council should investigate when determining mana whenua involvement in resource management.	Add a new policy in the 'TW - Nga Tangata Whenua o Tamatea' chapter in the Proposed Plan as follows (or alternative wording to similar effect): 'To formalise power sharing with tangata whenua/mana whenua through the use of tools in the Resource Management Act (RMA) such as joint management arrangements, mana whakahono ā rohe, and transfer and

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					delegations of power.'
TW-P1	S64.013	Department of Conservation	Support	Support the acknowledgement of Iwi management plans as an environmental protection resource. Policies recognise the important of protecting traditional practices of mahinga kai and wāhi tapu.	Retain TW-P1.
TW-P1	S120.012	Heretaunga Tamatea Settlement Trust	Amend	Heretaunga Tamatea Settlement Trust suggest expanding on this objection to ensure that tangata whenua have the opportunity to actively engage in the resource management process.	Amend TW-P1 as follows: 'To provide for opportunities for tangata whenua to actively engage in a timely, effective and meaningful way engagement with tangata whenua in resource management decision-making and implementation where tangata whenua are interested and/or affected which recognises: '
TW-P1	S121.014	Federated Farmers of New Zealand	Amend	While we support engagement of tangata whenua, like we support engagement with landowners, this policy does not provide much detail as to when the involvement may be required and what impact it would have on other resource users. The relief sought provides more certainty and more accurately reflects the implementation methods.	Amend TW-P1 as follows: 'To provide for timely, effective and meaningful engagement with tangata whenua in resource management decision-making and implementation where tangata whenua are interested and/or affected.'
TW-P1	S125.022	Ngā hapū me ngā marae o Tamatea	Amend	Tamatea marae/hapū support and endorse the Council providing for more active involvement in helping fulfil its functions, powers and obligations and enhancing the relationship with council/mana whenua in managing the environment. The new wording reflects existing national policy directives from central government, including the principle of mana whakahaere in the NPSFM 2020.	Retain TW-P1, but with the following amendments (or words to similar effect): ' To provide for timely, effective and meaningful engagement with To actively involve tangata whenua, including by providing for timely, effective and meaningful engagement, in resource management decision-making and implementation where tangata whenua are interested and/or affected.'
TW-P1	S129.012	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora seeks amendments to reduce ambiguity and provide a greater degree of clarity as to when and how to involve tangata whenua in resource consent applications. Amendments sought.	Amend TW-P1 as follows: 'To provide for timely, effective and meaningful engagement with tangata whenua in resource management decision-making and implementation where tangata whenua are interested and/or affected.'
TW-P2	S64.014	Department of Conservation	Support	Support the acknowledgement of Iwi management plans as an environmental protection resource.	Retain TW-P2.

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				Policies recognise the important of protecting traditional practices of mahinga kai and wāhi tapu.	
TW-P2	S125.027	Ngā hapū me ngā marae o Tamatea	Support	This policy recognises that mana whenua are the only ones who can identify their relationship with their culture, traditions, ancestral lands, waterbodies, wāhi tapu and other taonga.	Retain TW-P2 as notified.
TW-P3	S64.015	Department of Conservation	Support	Support the acknowledgement of Iwi management plans as an environmental protection resource. Policies recognise the important of protecting traditional practices of mahinga kai and wāhi tapu.	Retain TW-P3.
TW-P3	S125.023	Ngā hapū me ngā marae o Tamatea	Amend	Iwi management plans are much more than an expression of achieving sustainable environmental outcomes. This policy should be reworded to acknowledge the full breadth of mana whenua aspirations for iwi management plans including their expression of kaitiakitanga.	Retain TW-P3, but with the following amendments (or words to similar effect): 'To acknowledge and recognise iwi/hapū management plans as an expression of rangatiratanga to help tangata whenua/mana whenua exercise kaitiaki roles and responsibilities in the district , and as mutually appropriate means of achieving sustainable environmental outcomes.'
TW-P4	S64.016	Department of Conservation	Support	Support the acknowledgement of Iwi management plans as an environmental protection resource. Policies recognise the important of protecting traditional practices of mahinga kai and wāhi tapu.	Retain TW-P4.
TW-P4	S125.024	Ngā hapū me ngā marae o Tamatea	Amend	TW-P4 has the potential to raise te mana o te tangata (the mana of the people) by supporting the use of traditional Māori place names as much as possible. We would also like to see the use of dual Māori signage for all official place names.	Retain TW-P4, but with the following amendments (or words to similar effect): 'To encourage and support the recognition and use of traditional Māori place names including and the use of interpretive material and the use of dual Māori signage for all official place names. '
TW-P5	S64.017	Department of Conservation	Support	Support the acknowledgement of Iwi management plans as an environmental protection resource. Policies recognise the important of protecting traditional practices of mahinga kai and wāhi tapu.	Retain TW-P5.
TW-P5	S120.013	Heretaunga Tamatea Settlement Trust	Amend	As part of the Treaty Settlement, land and facilities within the Central Hawke's Bay District have been returned to hapū. It is important that the opportunities for development are provided and	Amend TW- P5 as follows: 'To recognise actively promote, enhance and provide for development of, and a range of activities on, Māori Land to meet the needs and aspirations of tangata whenua, while ensuring that

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				enhanced to ensure that the people of the hapū of the district can thrive and prosper.	actual or potentially adverse effects of activities are avoided, remedied or mitigated.'
TW-P5	S125.025	Ngā hapū me ngā marae o Tamatea	Amend	The use of the term 'Māori Land' is inconsistent with the use of 'Whenua Māori' in Objective TW-O4. Māori aspirations for land use needs to be spelt out clearly in the District Plan policy.	Retain TW-P5, but with the following amendments (or words to similar effect): 'To recognise and provide for development of, and a range of activities on, Māori Land and Whenua Māori to meet the needs and aspirations of tangata whenua like papakāinga housing, kaumātua flats and marae-based development , while ensuring that actual or potentially adverse effects of activities are avoided, remedied or mitigated.'
TW-P6	S64.018	Department of Conservation	Support	Support the acknowledgement of lwi management plans as an environmental protection resource. Policies recognise the important of protecting traditional practices of mahinga kai and wāhi tapu.	Retain TW-P6.
TW-P6	S125.028	Ngā hapū me ngā marae o Tamatea	Support	This policy recognises that mana whenua are the only ones who can identify their relationship with their culture, traditions, ancestral lands, waterbodies, wāhi tapu and other taonga.	Retain TW-P6 as notified.
TW-P7	S64.019	Department of Conservation	Support	Support the acknowledgement of lwi management plans as an environmental protection resource. Policies recognise the important of protecting traditional practices of mahinga kai and wāhi tapu.	Retain TW-P7.
TW-P7	S84.019	Kairakau Lands Trust	Oppose	Our concern is that this policy with its current wording, is incorrect. If a Māori artefact (taongactūtu) is unearthed or disturbed, it automatically falls under Part 2, Section 11 of the Protected Objects Act 1975 and the process to follow is defined. And while there are several pieces of legislation relating to Kōiwi Tangata, HNZ has produced a detailed guide describing the best practice to follow in this instance. It is unclear if the actual intent of this policy is being accurately portrayed.	No relief sought. [Review and amend TW-P7 to ensure intent is being accurately portrayed?]
TW-P7	S125.029	Ngā hapū me ngā marae o Tamatea	Support	This policy recognises that mana whenua are the only ones who can identify their relationship with their culture, traditions, ancestral lands, waterbodies, wāhi tapu and other taonga.	Retain TW-P7 as proposed.

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TW-P8	S64.020	Department of Conservation	Support	Support the acknowledgement of lwi management plans as an environmental protection resource. Policies recognise the important of protecting traditional practices of mahinga kai and wāhi tapu.	Retain TW-P8.
TW-P8	S125.026	Ngā hapū me ngā marae o Tamatea	Amend	It is often not appropriate to have public access to mahinga kai sites and this should be reflected in the policy.	Retain TW-P8, but with the following amendments (or words to similar effect): 'To work with tangata whenua/mana whenua to identify, maintain and enhance appropriate public access to the District's public forests and significant waterways, wetlands and coastal areas, having regard to their traditional importance as of protecting mahinga kai, wahi tāonga and tangata whenua sites of significance.'
TW-P9	S64.021	Department of Conservation	Support	Support the acknowledgement of lwi management plans as an environmental protection resource. Policies recognise the important of protecting traditional practices of mahinga kai and wāhi tapu.	Retain TW-P9.
TW-P9	S125.030	Ngā hapū me ngā marae o Tamatea	Support	This policy recognises that mana whenua are the only ones who can identify their relationship with their culture, traditions, ancestral lands, waterbodies, wāhi tapu and other taonga.	Retain TW-P9 as notified.
TW-MXX (new method)	S125.032	Ngā hapū me ngā marae o Tamatea	Amend	We recommend that the District Plan includes a clear directive on how council and mana whenua agree to deal with burial sites or when Māori artefacts are unearthed or disturbed.	Retain the methods in 'TW - Methods' as notified, but add the following: 'Include an Accidental Discovery Protocol to address Māori artefacts or koiwi (human remains) disturbed by earthworks.'
TW-M1	S122.003	Rongomaraeroa Marae Trustees	Oppose	Tūhono mai, tūhono atū This document adopted by the Taiwhenua and Council, ironically was not at any stage brought to the whānau, hapū of Porangahau for input. Second paragraph suddenly the term 'mana whenua' is used to give them special status. Council who are you refering to here? "...as well as increasing cultural capacity and capability of council to effectly engage with Tangata Whenua?" refers back to tangata whenua. Tangata whenua is that the same as Mana whenua ...who maintains the mana over these lands in Tamatea.	Specific relief sought is unclear - refer full submission.

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				<p>Tangata whenua or Mana whenua - to have both would be confusing and mana, destroying of the rights of Tangata whenua. Nga hapū o Porangahau. Ngāti Kere do not have the Mana status to -</p> <p>Kahungunu Inc, Heretaunga tamatea settlement trust, Aorangi Trust over Hatuma, Tamatea Taiwhenua or any other authority.</p> <p>To have 'mana' status over our whenua, kainga, awa, moana and taonga.</p> <p>The Treaty of Waitangi is the document we should give heed to and focus on local iwi, hapū and whānau rights.</p> <p>Ngā hapū o Porangahau we will accept support with RMA issues, resourcing issues, that they are entitled to through fisheries and other financial assistance given to Marae, but we do not give them the right of mana status.</p> <p>The appointment of a Pou Whatuia - progressive how? after more then 150years the appointment of one Māori staff member is progressive.</p> <p>Does this reflect the RMA or Te Tiriti rights and principles? point 12.</p> <p>These are very distincted terms that are very different - when are you refering to Mana whenua, then tangata whenua.</p> <p>Tangata whenua - people of the land, Tangata whenua have not ceeded their mana to any other iwi or authority.</p> <p>Tangata whenua status remains with Ngāti Kere iwi authority and Rongomaraeroa Marae. We do not ceed our mana to any other modern authority.</p>	
TW-M1	S125.033	Ngā hapū me ngā marae o Tamatea	Support	<p>This section focuses on Tūhono mai Tūhono atū, the Māori Engagement Strategy adopted by District Council in August 2020, and the existing relationship between Te Taiwhenua o Tamatea and District Council. It also includes the appointment of the Pou Whaitua, Māori Engagement Manager.</p>	Retain TW-M1 as notified.

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TW-M2	S125.034	Ngā hapū me ngā marae o Tamatea	Amend	<p>We support the inclusion of the overlay areas and Statutory Acknowledgement Areas from the Te Heretaunga Tamatea Claims Settlement Act 2018 in the District Plan.</p> <p>The Plan should include all overlay areas and statutory acknowledgements for all settlement legislation relevant to the District.</p>	Retain TW-M2 as notified, and include overlay areas and statutory acknowledgements from other applicable Treaty settlements.
TW-M3	S125.035	Ngā hapū me ngā marae o Tamatea	Amend	<p>We support the inclusion of Mana Whakahono ā rohe or iwi participation arrangements as set out in subpart 2 of the RMA.</p> <p>Tamatea marae/hapū would like to see these arrangements in place so that we can have direct and meaningful involvement in decision-making that affects our natural environment. This includes our ability to exercise mana whakahaere and governance, which describes the dual roles of iwi/hapū and District Council to develop and maintain decision-making processes for all natural resources.</p> <p>We would also like to exercise kaitiakitanga so that we can manage and protect the taiao/environment based on our world view. We traditionally had our own system of resource management to sustain people and natural resources for the future.</p>	Amend TW-M3 to include the following (or alternative wording to similar effect):' CHBDC enter into a partnered management agreement with mana whenua so that they are actively involved in resource management decision-making processes in Tamatea. CHBDC delegates its powers under section 33 of the RMA to mana whenua to make decisions around resource management that includes (but is not limited to) monitoring and enforcement of resource consent conditions. CHBDC develops and resources mana whakahono ā rohe participation arrangement with mana whenua.'
TW-M4	S84.020	Kairakau Lands Trust	Amend	Suggest amendment.	Amend TW-M4 as follows: 'Wāhi Tapu, Wāhi Taonga and Sites of Significance... Under that Act, it is an offence to modify or destroy an any archaeological site without an Authority from Heritage New Zealand Pouhere Taonga.'
TW-M4	S125.036	Ngā hapū me ngā marae o Tamatea	Support	This section sets out the way tangata matters are addressed in the District Plan and includes the use of Ngā Tangata Whenua o Tamatea, SASM - Sites and Areas of significance to Māori, PKH - Papakāinga and Kaumātua Housing and associated Marae-based Development	Retain TW-M4 as notified.
TW - Principal Reasons	S84.021	Kairakau Lands Trust	Oppose	An effective partnership that develops and grows based on strong communication and commitment between Council and Tangata Whenua is stated clearly at the forefront of this Section. This is integral to us, and we have had this first-hand with	Amend 'TW - Principal Reasons' to include consideration of other options and processes to ensure the protection of sites of significance to Māori, beyond just identifying sites in the Plan.

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				our encounters with the Mayor, Council Senior Management Team and staff recently. We understand that this Section is to provide guidance and methodology within the Plan to recognise the interests of Tangata Whenua. We feel some of the following discussion does not accurately reflect the complexity and variable nature of working with whānau and hapū. When considering the protection of sites of cultural significance many factors need to be considered, such as cultural values, intellectual property and capacity (to name just a few). While we understand that identifying sites in the Plan is helpful to Council, it does not cater to all instances and is not all-encompassing to address all the needs of Tangata Whenua.	
UFD - Urban Form and Development	S11.004	Hawke's Bay Regional Council	Support	Provisions give effect to the Regional Policy Statement	No changes
UFD - Urban Form and Development	S67.001	Peter Watson	Support	We are fully in support of this concept but we will need compensation for the land having to be set aside for the storm water flow that will be created by the construction of the many houses on the "Linz" property to the North of us. Council planners have not yet discussed the problem with their engineers and our observation of the contours and the size of the existing drain bring us to the conclusion our land will flood when we have a "Westport" type rain event. We already have been told our land value will be discounted by this likelihood and while we want this to proceed we don't want that at our expense.	We are fully in support of the Porangahau Road, Waipukurau Growth Cell, but need compensation for the land having to be set aside for the storm water flow that will be created by the construction of the many houses on the "Linz" property to the north of us.
UFD - Urban Form and Development	S129.013	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes the 'UFD - Urban Form and Development' chapter in its entirety to the extent that it considers that the objectives and policies are not sufficiently developed enough to provide clear policy direction as to the outcomes sought by Council. In this regard, it is Kāinga Ora's view that the objectives and policies need to be reconsidered and refined so as to provide greater specificity to appropriately guide urban development throughout the district. Amendments	Kāinga Ora seeks that objectives and policies in the 'UFD - Urban Form and Development' chapter are reassessed and amended in their entirety so as to ensure clear policy direction to guide urban development outcomes throughout the Plan.

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				sought. Request that the Objectives and Policies of the UFD chapter are amended to address the points above.	
UFD - Introduction	S78.039	Waka Kotahi NZ Transport Agency	Amend	Support 'Future Greenfield Direction of Growth' section in part. While Waka Kotahi supports in principle having growth areas identified, please include reference to ensuring the continued safe and efficient functioning of state highways in relation to future greenfield areas.	Include reference to ensuring the continued safe and efficient functioning of state highways in relation to future greenfield areas in 'Future Greenfield Direction of Growth' section of 'UFD - Introduction'.
Figure 3	S127.001	Livingston Properties Limited	Amend	This submission seeks to rezone the Livingston Properties Mt Herbert Road land so that it is available for subdivision and development in accordance with the concept development plan attached as Appendix A (accompanying the full submission). Figure 3 in the Urban Form and Development Chapter therefore requires amendment to show the extent of the Livingston Properties land to be rezoned General Residential within the urban boundaries of Waipukurau.	Amend 'Figure 3 - Waipukurau Growth Direction' map to include within the urban boundaries the portion of 96 Mt Herbert Road requested to be zoned 'General Residential' by this submission. And make any necessary consequential amendments to the supporting text within the 'UFD - Urban Form and Development' chapter.
UFD-OXX (new objective)	S120.014	Heretaunga Tamatea Settlement Trust	Amend	Heretaunga Tamatea Settlement Trust consider that the objectives need to include specific provision for papakāinga housing being made available throughout the district. This needs to be recognised at a strategic level to ensure the relationship of tangata whenua with the culture and traditions and opportunities to live in the district are appropriately recognised.	Add a new objective in the 'UFD - Urban Form and Development' chapter in the Proposed Plan as follows: 'Papakāinga housing that provides for the ongoing relationship of tangata whenua with their culture and traditions and with their ancestral lands and for their cultural, environmental, social and economic wellbeing.'
UFD-O1	S116.016	Silver Fern Farms Limited	Support	Silver Fern Farms supports this objective.	Retain UFD-O1.
UFD-O2	S42.017	New Zealand Pork Industry Board	Support	Support the Strategic Objective that seeks to retain and protect valuable highly productive land from urban development.	Retain UFD-O2 as proposed
UFD-O2	S81.047	Horticulture New Zealand	Support	This is an important objective to support the rural strategic direction in the plan and to provide protection for highly productive land. It is important that demand for land for housing is located appropriately and where possible avoids highly productive land, to protect this resource for future generations.	Retain UFD-O2.
UFD-O2	S116.017	Silver Fern Farms Limited	Amend	Silver Fern Farms generally supports this objective. However, the term 'valuable' introduces	Amend UFD-O2 as follows: 'Retain and protect valuable land in the Rural

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				<p>a need to undertake a potentially subjective exercise to understand what 'highly productive land' is 'valuable' and is therefore to be 'protected'. This seems somewhat surplus to the existing content of the Proposed Plan and associated Section 32 reports that confirm the Rural Production Zone applies to highly productive land across the district.</p> <p>Furthermore, and as discussed later in this submission in relation to HAZS-P2, the Hazardous Substances provisions of the Proposed Plan fail to adequately account for the reverse sensitivity effects of new urban development encroaching into the environs around existing Major Hazardous Facilities (such as the Plant). As such, Silver Fern Farms seeks amendments and reference to the Rural Production Zone.</p>	Production Zone, other highly productive land, and existing Major Hazardous Facilities in the District from urban development.'
UFD-P2	S42.018	New Zealand Pork Industry Board	Support	Support the Strategic Policy that seeks to direct urban development to urban zones.	Retain UFD-P2 as proposed
UFD-P2	S81.048	Horticulture New Zealand	Support	This is an important policy to support the direction established in the rural strategic direction (around protection of highly productive land).	Retain UFD-P2.
UFD-P2	S116.018	Silver Fern Farms Limited	Amend	While Silver Fern Farms supports the broad intent of this policy, it considers that the policy would be clarified by amendments. As stated in the relation to UFD-O2, the term 'valuable' in the proposed text seems to require a potentially subjective ranking exercise to determine which 'highly productive land' is also 'valuable' and therefore is to be the subject of avoidance.	Amend UFD-P2 as follows: 'To direct urban development to identified General Residential, Commercial, General Industrial and Settlement Zones and avoid urban development onto valuable highly productive land in the Rural Production Zone and other highly productive land in the District by directing it to identified General Residential, Commercial, General Industrial Zones and Settlement Zones.'
UFD-P3	S42.019	New Zealand Pork Industry Board	Support	Support comprehensive structure planning while noting that structure planning should directly respond to the rural urban interface and potential conflicts and reverse sensitivity issues.	Retain UFD-P3 as proposed
UFD-P4	S57.019	Fire and Emergency New Zealand	Support	The preparation of a comprehensive structure plans to guide development is supported. In particular, it enables discussions with service providers (including Fire and Emergency) to occur for a growth area in a holistic manner.	Retain UFD-P4 as notified.

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				It is also important that adequate infrastructure is in place before enabling the development of these large growth areas, particularly those that are intended to be serviced with a reticulated water supply network.	
UFD-P4	S81.049	Horticulture New Zealand	Support	Structure plans provide a structured way to address the potential conflict that can arise at a new urban boundary.	Retain UFD-P4.
UFD-M2	S57.020	Fire and Emergency New Zealand	Support	This method supports and recognises the significance of infrastructure to the community. As defined in the RMA, infrastructure includes a water supply distribution system which Fire and Emergency supports as a reliable mechanism in providing firefighting water supply.	Retain UFD-M2 as notified.
UFD-M3	S42.020	New Zealand Pork Industry Board	Support	Support comprehensive structure planning while noting that structure planning should directly respond to the rural urban interface and potential conflicts and reverse sensitivity issues. Support the reference to Policy UD12 of the Regional Policy Statement.	Retain UFD-M3 as proposed.
UFD-M3	S57.021	Fire and Emergency New Zealand	Support	The preparation of a comprehensive structure plans to guide development is supported. In particular, it enables discussions with service providers (including Fire and Emergency) to occur for a growth area in a holistic manner. It is also important that adequate infrastructure is in place before enabling the development of these large growth areas, particularly those that are intended to be serviced with a reticulated water supply network.	Retain UFD-M3 as notified.
UFD-AER3	S81.050	Horticulture New Zealand	Amend	The Anticipated Environmental Result seeks to minimise loss of highly productive land but the policy is 'avoid'. The AER should reflect the policy.	Amend UFD-AER3 as follows: 'Urban development that avoids, remedies or mitigates adverse environmental effects, and minimises avoids the loss of valuable highly productive land.'

CENTRAL HAWKE'S BAY PROPOSED DISTRICT PLAN

SUMMARY OF SUBMISSIONS BY PLAN PROVISION

Part 2: Energy, Infrastructure, and Transport

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
NU - Network Utilities	S11.005	Hawke's Bay Regional Council	Support	HBRC supports the provisions in the Network Utilities chapter	No changes
NU - Network Utilities	S56.001	Powerco Limited	Support	Powerco supports the separate Network Utilities Chapter covering network utilities set out in the PDP. Considering utilities on a district-wide basis and containing all rules in a separate section assists plan administration and enable both network utility operators and the community to be able to easily determine the status of an activity.	Retain separate NU - Network Utilities chapter.
NU - Network Utilities	S78.013	Waka Kotahi NZ Transport Agency	Support	Support the objectives, policies, rules and standards relating to network utilities within the identified ONL and ONFs being contained in the NU - Network Utilities chapter of the District Plan.	Retain the provisions relating to network utilities within ONL/ONFs within the 'NU - Network Utilities' chapter.
NU - Network Utilities	S79.017	Transpower New Zealand Ltd	Amend	Transpower is supportive of a specific Network Utilities Chapter as the provision of a chapter reflects the mandatory direction in the National Planning Standards. As proposed, the majority of the provisions do not specifically address the National Grid, rather group all Network Utilities together. Transpower is not opposed to such an approach. However, in order to give effect to the NPESET, Transpower seeks provisions specific to the National Grid.	Retain 'NU - Network Utilities' chapter, subject to the relief sought in other Transpower submission points, and also seeks provisions specific to the National Grid, as outlined in Transpower submission.
NU - Network Utilities	S117.026	Chorus New Zealand Limited	Support	The initial statement that 'The provisions in this chapter override the respective Zone provisions in Part 3 Area-Specific Matters, unless otherwise specified in this chapter' provides clarity and supports the statements made in the Introduction and General Provisions section in Part 1 of the Proposed District Plan.	Retain the initial statement at the start of the 'NU - Network Utilities' chapter.
NU - Network Utilities	S118.026	Spark New Zealand Trading Limited	Support	The initial statement that 'The provisions in this chapter override the respective Zone provisions in Part 3 Area-Specific Matters, unless otherwise specified in this chapter' provides clarity and	Retain the initial statement at the start of the 'NU - Network Utilities' chapter.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				supports the statements made in the Introduction and General Provisions section in Part 1 of the Proposed District Plan.	
NU - Network Utilities	S119.026	Vodafone New Zealand Limited	Support	The initial statement that 'The provisions in this chapter override the respective Zone provisions in Part 3 Area-Specific Matters, unless otherwise specified in this chapter' provides clarity and supports the statements made in the Introduction and General Provisions section in Part 1 of the Proposed District Plan.	Retain the initial statement at the start of the 'NU - Network Utilities' chapter.
NU - Introduction	S56.005	Powerco Limited	Amend	Powerco supports the fourth paragraph of the Network Utilities Chapter Introduction. The explanation of how the plan works is necessary for clarity. However, it should go on and ensure that users of the district plan understand which objectives, policies and rules apply to network utility activities.	Add further sentence to the end of paragraph 4 of NU - Introduction as follows: '... The objectives, policies and rules in this chapter are the only objectives, policies and rules that apply to Network Utility activities, however the following Part 2 - District-Wide Matters chapters may also be relevant to network utilities: EW - Earthworks, TRANS - Transport, HH - Historic Heritage, ECO - Ecosystems & Indigenous Biodiversity, SUB - Subdivision, EW - Earthworks, LIGHT - Light, and NOISE - Noise.'
NU - Introduction	S79.018	Transpower New Zealand Ltd	Amend	Transpower largely supports the introductory statement which outlines the role, and importance of network utilities. The reference to the NESs is supported, as it clarifies that the NESs prevail (which is the case for the NESETA). Transpower also supports paragraph 4 of the Introduction. This makes it clear that the operation, maintenance, upgrade and development of the National Grid is to be solely addressed in the NU chapter. This approach is supported. However, the statement is potentially confused by references to rules in addition to the provisions in this chapter. These clauses are confusing in light of the earlier clause saying the NU provisions are stand alone. Transpower's preference is for a standalone set of provisions within the Network Utilities Chapter as it avoids duplication (in terms of the zone rules) and provides a coherent set of rules which applicants	Amend paragraphs 4/5 of 'NU - Introduction' as follows: '... Because many network utilities are lineal, and traverse many parts of the District, it is considered appropriate that a single set of rules are provided which apply across the District. Provisions to manage the effects of other activities on network utilities (including state highway and rail corridors, the National Grid, and gas transmission pipelines) are contained within the Network Utilities provisions of the plan elsewhere in the District Plan, in the respective zones in Part 3 of the District Plan, and the NOISE - Noise chapter of the District Plan... ' And provide clarity as to the relationship of the 'NU - Network Utilities' chapter to other chapters in the Proposed Plan, and make amendments to the

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				can refer to. A standalone set of provisions as provided in the notified plan is also consistent with the National Planning Standards, Standard 7.	Proposed Plan to clarify the provisions and make the 'NU - Network Utilities' chapter stand alone.
NU - Introduction	S90.006	Centralines Limited	Support	Centralines consider it important that key messages are presented clearly and consistently in the Proposed Plan. In this regard, Centralines consider that comments relating to infrastructure provision are presented fairly and reasonably in the preamble to the INF - Infrastructure ['NU - Network Utilities?'] section of the Proposed Plan.	Retain 'NU - Introduction' as notified
NU - Introduction	S117.027	Chorus New Zealand Limited	Support	The introduction is supported. It highlights the function of telecommunications and radiocommunications, highlights the need for customer connections, and reinforces the applicability of the NESTF (noting that the abbreviation in this introduction does not align with the abbreviations section of the Proposed District Plan).	Retain the 'NU - Introduction' section.
NU - Introduction	S118.027	Spark New Zealand Trading Limited	Support	The introduction is supported. It highlights the function of telecommunications and radiocommunications, highlights the need for customer connections, and reinforces the applicability of the NESTF (noting that the abbreviation in this introduction does not align with the abbreviations section of the Proposed District Plan).	Retain the 'NU - Introduction' section.
NU - Introduction	S119.027	Vodafone New Zealand Limited	Support	The introduction is supported. It highlights the function of telecommunications and radiocommunications, highlights the need for customer connections, and reinforces the applicability of the NESTF (noting that the abbreviation in this introduction does not align with the abbreviations section of the Proposed District Plan).	Retain the 'NU - Introduction' section.
NU-I1	S56.006	Powerco Limited	Oppose	Powerco supports the issue setting out the essential role of network utilities. The issue gets restricted by referring to network utilities adverse effects. The adverse effects of network utilities are discussed in NU-I2.	Amend NU-I1 as follows: 'Essential Role of Network Utilities Network utilities have important functions and enable people and communities to provide for their health and safety and social, economic, and cultural wellbeing, but can have adverse effects on the environment, often due to their technical, operational and location specific requirements.'

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
					Explanation ...'
NU-I1	S79.019	Transpower New Zealand Ltd	Support	Transpower supports the issue as it articulates the benefits and importance of network utilities, but also recognises there may be adverse effects on the environment.	Retain NU-I1.
NU-I1	S117.028	Chorus New Zealand Limited	Support	The three issues raised in the Issues section provide context for the Objectives proposed in the Proposed Plan.	Retain NU-I1.
NU-I1	S118.028	Spark New Zealand Trading Limited	Support	The three issues raised in the Issues section provide context for the Objectives proposed in the Proposed Plan.	Retain NU-I1.
NU-I1	S119.028	Vodafone New Zealand Limited	Support	The three issues raised in the Issues section provide context for the Objectives proposed in the Proposed Plan.	Retain NU-I1.
NU-I1	S129.014	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports NU-I1 as notified. Retain as notified.	Retain NU-I1 as notified.
NU-I2	S56.007	Powerco Limited	Oppose	Powerco opposes the issue recognising at times there are adverse effects of network utilities. The issue needs to go on to state that the adverse effects are often due to their technical, operational and location specific requirements.	Amend NU-I2 as follows: 'Adverse Effects of Network Utilities and Amateur Radio Configuration Some network utilities and amateur radio facilities can have adverse effects on the environment, often due to their technical, operational, and location-specific requirements. Explanation ...'
NU-I2	S79.020	Transpower New Zealand Ltd	Support	Transpower is supportive of the recognition of technical requirements or constraints, and that a balanced approach is required.	Retain NU-I2.
NU-I2	S117.029	Chorus New Zealand Limited	Support	The three issues raised in the Issues section provide context for the Objectives proposed in the Proposed Plan.	Retain NU-I2.
NU-I2	S118.029	Spark New Zealand Trading Limited	Support	The three issues raised in the Issues section provide context for the Objectives proposed in the Proposed Plan.	Retain NU-I2.
NU-I2	S119.029	Vodafone New Zealand Limited	Support	The three issues raised in the Issues section provide context for the Objectives proposed in the Proposed Plan.	Retain NU-I2.

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NU-I2	S129.015	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports NU-I2 as notified. Retain as notified.	Retain NU-I2 as notified.
NU-I3	S56.008	Powerco Limited	Support	Powerco supports the issue addressing the effects of other activities on network utilities.	Retain NU-I3 as notified.
NU-I3	S78.014	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain NU-I3 as written.
NU-I3	S79.021	Transpower New Zealand Ltd	Support	Transpower supports recognition of the effects of other party activities on network utilities, and in particular the potential for some activities to constrain and compromise network utilities. The issue appropriately recognises that that the issue of adverse effects on the network is wider than solely that of reverse sensitivity. Specific recognition of the National Grid is supported.	Retain NU-I3.
NU-I3	S117.030	Chorus New Zealand Limited	Support	The three issues raised in the Issues section provide context for the Objectives proposed in the Proposed Plan.	Retain NU-I3.
NU-I3	S118.030	Spark New Zealand Trading Limited	Support	The three issues raised in the Issues section provide context for the Objectives proposed in the Proposed Plan.	Retain NU-I3.
NU-I3	S119.030	Vodafone New Zealand Limited	Support	The three issues raised in the Issues section provide context for the Objectives proposed in the Proposed Plan.	Retain NU-I3.
NU-I3	S129.016	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports NU-I3 as notified however requests the inclusion of the qualifier 'where not appropriately managed,' to reflect that subdivision, land use, and development in close proximity to existing network utilities may not unnecessarily constrain or compromise the safe and efficient functioning of the utility where well planned and considered. Amendments sought.	Amend NU-I3 as follows: 'Effects of Other Activities on Network Utilities Where not appropriately managed, A n e w subdivision, land use and development may impact on the safe and efficient functioning of network utilities. Explanation Where not appropriately managed, A n e w subdivision, land use and development in close proximity to existing network utilities can have the potential to constrain or compromise the efficient or effective operation, maintenance and development of those network utilities. In some instances, this can compromise health and safety through the location of sensitive activities close to network utilities, and through activities not adhering to safe clearances or safe distances from

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					network utilities e.g. from electricity transmission networks (including the National Grid), high pressure gas network, overhead lines and cables, navigational aids, road and railway corridors etc.'
NU-O1	S56.009	Powerco Limited	Oppose	Powerco opposes the objective as it refers to providing essential and secure services. Services is defined in the PDP and does not include gas distribution connections nor electricity connections which are essential infrastructure. Connections should be added so that the objective applies to all network utility operations.	Amend NU-O1 as follows: 'Recognise and provide for safe, efficient and resilient network utilities throughout the District that provide essential and secure services and connections , including in emergencies, that enable people and communities to provide for their health, safety and wellbeing.'
NU-O1	S57.022	Fire and Emergency New Zealand	Support	NU-O1 is supported insofar that the objective requires plan users to provide safe and resilient network utilities that provide essential and secure services, including in emergencies, that enable people and communities to provide for their health, safety and wellbeing.	Retain NU-O1 as notified.
NU-O1	S78.015	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain NU-O1 as written.
NU-O1	S79.022	Transpower New Zealand Ltd	Support	Transpower supports the objective as it recognises the importance and role of network utilities. While not specific to the National Grid, Transpower supports the general application of the objective. The objective is given effect to in policies, specifically policy NU-P1 which references benefits. The objective gives effect to the NPSET. Should the objective be amended, Transpower would support a specific objective to give effect to the NPSET.	Retain NU-O1. Should the objective be amended, Transpower would support a specific objective to give effect to the NPSET.
NU-O1	S81.051	Horticulture New Zealand	Support	Recognising and providing for network utilities is consistent with national direction.	Retain NU-O1.
NU-O1	S90.007	Centralines Limited	Support	Centralines support the wording of NU-O1 as it clearly acknowledges Centralines role as a "Lifeline Utility" provider.	Retain NU-O1 as notified.
NU-O1	S117.031	Chorus New Zealand Limited	Amend	NU-O1 as proposed covers the same matters as best practice provision IE-O1, although IE-O1 provides greater context as to why network utilities should be safe, effective, efficient and resilient.	Delete NU-O1, and replace as follows: 'Effective, resilient, efficient and safe network utilities that: 1. provide essential and secure services, including in emergencies;

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				See wording in body of submission to explain why best practice provisions should be utilised.	2. facilitate local, regional, national or international connectivity; 3. contribute to the economy and support a high standard of living; 4. integrate with urban development; 5. enable people and communities to provide for their health, safety and wellbeing.'
NU-O1	S118.031	Spark New Zealand Trading Limited	Amend	NU-O1 as proposed covers the same matters as best practice provision IE-O1, although IE-O1 provides greater context as to why network utilities should be safe, effective, efficient and resilient. See wording in body of submission to explain why best practice provisions should be utilised.	Delete NU-O1, and replace as follows: 'Effective, resilient, efficient and safe network utilities that: 1. provide essential and secure services, including in emergencies; 2. facilitate local, regional, national or international connectivity; 3. contribute to the economy and support a high standard of living; 4. integrate with urban development; 5. enable people and communities to provide for their health, safety and wellbeing.'
NU-O1	S119.031	Vodafone New Zealand Limited	Amend	NU-O1 as proposed covers the same matters as best practice provision IE-O1, although IE-O1 provides greater context as to why network utilities should be safe, effective, efficient and resilient. See wording in body of submission to explain why best practice provisions should be utilised.	Delete NU-O1, and replace as follows: 'Effective, resilient, efficient and safe network utilities that: 1. provide essential and secure services, including in emergencies; 2. facilitate local, regional, national or international connectivity; 3. contribute to the economy and support a high standard of living; 4. integrate with urban development; 5. enable people and communities to provide for their health, safety and wellbeing.'
NU-O1	S129.017	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the objective as notified. Retain as notified.	Retain NU-O1 as notified.
NU-O2	S56.010	Powerco Limited	Support	Powerco seeks that the policy be amended to recognise that adverse effects of network utilities (especially new network utilities) may not be capable of being avoided, remedied or mitigated at times.	Amend NU-O2 as follows: 'The adverse effects of network utilities on the environment are avoided, remedied or mitigated as far as reasonably practicable , while recognising the functional and operational needs

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
					of network utilities (including those associated with their scale, design and locational requirements).'
NU-O2	S78.016	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain NU-O2 as written.
NU-O2	S79.023	Transpower New Zealand Ltd	Support	Transpower supports the objective as it recognises the functional and operational needs (which include constraints) of network utilities. While not specific to the National Grid, Transpower supports the general application of the objective. The objective gives effect to the NPSET. Should the objective be amended, Transpower would support a specific objective to give effect to the NPSET.	Retain NU-O2. Should the objective be amended, Transpower would support a specific objective to give effect to the NPSET.
NU-O2	S90.008	Centralines Limited	Support	Centralines support the wording of NU-O2 as it appropriately recognises the balance between managing effects of network utilities, while also recognising that this infrastructure has specific operational and functional requirements.	Retain NU-O2 as notified.
NU-O2	S117.032	Chorus New Zealand Limited	Amend	NU-O2 aligns with IE-O2 of the best practice provisions, although does not require consideration of the positive effects that network utilities can have. The definition of effect in the Resource Management Act includes positive effects.	Delete NU-O2, and replace as follows: 'The adverse effects of network utilities on the environment are avoided, remedied or mitigated while recognising: 1. the functional need and operational need of network utilities; 2. that positive effects of network utilities may be realised locally, regionally or nationally.'
NU-O2	S118.032	Spark New Zealand Trading Limited	Amend	NU-O2 aligns with IE-O2 of the best practice provisions, although does not require consideration of the positive effects that network utilities can have. The definition of effect in the Resource Management Act includes positive effects.	Delete NU-O2, and replace as follows: 'The adverse effects of network utilities on the environment are avoided, remedied or mitigated while recognising: 1. the functional need and operational need of network utilities; 2. that positive effects of network utilities may be realised locally, regionally or nationally.'
NU-O2	S119.032	Vodafone New Zealand Limited	Amend	NU-O2 aligns with IE-O2 of the best practice provisions, although does not require consideration of the positive effects that network utilities can have. The definition of effect in the	Delete NU-O2, and replace as follows: 'The adverse effects of network utilities on the environment are avoided, remedied or mitigated while recognising:

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				Resource Management Act includes positive effects.	1. the functional need and operational need of network utilities; 2. that positive effects of network utilities may be realised locally, regionally or nationally.'
NU-O2	S129.018	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the objective as notified. Retain as notified.	Retain NU-O2 as notified.
NU-O3	S56.011	Powerco Limited	Support	Powerco supports recognising that network utilities may be compromised by allowing incompatible subdivision, land use or development locating in close proximity. Recognising that such incompatible activities may cause reverse sensitivity effects.	Retain NU-O3 as notified.
NU-O3	S78.017	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain NU-O3 as written.
NU-O3	S79.024	Transpower New Zealand Ltd	Amend	The provision of an objective specific to effects on network utilities is supported. In particular, Transpower supports recognition that it is not only reverse sensitivity effects which can compromise network utilities, but also the direct adverse effects of subdivision, land use and development. Should the objective be amended, Transpower would support a specific objective to give effect to the NPSET.	Retain NU-O3. Should the objective be amended, Transpower would support a specific objective to give effect to the NPSET.
NU-O3	S81.052	Horticulture New Zealand	Amend	The objective is rather absolute. The NPSET seeks that activities are managed 'to the extent reasonably possible (e.g Policy 10). This should be reflected in the objective.	Amend NU-O3 as follows: 'The safety, maintenance, upgrade or development of network utilities is, to the extent reasonably possible , not compromised by incompatible subdivision, land use or development, including the potential for reverse sensitivity effects.'
NU-O3	S90.009	Centralines Limited	Support	Centralines support the intent behind NU-O3 as it will ensure that development around infrastructure manages any potential reverse sensitivity effects, as well as to direct rules and development standards that are enabling to the development and operation of the local electricity distribution network.	Retain NU-O3 as notified.

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NU-O3	S117.033	Chorus New Zealand Limited	Amend	The intention of NU-O3, in that it provides for Reverse Sensitivity is supported, but the objective should be made to be more explicit, as per IE-O3 in the best practice provisions.	Delete NU-O3, and replace as follows: 'Network utilities are protected from adverse effects, including reverse sensitivity effects, of subdivision, use and development by, where necessary: 1. set-backs or buffer corridors within which incompatible activities will be managed; 2. controls on the activities of others' where they can compromise the operation, safety, maintenance, upgrade and development of network utilities.'
NU-O3	S118.033	Spark New Zealand Trading Limited	Amend	The intention of NU-O3, in that it provides for Reverse Sensitivity is supported, but the objective should be made to be more explicit, as per IE-O3 in the best practice provisions.	Delete NU-O3, and replace as follows: 'Network utilities are protected from adverse effects, including reverse sensitivity effects, of subdivision, use and development by, where necessary: 1. set-backs or buffer corridors within which incompatible activities will be managed; 2. controls on the activities of others' where they can compromise the operation, safety, maintenance, upgrade and development of network utilities.'
NU-O3	S119.033	Vodafone New Zealand Limited	Amend	The intention of NU-O3, in that it provides for Reverse Sensitivity is supported, but the objective should be made to be more explicit, as per IE-O3 in the best practice provisions.	Delete NU-O3, and replace as follows: 'Network utilities are protected from adverse effects, including reverse sensitivity effects, of subdivision, use and development by, where necessary: 1. set-backs or buffer corridors within which incompatible activities will be managed; 2. controls on the activities of others' where they can compromise the operation, safety, maintenance, upgrade and development of network utilities.'
NU-O3	S129.019	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the objective, however requests minor amendments to wording to reflect that there will be	Amend NU-O3 as follows: 'The safety, maintenance, upgrade or development of network utilities is not

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				circumstances where subdivision, land use and development may be appropriate and is unlikely to result in reverse sensitivity effects. Amendments sought.	compromised by incompatible and/or inappropriate subdivision, land use or development, including the potential for where it is likely to result in reverse sensitivity effects.'
NU-O4	S129.020	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the objective as notified. Retain as notified.	Retain NU-O4 as notified.
NU-PXX (new policy)	S79.026	Transpower New Zealand Ltd	Amend	<p>Transpower would support the provision of a policy relating to managing the effects of the National Grid electricity transmission network. Such a policy would give effect to Sections 6 and 7 (policies 1 - 8) of the NPSET.</p> <p>In particular: Policy 8 of the NPSET. Given the nature of existing assets within the district and very confined nature of existing settlements, the policy approach by Transpower is focused on Policy 8 of the NPSET which relates to rural areas as opposed to Policy 7 (Urban areas).</p> <p>Clause 1 would give effect to NPSET Policy 4. Clause 2 would give effect to NPSET Policy 3. Clauses 3 and 4 give effect to NPSET Policy 8. Policy 8 provides a 'seek to avoid' approach within more valued areas. Clause 4 also reconciles the NPSET and the NZCPS by providing a policy framework specific to the coastal environment. Clause 5 is a general avoid, remedy or mitigate clause.</p> <p>While Policies NU-P2 and NU-P3 provide a policy framework for addressing the effects of network utilities, they do not give effect to the NPSET in terms of recognising the clear policy directives in respect of the National Grid.</p>	<p>Add a new policy to the 'NU - Network Utilities' chapter as follows: Manage the adverse effects of the planning and development of the National Grid by:</p> <ol style="list-style-type: none"> 1. Considering the extent to which any adverse effects have been avoided, remedied or mitigated by the route, site and method selection process. 2. Having regard to the functional and operational needs of the network. 3. Seeking to avoid adverse effects on identified High Natural Character Areas, Outstanding Natural Features and Landscapes, Significant Natural Areas, Significant Amenity Features, and areas of high recreational value or high amenity in rural areas. 4. Seeking to avoid significant adverse effects on other areas of natural character and other natural features and landscapes in the coastal environment. 5. Avoiding, remedying or mitigating other adverse effects. <p>In the event of any conflict with any other objectives and policies within the Plan, Policy NU-Pa takes precedence.'</p>

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NU-PXX (new policy)	S117.039	Chorus New Zealand Limited	Amend	While the proposed policies within the Proposed Plan (with proposed amendments) provide direction in terms of effects management in most day to day situations, ensuring co-ordination with the development of land where demand for telecommunications (and network utilities more generally) is helpful. Include IE-P2 from the best practice provisions provided.	Add a new policy in the 'NU - Network Utilities' chapter in the Proposed Plan as follows: ' Network utilities, land use, subdivision, development and urban growth Enable the coordination of network utilities planning and delivery with land use, subdivision, development and urban growth so that future land use and network utilities are integrated, efficient and aligned. '
NU-PXX (new policy)	S117.040	Chorus New Zealand Limited	Amend	Telecommunications technology typically advances at a fast rate, evolving throughout the lifetime of a District Plan. Recognition that technologies can change is a useful provision for a District Plan to have. Include IE-P3 from the best practice provisions provided.	Add a new policy in the 'NU - Network Utilities' chapter in the Proposed Plan as follows: ' Technological advances Provide flexibility for network utilities to adopt new technologies that: 1. improve access to, and efficient use of, networks and services; 2. allow for the re-use of redundant services and structures; 3. increase resilience, safety or reliability of networks and services; 4. result in environmental benefits and enhancements; or 5. promote environmentally sustainable outcomes including green infrastructure and the increased the utilisation of renewable resources.'
NU-PXX (new policy)	S117.041	Chorus New Zealand Limited	Amend	The proposed policies within the PDP do not provide guidance as to what Plan users must consider if telecommunications or any network utilities have a functional or operational need to be located in a hazard area. While some guidance is provided in the Natural Hazards chapter, further guidance in the Network Utilities chapter is appropriate. Include IE-P6 from the best practice provisions provided.	Add a new policy in the 'NU - Network Utilities' chapter in the Proposed Plan as follows: ' Natural hazards and network utilities Only provide for network utilities in areas identified in the plan as subject to natural hazards where the network utility: 1. does not pose a significant risk, or exacerbate an existing risk, to other people or property; and 2. has a functional need or operational need to be located in the area; or

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					<p>3. is not vulnerable to the risks of the natural hazard; or</p> <p>4. is designed to maintain reasonable and safe operation during and in the immediate aftermath of a natural hazard event.'</p>
NU-PXX (new policy)	S118.039	Spark New Zealand Trading Limited	Amend	While the proposed policies within the Proposed Plan (with proposed amendments) provide direction in terms of effects management in most day to day situations, ensuring co-ordination with the development of land where demand for telecommunications (and network utilities more generally) is helpful. Include IE-P2 from the best practice provisions provided.	Add a new policy in the 'NU - Network Utilities' chapter in the Proposed Plan as follows: ' Network utilities, land use, subdivision, development and urban growth Enable the coordination of network utilities planning and delivery with land use, subdivision, development and urban growth so that future land use and network utilities are integrated, efficient and aligned.'
NU-PXX (new policy)	S118.040	Spark New Zealand Trading Limited	Amend	Telecommunications technology typically advances at a fast rate, evolving throughout the lifetime of a District Plan. Recognition that technologies can change is a useful provision for a District Plan to have. Include IE-P3 from the best practice provisions provided.	Add a new policy in the 'NU - Network Utilities' chapter in the Proposed Plan as follows: ' Technological advances Provide flexibility for network utilities to adopt new technologies that:
					<p>1. improve access to, and efficient use of, networks and services;</p> <p>2. allow for the re-use of redundant services and structures;</p> <p>3. increase resilience, safety or reliability of networks and services;</p> <p>4. result in environmental benefits and enhancements; or</p> <p>5. promote environmentally sustainable outcomes including green infrastructure and the increased the utilisation of renewable resources.'</p>
NU-PXX (new policy)	S118.041	Spark New Zealand Trading Limited	Amend	The proposed policies within the PDP do not provide guidance as to what Plan users must consider if telecommunications or any network utilities have a functional or operational need to be located in a hazard area. While some guidance is provided in the Natural Hazards chapter, further	Add a new policy in the 'NU - Network Utilities' chapter in the Proposed Plan as follows: ' Natural hazards and network utilities Only provide for network utilities in areas identified in the plan as subject to natural hazards where the network utility:

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				guidance in the Network Utilities chapter is appropriate. Include IE-P6 from the best practice provisions provided.	<ol style="list-style-type: none"> 1. does not pose a significant risk, or exacerbate an existing risk, to other people or property; and 2. has a functional need or operational need to be located in the area; or 3. is not vulnerable to the risks of the natural hazard; or 4. is designed to maintain reasonable and safe operation during and in the immediate aftermath of a natural hazard event.'
NU-PXX (new policy)	S119.039	Vodafone New Zealand Limited	Amend	While the proposed policies within the Proposed Plan (with proposed amendments) provide direction in terms of effects management in most day to day situations, ensuring co-ordination with the development of land where demand for telecommunications (and network utilities more generally) is helpful. Include IE-P2 from the best practice provisions provided.	Add a new policy in the 'NU - Network Utilities' chapter in the Proposed Plan as follows: ' Network utilities, land use, subdivision, development and urban growth Enable the coordination of network utilities planning and delivery with land use, subdivision, development and urban growth so that future land use and network utilities are integrated, efficient and aligned.'
NU-PXX (new policy)	S119.040	Vodafone New Zealand Limited	Amend	Telecommunications technology typically advances at a fast rate, evolving throughout the lifetime of a District Plan. Recognition that technologies can change is a useful provision for a District Plan to have. Include IE-P3 from the best practice provisions provided.	Add a new policy in the 'NU - Network Utilities' chapter in the Proposed Plan as follows: ' Technological advances Provide flexibility for network utilities to adopt new technologies that:

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
NU-PXX (new policy)	S119.041	Vodafone New Zealand Limited	Amend	The proposed policies within the PDP do not provide guidance as to what Plan users must consider if telecommunications or any network utilities have a functional or operational need to be located in a hazard area. While some guidance is provided in the Natural Hazards chapter, further guidance in the Network Utilities chapter is appropriate. Include IE-P6 from the best practice provisions provided.	Add a new policy in the 'NU - Network Utilities' chapter in the Proposed Plan as follows: 'Natural hazards and network utilities Only provide for network utilities in areas identified in the plan as subject to natural hazards where the network utility: 1. does not pose a significant risk, or exacerbate an existing risk, to other people or property; and 2. has a functional need or operational need to be located in the area; or 3. is not vulnerable to the risks of the natural hazard; or 4. is designed to maintain reasonable and safe operation during and in the immediate aftermath of a natural hazard event.'
NU-P1	S56.012	Powerco Limited	Support	Powerco supports recognising the national, regional and local benefits of network utilities, including as lifeline utilities.	Retain NU-P1 as notified.
NU-P1	S57.023	Fire and Emergency New Zealand	Support	NU-P1 is supported insofar that the policy recognises the benefits of network utilities, including as lifeline utilities during an emergency and subsequently providing for the operation, upgrades and development of network utilities, while recognising their functional and operational needs.	Retain NU-P1 as notified (subject to correction of minor typo of '... including as lifeline utilities utilities').
NU-P1	S78.018	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain NU-P1 as written.
NU-P1	S79.025	Transpower New Zealand Ltd	Support	The recognition of the benefits of Network Utilities is supported, and gives effect to Policy 1 of the NPSET. The remainder of the policy gives effect to Policies 2, 3, and 5 of the NPSET. Should the policy be amended, Transpower would support a specific policy to give effect to the NPSET.	Retain NU-P1. Should the policy be amended, Transpower would support a specific policy to give effect to the NPSET.
NU-P1	S90.010	Centralines Limited	Support	Centralines support the wording used for Policy NU- P1 as it clearly acknowledges Centralines electricity transmission function as it supplies the local network - both through enabling upgrades and maintenance, as well as network expansion to	Retain NU- P1 as notified.

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				accommodate the needs of the community. Centralines also supports the explicit recognition of new technologies within this context.	
NU-P1	S117.034	Chorus New Zealand Limited	Amend	While the intention of NU-P1 is generally well aligned with IE-P1 of the best practice provisions, the second part of IE-P1 of the best practice provisions is more prescriptive than what exists in NU-P1 of the Proposed District Plan.	Delete NU-P1, and replace as follows: ¹ Recognise the benefits of network utilities by: a. enabling the operation, maintenance, repair, minor upgrade or removal of existing network utilities throughout the district; b. enabling investigation, monitoring and navigation activities associated with network utility operations throughout the district; c. providing for significant upgrades to, and the development of new, network utilities; d. providing for the functions and responsibilities of network utilities as lifeline utilities during an emergency. The national, regional and local benefits of network utilities that are recognised are those that enable the economic, social, cultural and environmental well-being of people and communities and provide for their health and safety, including through: a. the effective safe, secure and efficient transmission or distribution of electricity, gas, fuel or energy; b. an integrated, efficient and safe transport network for the movement of people and goods by land, air or water, including public transport, walking, cycling, private vehicles; c. effective, reliable and future-proofed communications networks and services; d. effective, resilient, efficient and safe water, wastewater and stormwater treatment systems, networks and services.'
NU-P1	S118.034	Spark New Zealand Trading Limited	Amend	While the intention of NU-P1 is generally well aligned with IE-P1 of the best practice provisions, the second part of IE-P1 of the best practice provisions is more prescriptive than what exists in NU-P1 of the Proposed District Plan.	Delete NU-P1, and replace as follows: ¹ Recognise the benefits of network utilities by: a. enabling the operation, maintenance, repair, minor upgrade or removal of existing network utilities throughout the district;

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					<p>b. enabling investigation, monitoring and navigation activities associated with network utility operations throughout the district; c. providing for significant upgrades to, and the development of new, network utilities; d. providing for the functions and responsibilities of network utilities as lifeline utilities during an emergency.</p> <p>The national, regional and local benefits of network utilities that are recognised are those that enable the economic, social, cultural and environmental well-being of people and communities and provide for their health and safety, including through:</p> <p>a. the effective safe, secure and efficient transmission or distribution of electricity, gas, fuel or energy; b. an integrated, efficient and safe transport network for the movement of people and goods by land, air or water, including public transport, walking, cycling, private vehicles; c. effective, reliable and future-proofed communications networks and services; d. effective, resilient, efficient and safe water, wastewater and stormwater treatment systems, networks and services.'</p>
NU-P1	S119.034	Vodafone New Zealand Limited	Amend	While the intention of NU-P1 is generally well aligned with IE-P1 of the best practice provisions, the second part of IE-P1 of the best practice provisions is more prescriptive than what exists in NU-P1 of the Proposed District Plan.	Delete NU-P1, and replace as follows: ¹ Recognise the benefits of network utilities by: a. enabling the operation, maintenance, repair, minor upgrade or removal of existing network utilities throughout the district; b. enabling investigation, monitoring and navigation activities associated with network utility operations throughout the district; c. providing for significant upgrades to, and the development of new, network utilities; d. providing for the functions and responsibilities of network utilities as lifeline utilities during an emergency.

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					<p>The national, regional and local benefits of network utilities that are recognised are those that enable the economic, social, cultural and environmental well-being of people and communities and provide for their health and safety, including through:</p> <p>a. the effective safe, secure and efficient transmission or distribution of electricity, gas, fuel or energy;</p> <p>b. an integrated, efficient and safe transport network for the movement of people and goods by land, air or water, including public transport, walking, cycling, private vehicles;</p> <p>c. effective, reliable and future-proofed communications networks and services;d. effective, resilient, efficient and safe water, wastewater and stormwater treatment systems, networks and services.'</p>
NU-P1	S129.021	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the policy as notified. Retain as notified.	Retain NU-P1 as notified.
NU-P2	S55.015	Heritage New Zealand Pouhere Taonga	Support	Support that this policy includes reference to HH and SASM. However the policy needs to be supported by a stronger set of rules and standards, including provisions located within the NU chapter.	Retain NU-P2 as notified.
NU-P2	S56.013	Powerco Limited	Oppose	At times network utilities are required to be upgraded and new infrastructure is required to be installed to service the requirements of all buildings, sites and areas including those having Historic Heritage Items, Notable Trees, Wahi Tapu, Wahi Taonga and Sites of Significance to Maori, Significant Natural Areas and Outstanding Natural Features.	Amend NU-P2 as follows: 'Avoid significant adverse effects and remedy or mitigate other adverse effects of upgrades to, and the development of new network utilities on the values and attributes of areas identified in the District Plan as: 1. Historical Heritage Items'
NU-P2	S64.022	Department of Conservation	Support	Policies appropriately reflect Policy 8 of NPS-ET.	Retain NU-P2.
NU-P2	S79.027	Transpower New Zealand Ltd	Amend	Given the specific wording and intent of the NPSET, Transpower seeks a specific National Grid policy as sought.	If a new specific National Grid policy is not provided [as per submission point S79.026], amend NU-P2 to give effect to the NPSET,

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				The NPSET recognises the national significance of the National Grid and provides a suite of specific policies which are required to be given effect to in the district plan. While Policies NU-P2 and NU-P3 provide a policy framework for addressing the effects of network utilities, they do not give effect to the NPSET in terms of recognising the clear policy directives in respect of the National Grid.	including the 'seek to avoid' approach within Policy 8 of the NPSET.
NU-P2	S90.011	Centralines Limited	Amend	Centralines acknowledge the intent of this policy, although it is considered that the term "avoid" is too strong. As the electricity distribution network represents linear infrastructure (as does most other network utility infrastructure), the functional need for the design (line route) of a new section of line often has a functional need to be located through more sensitive environments.	Amend NU-P2 as follows: 'Avoid Manage adverse effects of upgrades to, and the development of new, network utilities on the values and attributes of areas identified in the District Plan as: ...'
NU-P2	S117.035	Chorus New Zealand Limited	Amend	The intention of NU-P2 is generally well aligned with IE-P5 (supported by IE-P7) of the best practice provisions.	Delete NU-P2, and replace as follows: ' Adverse effects of network utilities on areas of outstanding or significant value in the coastal environment 1. Avoid adverse effects of substantial upgrades to, or the development of new network utilities on: a. the values and attributes of areas that are identified in the plan as having outstanding natural character, outstanding natural features or outstanding natural landscapes; b. taxa, ecosystems or vegetation types identified as threatened, rare or protected in the plan in accordance with Policy 11(a) of the NZCPS; 2. avoid significant adverse effects of substantial upgrades to, or the development of new network utilities on the values and attributes of areas that are identified in the plan as having natural character, natural features, natural landscapes, or being significant indigenous vegetation or significant habitats of indigenous fauna and remedy or mitigate other adverse effects. In all areas

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					<p>3. Give priority to avoiding the adverse effects of substantial upgrades to, or the development of new network utilities, on the values and attributes of areas that are identified in the plan as:</p> <ul style="list-style-type: none"> a. wetlands and lakes and rivers and their margins that have natural character; b. outstanding natural features and landscapes outside of the coastal environment; c. areas of significant indigenous vegetation and significant habitats of indigenous fauna outside of the coastal environment; d. ancestral lands, water, sites, wāhi tapu and other taonga of mana whenua; e. historic heritage. <p>4. Where the avoidance of adverse effects under clause (3) is not possible, the appropriateness of the substantial upgrades to, or the development of, new network utilities will be determined by having regard to the matters listed in {Link,5146,Policy IE-P7}.'</p>
NU-P2	S118.035	Spark New Zealand Trading Limited	Amend	The intention of NU-P2 is generally well aligned with IE-P5 (supported by IE-P7) of the best practice provisions.	<p>Delete NU-P2, and replace as follows:Adverse effects of network utilities on areas of outstanding or significant value in the coastal environment</p> <p>1. Avoid adverse effects of substantial upgrades to, or the development of new network utilities on:</p> <ul style="list-style-type: none"> a. the values and attributes of areas that are identified in the plan as having outstanding natural character, outstanding natural features or outstanding natural landscapes; b. taxa, ecosystems or vegetation types identified as threatened, rare or protected in the plan in accordance with Policy 11(a) of the NZCPS; <p>2. avoid significant adverse effects of substantial upgrades to, or the development of new network utilities on the values and attributes of areas that are identified in the</p>

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					<p>plan as having natural character, natural features, natural landscapes, or being significant indigenous vegetation or significant habitats of indigenous fauna and remedy or mitigate other adverse effects.</p> <p>In all areas</p> <p>3. Give priority to avoiding the adverse effects of substantial upgrades to, or the development of new network utilities, on the values and attributes of areas that are identified in the plan as:</p> <ul style="list-style-type: none"> a. wetlands and lakes and rivers and their margins that have natural character; b. outstanding natural features and landscapes outside of the coastal environment; c. areas of significant indigenous vegetation and significant habitats of indigenous fauna outside of the coastal environment; d. ancestral lands, water, sites, wāhi tapu and other taonga of mana whenua; e. historic heritage. <p>4. Where the avoidance of adverse effects under clause (3) is not possible, the appropriateness of the substantial upgrades to, or the development of, new network utilities will be determined by having regard to the matters listed in {Link,5146,Policy IE-P7}.'</p>
NU-P2	S119.035	Vodafone New Zealand Limited	Amend	The intention of NU-P2 is generally well aligned with IE-P5 (supported by IE-P7) of the best practice provisions.	<p>Delete NU-P2, and replace as follows: 'Adverse effects of network utilities on areas of outstanding or significant value in the coastal environment</p> <p>1. Avoid adverse effects of substantial upgrades to, or the development of new network utilities on:</p> <ul style="list-style-type: none"> a. the values and attributes of areas that are identified in the plan as having outstanding natural character, outstanding natural features or outstanding natural landscapes; b. taxa, ecosystems or vegetation types identified as threatened, rare or protected in

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					<p>the plan in accordance with Policy 11(a) of the NZCPS;2. avoid significant adverse effects of substantial upgrades to, or the development of new network utilities on the values and attributes of areas that are identified in the plan as having natural character, natural features, natural landscapes, or being significant indigenous vegetation or significant habitats of indigenous fauna and remedy or mitigate other adverse effects.</p> <p>In all areas</p> <p>3. Give priority to avoiding the adverse effects of substantial upgrades to, or the development of new network utilities, on the values and attributes of areas that are identified in the plan as:</p> <ul style="list-style-type: none"> a. wetlands and lakes and rivers and their margins that have natural character; b. outstanding natural features and landscapes outside of the coastal environment; c. areas of significant indigenous vegetation and significant habitats of indigenous fauna outside of the coastal environment; d. ancestral lands, water, sites, wāhi tapu and other taonga of mana whenua; e. historic heritage. <p>4. Where the avoidance of adverse effects under clause (3) is not possible, the appropriateness of the substantial upgrades to, or the development of, new network utilities will be determined by having regard to the matters listed in {Link,5146,Policy IE-P7}.'</p>
NU-P2	S129.022	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the policy as notified, however seeks minor amendments to wording for clarification purposes.	Amend NU-P2 as follows: 'Avoid adverse effects of upgrades to, and the development of new, network utilities on the values and attributes of areas identified in the District Plan as of: 1. Historical Heritage Items (in HH-SCHED2) and Notable Trees (in TREE-SCHED4);

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					2. Wāhi Tapu, Wāhi Taonga and Sites and Areas of Significance to Māori (in SASM-SCHED3); 3. Significant Natural Areas (in ECO-SCHED5); and 4. Outstanding Natural Features and Landscapes (in NFL-SCHED6); while recognising the extent to which adverse effects can be avoided, may be constrained by a network utility's functional or operational needs.'
NU-P3	S56.014	Powerco Limited	Support	At times network utilities are required to be upgraded and new infrastructure is required to be installed service the requirements of its customers wherever they are located including in High Character Areas and Significant Amenity Features. It is appropriate in these areas that significant adverse effects are avoided.	Retain NU-P3 as notified.
NU-P3	S64.023	Department of Conservation	Support	Policies appropriately reflect Policy 8 of NPS-ET.	Retain NU-P3.
NU-P3	S79.028	Transpower New Zealand Ltd	Amend	Given the specific wording and intent of the NPSET, Transpower seeks a specific National Grid policy as sought. The NPSET recognises the national significance of the National Grid and provides a suite of specific policies which are required to be given effect to in the district plan. While NU-P2 and NU-P3 provide a policy framework for addressing the effects of network utilities, NU-P3 does not give effect to the NPSET.	If a new specific National Grid policy is not provided [as per submission point S79.026], amend NU-P3 to give effect to the NPSET, including the 'seek to avoid' approach within Policy 8 of the NPSET.
NU-P3	S90.012	Centralines Limited	Amend	Centralines acknowledge the intent of this policy, although it is considered that the term 'avoid' is too strong without provision of a qualifying statement. As the electricity distribution network represents linear infrastructure (as does most other network utility infrastructure), the functional need for the design (line route) of a new section of line often has a functional need to be located through more sensitive environments. Amendments are sought.	Amend NU-P3 as follows: 'Avoid significant adverse effects and remedy or mitigate other adverse effects of upgrades to, and the development of new, network utilities on the values and attributes of areas identified in the District Plan as: 1 High Natural Character Areas (in CE-SCHED7); and 2 Significant Amenity Features (in NFL-SCHED6) unless it can be demonstrated that: a) There is an operational need or functional need that means the infrastructure's location

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					<p>cannot be avoided, and there are no reasonable alternatives;</p> <p>b) The design and location of the infrastructure is subordinate to and does not compromise the identified characteristics and values of the High Natural Character Area described in CE-SCHED7 - or the Significant Amenity Features described in NFL-SCHED6;</p> <p>[c)?] The natural components of the High Natural Character Area or Special Amenity Feature will continue to dominate over the influence of human activity.'</p>
NU-P3	S117.036	Chorus New Zealand Limited	Amend	The intention of NU-P3 is generally well aligned with IE-P7 of the best practice provisions.	<p>Delete NU-P3, and replace as follows: Consideration of the adverse effects of network utilities When considering the adverse effects of network utilities on the environment:</p> <ol style="list-style-type: none"> 1. recognise that there may be situations where all adverse effects cannot be avoided, remedied or mitigated; 2. recognise that the adverse effects on the values and attributes of the areas listed in Policy IE-P5(3) can be mitigated by locating some types of network utilities in land transport corridors; 3. decision-makers must have regard to: <ol style="list-style-type: none"> a. the extent to which adverse effects can be avoided, remedied or mitigated may be constrained by a network utility's functional need or operational need; b. the time, duration or frequency of adverse effects; c. the necessity of the network utility including: <ol style="list-style-type: none"> i. the need to quickly repair and restore disrupted services; ii. the impact of not operating, repairing, maintaining, upgrading, removing or developing a network utility; d. existing network utilities including:

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					<p>i. the complexity and connectedness of networks and services; ii. the potential for co-location and shared use of network utility corridors; e. anticipated outcomes for the receiving environment and the degree to which past modifications have compromised the achievement of those outcomes; f. the benefits derived from the network utility at a local, regional and national scale; g. the extent to which the network utility is integrated with, and necessary to support, planned urban development.'</p>
NU-P3	S118.036	Spark New Zealand Trading Limited	Amend	The intention of NU-P3 is generally well aligned with IE-P7 of the best practice provisions.	Delete NU-P3, and replace as follows: Consideration of the adverse effects of network utilities When considering the adverse effects of network utilities on the environment: <ol style="list-style-type: none"> 1. recognise that there may be situations where all adverse effects cannot be avoided, remedied or mitigated; 2. recognise that the adverse effects on the values and attributes of the areas listed in Policy IE-P5(3) can be mitigated by locating some types of network utilities in land transport corridors; 3. decision-makers must have regard to: <ol style="list-style-type: none"> a. the extent to which adverse effects can be avoided, remedied or mitigated may be constrained by a network utility's functional need or operational need; b. the time, duration or frequency of adverse effects; c. the necessity of the network utility including: <ol style="list-style-type: none"> i. the need to quickly repair and restore disrupted services; ii. the impact of not operating, repairing, maintaining, upgrading, removing or developing a network utility; d. existing network utilities including:

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					i. the complexity and connectedness of networks and services; ii. the potential for co-location and shared use of network utility corridors; e. anticipated outcomes for the receiving environment and the degree to which past modifications have compromised the achievement of those outcomes; f. the benefits derived from the network utility at a local, regional and national scale; g. the extent to which the network utility is integrated with, and necessary to support, planned urban development.'
NU-P3	S119.036	Vodafone New Zealand Limited	Amend	The intention of NU-P3 is generally well aligned with IE-P7 of the best practice provisions.	Delete NU-P3, and replace as follows: Consideration of the adverse effects of network utilities When considering the adverse effects of network utilities on the environment: 1. recognise that there may be situations where all adverse effects cannot be avoided, remedied or mitigated; 2. recognise that the adverse effects on the values and attributes of the areas listed in Policy IE-P5(3) can be mitigated by locating some types of network utilities in land transport corridors; 3. decision-makers must have regard to: a. the extent to which adverse effects can be avoided, remedied or mitigated may be constrained by a network utility's functional need or operational need; b. the time, duration or frequency of adverse effects; c. the necessity of the network utility including: i. the need to quickly repair and restore disrupted services; ii. the impact of not operating, repairing, maintaining, upgrading, removing or developing a network utility; d. existing network utilities including:

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					<p>i. the complexity and connectedness of networks and services; ii. the potential for co-location and shared use of network utility corridors; e. anticipated outcomes for the receiving environment and the degree to which past modifications have compromised the achievement of those outcomes; f. the benefits derived from the network utility at a local, regional and national scale; g. the extent to which the network utility is integrated with, and necessary to support, planned urban development.'</p>
NU-P3	S129.023	Kāinga Ora - Homes and Communities	Oppose	Consistent with its submission, Kāinga Ora opposes reference to terms 'high natural character areas' and 'significant amenity features' in that these terms are not defined within the plan, and it is presumed that these areas do not meet the threshold for consideration as 'outstanding natural landscapes and features'. Given the lack of clarity around what constitutes a 'high natural character area' or a 'significant amenity feature', it is unclear to what degree the plan should have regard to these matters within an RMA context. Deletion sought.	Delete NU-P3.
NU-P4	S56.015	Powerco Limited	Oppose	Powerco opposes this policy as it too broad e.g. natural and physical resources and amenity values are extremely wide terms. Requiring 'compliance' with standards and guidelines in a policy is also not supported. The term 'appropriate network utilities' is very subjective, when it appears the intent is for it to apply to overhead electricity and communication lines.	<p>Amend NU-P4 as follows: Manage the effects of network utilities on the environment by: 1. avoiding, remedying or mitigating adverse effects on: a. natural and physical resources; b. amenity values, including from shading, visual dominance, noise, vibration, light spill, traffic and access, dust nuisance; c. the safe and efficient operation of other network utilities, including effects on electricity transmission and the National Grid, gas transmission pipelines, road and rail networks, and infrastructural service networks; 2. requiring assessing requiring assessing compliance with recognised standards and guidelines for the</p>

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					<p>potential adverse effects of noise, vibration, radiofrequency fields and electric and magnetic fields;</p> <p>3. encouraging the progressive undergrounding of appropriate network utilities overhead electricity and telecommunication lines in new areas of development within the General Residential, Rural Lifestyle, Large Lot Residential and Settlement Zones and the systematic replacement of existing overhead services with underground reticulation or the upgrading of existing overhead services within these areas, where this is technically and commercially viable;</p> <p>4. encouraging the co-siting and sharing of masts, facilities, utility corridors and other innovative solutions within residential environments and roads, where technically feasible and practicable;</p> <p>5. encouraging the removal of redundant and superseded network utilities facilities.</p>
NU-P4	S64.024	Department of Conservation	Support	Policies appropriately reflect Policy 8 of NPS-ET.	Retain NU-P4.
NU-P4	S79.029	Transpower New Zealand Ltd	Support	<p>Transpower supports Policy NU-P4. In particular it supports clauses 3, 4 and 5 as:</p> <ul style="list-style-type: none"> - Clause 3 'encourages' undergrounding but also recognises that undergrounding is not always technically or commercially viable. It is noted the policy has limited relevance to Transpower given existing National Grid assets are located outside the zones listed in the policy. - Clause 4 recognises co-siting, but also recognises that co-siting and sharing is not always practicable. This is particularly relevant to the National Grid which has specific technical, operational and safety requirements which mean co-siting is often not appropriate. - Clause 5 'encourages' removal. It is noted the policy has limited relevance to Transpower given the removal of existing National Grid assets is regulated by the NESET. 	Retain NU-P4.

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NU-P4	S90.013	Centralines Limited	Amend	<p>The wording requires further refinement to adequately reflect the operational requirements of Centralines.</p> <p>There is a disconnect within the Proposed Plan whereby the importance of both electricity distribution and transmission are recognised in the NU chapter preamble - and yet NU-P4 only specifies the transmission of electricity. An edit is sought to the policy to make specific reference to effects on the electricity distribution network.</p> <p>Furthermore, the policy direction as drafted, which seeks a systematic replacement of overhead lines to underground cables, oversimplifies the reality of such an undertaking. It is not feasible for Centralines to retrospectively underground this infrastructure in the zones outlined in NU-P4.</p>	<p>Amend NU-P4 as follows: 'Manage the effects of network utilities on the environment by:</p> <ol style="list-style-type: none"> 1. avoiding, remedying or mitigating adverse effects on: <ol style="list-style-type: none"> a. ... b. ... c. the safe and efficient operation of other network utilities, including effects on electricity distribution and transmission networks and the National Grid, gas transmission pipelines, road and rail networks, and infrastructural service networks; d. ... 2. ... 3. encouraging the progressive undergrounding of appropriate network utilities in new areas of development within the General Residential, Rural Lifestyle, Large Lot Residential and Settlement Zones and the systematic replacement of existing overhead services with underground reticulation or the upgrading of existing overhead services within these areas, where this is technically and commercially viable; 4. ... 5. ...'
NU-P4	S117.037	Chorus New Zealand Limited	Amend	<p>The intention of NU-P4 is generally well aligned with IE-P4 of the best practice provisions. However for consistency IE-P4 of the best practice provisions should be used in the Proposed Plan.</p>	<p>Delete NU-P4, and replace as follows: 'Adverse effects of network utilities Manage the adverse effects of network utilities on the environment by:</p> <ol style="list-style-type: none"> 1. recognising that the adverse effects of the ongoing operation, maintenance, repair, upgrade and removal of existing network utilities are typically insignificant or minor by enabling these activities to occur without the need for planning approvals; 2. avoiding, remedying or mitigating the adverse effects of substantial upgrades to, or

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					<p>the development of new network utilities, including effects on:</p> <ul style="list-style-type: none"> a. natural and physical resources; b. amenity values; c. sensitive activities; d. the safe and efficient operation of other network utilities; e. the health, well-being and safety of people and communities. <p>3. managing the potential adverse effects of noise, vibration, radiofrequency fields and electric and magnetic fields by requiring compliance with national environmental standards or other nationally recognised standards or guidelines.4</p> <p>. preferring the undergrounding of new network utilities in urban areas where it is:</p> <ul style="list-style-type: none"> a. technically feasible; b. justified by the extent of adverse visual effects; and c. viable, including where costs are proportionate to the adverse effects being avoided.'
NU-P4	S118.037	Spark New Zealand Trading Limited	Amend	The intention of NU-P4 is generally well aligned with IE-P4 of the best practice provisions. However for consistency IE-P4 of the best practice provisions should be used in the Proposed Plan.	Delete NU-P4, and replace as follows: ' Adverse effects of network utilities Manage the adverse effects of network utilities on the environment by: <ul style="list-style-type: none"> 1. recognising that the adverse effects of the ongoing operation, maintenance, repair, upgrade and removal of existing network utilities are typically insignificant or minor by enabling these activities to occur without the need for planning approvals; 2. avoiding, remedying or mitigating the adverse effects of substantial upgrades to, or the development of new network utilities, including effects on: <ul style="list-style-type: none"> a. natural and physical resources; b. amenity values; c. sensitive activities;

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					<p>d. the safe and efficient operation of other network utilities;e. the health, well-being and safety of people and communities.</p> <p>3. managing the potential adverse effects of noise, vibration, radiofrequency fields and electric and magnetic fields by requiring compliance with national environmental standards or other nationally recognised standards or guidelines.</p> <p>4. preferring the undergrounding of new network utilities in urban areas where it is:</p> <ul style="list-style-type: none"> a. technically feasible; b. justified by the extent of adverse visual effects; and c. viable, including where costs are proportionate to the adverse effects being avoided.'
NU-P4	S119.037	Vodafone New Zealand Limited	Amend	<p>The intention of NU-P4 is generally well aligned with IE-P4 of the best practice provisions. However for consistency IE-P4 of the best practice provisions should be used in the Proposed Plan.</p>	<p>Delete NU-P4, and replace as follows:'Adverse effects of network utilities Manage the adverse effects of network utilities on the environment by:</p> <ul style="list-style-type: none"> 1. recognising that the adverse effects of the ongoing operation, maintenance, repair, upgrade and removal of existing network utilities are typically insignificant or minor by enabling these activities to occur without the need for planning approvals; 2. avoiding, remedying or mitigating the adverse effects of substantial upgrades to, or the development of new network utilities, including effects on: <ul style="list-style-type: none"> a. natural and physical resources; b. amenity values; c. sensitive activities; d. the safe and efficient operation of other network utilities; e. the health, well-being and safety of people and communities. 3. managing the potential adverse effects of noise, vibration, radiofrequency fields and

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					electric and magnetic fields by requiring compliance with national environmental standards or other nationally recognised standards or guidelines. 4. preferring the undergrounding of new network utilities in urban areas where it is: a. technically feasible; b. justified by the extent of adverse visual effects; and c. viable, including where costs are proportionate to the adverse effects being avoided.'
NU-P4	S129.024	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the policy as notified. Retain as notified.	Retain NU-P4 as notified.
NU-P5	S56.016	Powerco Limited	Support	Powerco supports protecting network utilities from the adverse effects of subdivision, use and development.	Retain NU-P5 as notified.
NU-P5	S78.019	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain NU-P5 as written.
NU-P5	S79.030	Transpower New Zealand Ltd	Amend	<p>Transpower is generally supportive of the policy in that it recognises the adverse effects of subdivision, land use and development on the operation, maintenance, upgrading and development of the National Grid. Such policy recognition largely gives effect to Policies 10 and 11 of the NPSET.</p> <p>The policy is also supported in that it recognises that in addition to reverse sensitivity effects, subdivision, land use and development can also compromise the National Grid through activities such as access to the National Grid assets being blocked, buildings and structures being located close to assets, or the location of buildings and activities, including 'sensitive activities' beneath or in close proximity to lines and/or structures can limit Transpower's ability to maintain, upgrade and develop the National Grid.</p> <p>Earthworks (and vertical holes) are an activity</p>	<p>Amend NU-P5 as follows:</p> <p>'To protect network utilities from the adverse effects of subdivision, use and development that may constrain or compromise the safe, effective, secure and efficient operation, maintenance, upgrading and development of network utilities, and the safety and amenity values of people and the community, including by:</p> <p>1. ...</p> <p>...</p> <p>6. managing land use development (including sensitive activities), buildings, earthworks, vertical holes and structures and subdivision near the National Grid, within the National Grid Yard, and subdivision within the National Grid Subdivision Corridor, or around a designated National Grid substation, to avoid reverse sensitivity effects and ensure the electricity</p>

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				<p>which can also adversely affect and compromise the National Grid. It is noted the policy references 'land disturbance' but not earthworks. Given the confined definition of 'land disturbance' in the PDP, Transpower seeks specific reference within the policy to earthworks. It is noted earthworks within the National Grid Yard are managed in the Earthworks chapter (as part of the General District-Wide Matters). However, while there are rules in the EW chapter, there is no specific policy support. Transpower therefore seeks specific policy recognition within NU-P5. Transpower supports reference to subdivision within policy NU-P5. However, for clarity amendment is sought to also include reference to the National Grid Subdivision Corridor as the corridor, not the yard, manages subdivision.</p> <p>The reference to 'near the National Grid' is deleted as the term is vague, uncertain and not required. Instead the policy relies on the defined National Grid Yard and National Grid Subdivision Corridor. The reference to "around a designated National Grid substation" is also deleted as Transpower is not seeking restrictions around its substation beyond the designation boundary itself.</p>	<p>transmission network is not compromised;</p> <p>7. managing land disturbance, earthworks and vertical holes, land use development and buildings to maintain safe electrical clearance distances under electricity distributions lines and support structures; and</p> <p>8. ensuring subdivision of sites containing a network activity retain the ability for the network utility operator to access, operate, maintain, repair and upgrade the network utility.'</p>
NU-P5	S81.053	Horticulture New Zealand	Amend	<p>A change is sought to NU-P5 consistent with the change sought to NU-O3 above, to ensure that the policy reflects the objective to 'recognise and provide for' network utilities. Including 'amenity values' does not link to the objectives.</p>	<p>Amend NU-P5 as follows: 'To ensure that the adverse effects of subdivision, use and development, do not, to the extent reasonably possible, protect network utilities from the adverse effects of subdivision, use and development that may constrain or compromise the safe, effective, secure and efficient operation, maintenance, upgrading and development of network utilities, and the safety and amenity values of people and the community, including by: ...'</p>

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NU-P5	S81.054	Horticulture New Zealand	Oppose	There are easements for gas pipelines so it is not necessary for the district plan to regulate activities that are managed by way of easements.	Delete NU-P5(5) as follows: '... 5. managing land disturbance and activities in the vicinity of gas transmission pipelines; ...'
NU-P5	S81.055	Horticulture New Zealand	Oppose	Clause 6 should be consistent with the areas that are sought to be managed - the National Grid subdivision corridor and the National Grid Yard and around designated National Grid substations.	Amend NU-P5(6) as follows: '... 6. managing land use development (including sensitive activities) buildings, structures and subdivision near within the National Grid subdivision corridor , within the National Grid Yard, or around a designated National Grid substation. ...'
NU-P5	S90.014	Centralines Limited	Support	Centralines supports this policy, which seeks to manage reverse sensitivity effects on network utilities. Centralines infrastructure provides a critical supply of electricity across the district. Policy NU-P5 provides an appropriate level of security in regard to mitigating the actual and potential adverse effects on this strategic infrastructure. In particular, Centralines supports NU-P5(1), (7), and (8).	Retain NU-P5 as notified.
NU-P5	S117.038	Chorus New Zealand Limited	Amend	The intention of NU-P5 is generally well aligned with IE-P8 of the best practice provisions. However for consistency IE-P8 of the best practice provisions should be used in the Proposed Plan.	Delete NU-P5, and replace as follows: 'Adverse effects on network utilities Protect network utilities from the adverse effects of subdivision, use and development that may constrain or compromise the safe and efficient operation, maintenance, repair, upgrading, removal and development of network utilities, including by: 1. locating and designing new buildings and activities sensitive to noise to avoid the potential adverse effects of the railway corridor and national and regional road network; 2. managing access to the railway corridor and national and regional road network;

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					<p>3. managing new activities sensitive to noise within a defined air noise contour;</p> <p>4. avoiding physical obstructions in take-off, approach, landing or departure paths and runway end protection areas;</p> <p>5. requiring subdivision of sites containing significant electricity distribution lines to:a. retain the ability for the network utility operator to access, operate, maintain, repair and upgrade the significant electricity distribution line; andb. ensure that future buildings, earthworks and construction activities maintain safe electrical clearance distances under all building and electricity distribution line operating conditions;</p> <p>6. managing land disturbance and activities sensitive to gas transmission to avoid or mitigate potential adverse effects of, and on, gas transmission pipelines;</p> <p>7. requiring subdivision of sites containing a gas transmission pipeline to retain the ability for the network utility operator to access, operate, maintain, repair and upgrade the gas transmission pipeline;</p> <p>8. managing the activities of others' through set-backs and design controls where it is necessary to achieve appropriate protection of a network utility.'</p>
NU-P5	S118.038	Spark New Zealand Trading Limited	Amend	The intention of NU-P5 is generally well aligned with IE-P8 of the best practice provisions. However for consistency IE-P8 of the best practice provisions should be used in the Proposed Plan.	Delete NU-P5, and replace as follows:' Adverse effects on network utilities Protect network utilities from the adverse effects of subdivision, use and development that may constrain or compromise the safe and efficient operation, maintenance, repair, upgrading, removal and development of network utilities, including by: <p>1. locating and designing new buildings and activities sensitive to noise to avoid the potential adverse effects of the railway corridor and national and regional road network;</p>

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					<p>2. managing access to the railway corridor and national and regional road network;</p> <p>3. managing new activities sensitive to noise within a defined air noise contour;</p> <p>4. avoiding physical obstructions in take-off, approach, landing or departure paths and runway end protection areas;</p> <p>5. requiring subdivision of sites containing significant electricity distribution lines to:</p> <p>a. retain the ability for the network utility operator to access, operate, maintain, repair and upgrade the significant electricity distribution line; and</p> <p>b. ensure that future buildings, earthworks and construction activities maintain safe electrical clearance distances under all building and electricity distribution line operating conditions;</p> <p>6. managing land disturbance and activities sensitive to gas transmission to avoid or mitigate potential adverse effects of, and on, gas transmission pipelines;</p> <p>7. requiring subdivision of sites containing a gas transmission pipeline to retain the ability for the network utility operator to access, operate, maintain, repair and upgrade the gas transmission pipeline;</p> <p>8. managing the activities of others' through set-backs and design controls where it is necessary to achieve appropriate protection of a network utility.'</p>
NU-P5	S119.038	Vodafone New Zealand Limited	Amend	<p>The intention of NU-P5 is generally well aligned with IE-P8 of the best practice provisions. However for consistency IE-P8 of the best practice provisions should be used in the Proposed Plan.</p>	<p>Delete NU-P5, and replace as follows: 'Adverse effects on network utilities Protect network utilities from the adverse effects of subdivision, use and development that may constrain or compromise the safe and efficient operation, maintenance, repair, upgrading, removal and development of network utilities, including by:</p> <p>1. locating and designing new buildings and activities sensitive to noise to avoid the</p>

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					<p>potential adverse effects of the railway corridor and national and regional road network;</p> <p>2. managing access to the railway corridor and national and regional road network;</p> <p>3. managing new activities sensitive to noise within a defined air noise contour;</p> <p>4. avoiding physical obstructions in take-off, approach, landing or departure paths and runway end protection areas;</p> <p>5. requiring subdivision of sites containing significant electricity distribution lines to:</p> <p>a. retain the ability for the network utility operator to access, operate, maintain, repair and upgrade the significant electricity distribution line; and</p> <p>b. ensure that future buildings, earthworks and construction activities maintain safe electrical clearance distances under all building and electricity distribution line operating conditions;</p> <p>6. managing land disturbance and activities sensitive to gas transmission to avoid or mitigate potential adverse effects of, and on, gas transmission pipelines;</p> <p>7. requiring subdivision of sites containing a gas transmission pipeline to retain the ability for the network utility operator to access, operate, maintain, repair and upgrade the gas transmission pipeline;</p> <p>8. managing the activities of others' through set-backs and design controls where it is necessary to achieve appropriate protection of a network utility.'</p>
NU-P5	S129.025	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora generally supports the intent of the policy, however seeks amendments to clarify when activities may require management and to reflect that where well planned, subdivision, use, and development within proximity to network utilities is likely to be appropriate such that reverse sensitivity effects can be appropriately	Amend NU-P5 as follows: 'To protect network utilities from the adverse effects of inappropriate subdivision, use and development that where it may constrain or compromise the safe, effective, secure and efficient operation, maintenance, upgrading and development of network utilities, and the safety and amenity values of people and the community,

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				addressed and/or managed. Amendments sought.	including by: 1. managing new activities through setbacks and design controls, where necessary, to achieve appropriate protection of a network utility; 2. managing new activities that are sensitive to noise adjoining the railway corridor, the national and regional road network, and within any defined noise contour to avoid reverse sensitivity effects; 3. managing access to the railway corridor and to the national and regional road network land transport network ; 4. managing light spill and glare from activities on road users; 5. managing land disturbance and activities in the vicinity of gas transmission pipelines; 6. managing land use development (including sensitive activities), buildings, structures and subdivision near the National Grid, within the National Grid Yard, or around a designated National Grid substation; 7. managing land disturbance, land use development and buildings to maintain safe electrical clearance distances under electricity distributions lines and support structures; and 8. ensuring subdivision of sites containing a network utility activity retain does not unnecessarily compromise the ability for the network utility operator to access, operate, maintain, repair and upgrade the network utility.'
NU-P6	S129.026	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora supports the policy as notified, however seeks minor amendments to the wording of NU-P6(1) as per 'relief sought'. Amendments sought.	Amend NU-P6 as follows: 'To manage the effects of amateur radio configuration by designing, constructing and locating associated masts, poles and antennas and their support structures so as to avoid, remedy or mitigate adverse effects on: 1. residential character and amenity values ; ...'
NU - Rules	S79.031	Transpower New Zealand Ltd	Amend	In relation to the Rules Notes, Transpower supports the reference to the National	Relocate the relevant National Grid provisions in other sections of the Proposed Plan to the 'NU -

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				<p>Environmental Standards for Electricity Transmission Activities (2009) within the Note as it highlights the standards to plan users.</p> <p>As proposed, the structure of the PDP provides for activities undertaken by Transpower to be managed within the Network Utilities section, whereas activities undertaken by other parties within the National Grid Yard and National Grid Subdivision Corridor are managed in the respective activity or zone chapter (i.e. for earthworks, subdivision and in the zone chapters). Transpower's preference is for a standalone set of provisions within the Network Utilities Chapter as it avoids duplication (in terms of the zone rules) and provides a coherent set of rules which applicants can refer to.</p> <p>Specific to other matters addressed within the Note, Transpower supports the attempt at clarity regarding the relationship of various provisions in the plan. However, as noted in an earlier submission point, the cross references to other provisions are confusing.</p>	<p>Network Utilities' chapter. And</p> <p>Insert the following into the Rules Notes section:</p> <p>'...Rules relating to the operation, maintenance, upgrade and development of network utilities are addressed in the NU- Network Utilities chapter of the district plan and reference is not required to other chapters.</p> <p>Rules relating to subdivision and land development involving network utilities and other activities addressed in this chapter are contained in the SUB - Subdivision chapter of the District Plan.</p> <p>Rules relating to earthworks associated with activities addressed in this chapter are contained in the EW - Earthworks chapter of the District Plan.Rules relating to subdivision, land development and earthworks within the National Grid Yard and National Grid Subdivision Corridor are addressed in this chapter.Rules for activities addressed in this chapter that are located within the identified ONL and ONFs are contained in this chapter.</p> <p>The construction, operation, maintenance, replacement, removal and upgrading of cycleways or walkways located within road reserve are subject to the rules of this chapter.</p> <p>Cycleways and walkways located outside road reserve fall within the definition of 'Community Facilities' and are subject to the relevant zone chapter rules.It is important to note that in addition to the provisions in this chapter, a number of other Part 2- District-Wide Matters chapters also contain provisions that may be relevant to network utilities (e.g. TRANS - Transport, HH - Historic Heritage, ECO - Ecosystems & Indigenous Biodiversity, SUB - Subdivision, EW - Earthworks, LIGHT - Light, and NOISE - Noise).'</p>

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NU-R1	S56.017	Powerco Limited	Support	Powerco supports the permitted activity for operation, maintenance, replacement and removal of existing network utilities.	Retain NU-R1 as notified.
NU-R1	S78.020	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain NU-R1 as written.
NU-R1	S79.032	Transpower New Zealand Ltd	Support	Specific to the National Grid, the NESETA provides for various works as permitted activities. Given the NESETA prevails over the district plan provisions, Rule NU-R1 is of limited relevance to the National Grid. Notwithstanding it is of limited relevance, the provision of a permitted activity rule for the ongoing operation, maintenance, replacement and removal of existing network utilities is supported as it recognises existing infrastructure and provides for its ongoing use. The permitted activity status reflects that provided within the NESETA. The default restricted discretionary (and non-complying in respect of radio frequency and electric magnetic fields) is also supported.	Retain NU-R1.
NU-R1	S90.015	Centralines Limited	Support	Centralines supports this rule - although notes that some changes are sought to the standards referenced within.	Retain NU-R1 as notified.
NU-R1	S117.042	Chorus New Zealand Limited	Support	The rule is appropriate, including the matters of discretion should standards be exceeded.	Retain NU-R1 as proposed.
NU-R1	S118.042	Spark New Zealand Trading Limited	Support	The rule is appropriate, including the matters of discretion should standards be exceeded.	Retain NU-R1 as proposed.
NU-R1	S119.042	Vodafone New Zealand Limited	Support	The rule is appropriate, including the matters of discretion should standards be exceeded.	Retain NU-R1 as proposed.
NU-R2	S56.018	Powerco Limited	Support	Powerco supports the permitted activity for the minor upgrading of existing network utilities.	Retain NU-R2 as notified.
NU-R2	S79.033	Transpower New Zealand Ltd	Support	Specific to the National Grid, the NESETA provides for various works as permitted activities. Given the NESETA prevails over the district plan provisions, Rule NU-R1 is of limited relevance to the National Grid. Notwithstanding it is of limited relevance, the provision of a permitted activity rule for the ongoing operation, maintenance, replacement and removal of existing network utilities is supported as	Retain NU-R2.

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				it recognises existing infrastructure and provides for its ongoing use. The permitted activity status reflects that provided within the NESETA. The default restricted discretionary (and non-complying in respect of radio frequency and electric magnetic fields) is also supported.	
NU-R2	S81.056	Horticulture New Zealand	Oppose	Minor upgrading is effectively defined through the activities that are provided for in the rule. HortNZ seeks that there is a limitation to change of voltage undertaken as minor upgrading as the change of voltage can have consequences to clearance distances for activities under the lines. Where a change of voltage is to occur then affected landowners should be aware, and the consequences of the change considered.	Amend NU-R2(1) as follows: '1. Activity Status: PER Where the following conditions are met: a. Limited to: i. ... ii. Alterations and additions to overhead electricity and telecommunications lines on existing poles must not: a.d. or increase the voltage of the line. iii. ... ' And amend NU-R2(2) as follows: '2. Activity status where compliance with condition NU-R2(1)(a) is not achieved: RDIS Matters over which discretion is restricted: a.h. Effects on affected landowners.'
NU-R2	S90.016	Centralines Limited	Amend	Centralines supports this rule in part - noting that the degree of specificity appears to replace the need for a definition as to what constitutes "minor upgrade" in the PDP. However, there are several small amendments sought to make this rule more workable from an operational and practical perspective. The first is to include an additional permitted activity standard ahead of the existing NU-R2(1)(a), which notes that minor upgrading of existing utilities is enabled for all network utilities in existence at the date of the PDP being notified provided non-compliance with the rules relating to the height, diameter or land area occupied, is not exceeded by more than 10%. This would clearly provide for existing operations. If this cannot be	Amend NU-R2(1) as follows: '1. Activity Status: PER Where the following conditions are met: ...(...). All network utilities in existence at the date of public notification of the Hastings[Central Hawke's Bay?] District Plan provided non-compliance with the rules relating to the height, diameter or land area occupied, is not exceeded by more than 10%; or '

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				met, then the rule would then flow to what is contained within NU-R2(1)(a).	
NU-R2	S90.017	Centralines Limited	Amend	Centralines can confirm their satisfaction on having replacement conductors having a 50mm diameter width provided this relates to overhead conductors/lines and not underground which may be significantly larger due to the electrical insulation and mechanical protection sheathing. Notwithstanding the above, a minor drafting amendment is sought to the standard for clarity.	Amend NU-R2(1)(a)(iii) as follows: '1. Activity Status: PER Where the following conditions are met: a. Limited to: i. ... ii. ... iii. The diameter of a single replacement overhead conductor or line must not exceed the diameter of the replaced conductor or line or 50mm, whichever is the greater. ...'
NU-R2	S90.018	Centralines Limited	Amend	Centralines seeks clarification as to whether the rule is referring to a 'bi-pole structure', not 'pi-pole'? Centralines is also uncertain as to why a limit of 3x pole widths is being applied in regard to (NU-R2(1)(a)(v)(b)). Centralines do not support nominal design restrictions being presented in the Proposed Plan as such matters are best provided for under NZECP 34 and the applicable engineering parameters. Technical flexibility is sought by Centralines in regard to technical considerations and the corresponding infrastructure standards of the Proposed Plan.	Amend NU-R2(1)(a)(v)(b) as follows: '1. Activity Status: PER Where the following conditions are met: a. Limited to: i. v. Any pole that replaces an existing pole must not: a. ... b. exceed three times the width of the replacement pole at its widest point, or alternatively where a single pole is replaced with a pi bi pole structure, 4.2m as taken from the pole centres at its widest point; and ...'
NU-R2	S90.019	Centralines Limited	Oppose	Centralines are uncertain as to the two (2) pole restriction for this condition. A 2-pole standard is considered from an operational perspective to be an arbitrary restriction whereby any given terrain, in conjunction with NZECP34, should dictate the number of poles required. In all instances Centralines will apply design efficiency in regard to line upgrades. Applying a quantitative limit for NZECP34 compliance is not considered to be an appropriate mechanism to be included in the	Delete NU-R2(1)(a)(viii) or amend as follows: 'Activity Status: PER Where the following conditions are met: a. Limited to: i. viii. Up to two additional electricity poles may be installed in existing networks where necessary to achieve conductor clearances required by NZCEP 34:2001.

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				Proposed Plan. Centralines seeks removal of Condition NU-R2(1)(a)(viii), or amendment as sought.	...'
NU-R2	S117.043	Chorus New Zealand Limited	Amend	It is appropriate to have provision for minor upgrading of network utilities. Some minor tweaks are sought to better align with permitted upgrading under the NESTF.	Amend NU-R2 as follows: '1. Activity Status: PER Where the following conditions are met: a. Limited to: i. The realignment, configuration, relocation or replacement of electricity, or telecommunication line pipe, pole, conductors, cross arms, switches, transformers, cabinets or ancillary structures must be: a. within 2m 3m of the existing alignment or location; and ii. ... iii. ... iv. ... v. Any pole that replaces an existing pole must not: a. ... b. ... c. have a height exceeding more than 1m above the height of the replaced pole or the relevant maximum height limit for above ground structures under NU-S3, whichever is the greater; and d. ... vi. ... vii. ... viii. ... ix. ... x. Where a new antenna replaces an existing antenna, the new antenna must not: a. exceed 3.5m in length and 700mm in width or the maximum dimension of the existing antenna by more than 20 percent, whichever is the greater ; and b. where it is a dish antenna, exceed 1.2m in diameter or the diameter of the existing antenna by more than 20 percent, whichever is the greater ; and c. where it is attached to a facility, increase the

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					height of the facility by more than 1m , unless the height increase is a result of an increase in the size of the new antenna only. ...'
NU-R2	S118.043	Spark New Zealand Trading Limited	Amend	It is appropriate to have provision for minor upgrading of network utilities. Some minor tweaks are sought to better align with permitted upgrading under the NESTF.	Amend NU-R2 as follows: '1. Activity Status: PER Where the following conditions are met: a. Limited to: i. The realignment, configuration, relocation or replacement of electricity, or telecommunication line pipe, pole, conductors, cross arms, switches, transformers, cabinets or ancillary structures must be: a. within 2m 3m of the existing alignment or location; and ii. ... iii. ... iv. ... v. Any pole that replaces an existing pole must not: a. ... b. ... c. have a height exceeding more than 1m above the height of the replaced pole or the relevant maximum height limit for above ground structures under NU-S3, whichever is the greater; and d. ... vi. ... vii. ... viii. ... ix. ... x. Where a new antenna replaces an existing antenna, the new antenna must not: a. exceed 3.5m in length and 700mm in width or the maximum dimension of the existing antenna by more than 20 percent, whichever is the greater ; and and b. where it is a dish antenna, exceed 1.2m in diameter or the diameter of the existing antenna by more than 20 percent, whichever is the

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					<p>greater; and c. where it is attached to a facility, increase the height of the facility by more than 1m, unless the height increase is a result of an increase in the size of the new antenna only. ...'</p>
NU-R2	S119.043	Vodafone New Zealand Limited	Amend	<p>It is appropriate to have provision for minor upgrading of network utilities. Some minor tweaks are sought to better align with permitted upgrading under the NESTF.</p>	<p>Amend NU-R2 as follows: '1. Activity Status: PER Where the following conditions are met: a. Limited to: i. The realignment, configuration, relocation or replacement of electricity, or telecommunication line pipe, pole, conductors, cross arms, switches, transformers, cabinets or ancillary structures must be: a. within 2m3m of the existing alignment or location; and ii. ... iii. ... iv. ... v. Any pole that replaces an existing pole must not: a. ... b. ... c. have a height exceeding more than 1m above the height of the replaced pole or the relevant maximum height limit for above ground structures under NU-S3, whichever is the greater; and d. ... vi. ... vii. ... viii. ... ix. ... x. Where a new antenna replaces an existing antenna, the new antenna must not: a. exceed 3.5m in length and 700mm in width or the maximum dimension of the existing antenna by more than 20 percent, whichever is the greater; and b. where it is a dish antenna, exceed 1.2m in</p>

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					<p>diameter or the diameter of the existing antenna by more than 20 percent, whichever is the greater; and</p> <p>c. where it is attached to a facility, increase the height of the facility by more than 1m, unless the height increase is a result of an increase in the size of the new antenna only.</p> <p>...'</p>
NU-R3	S64.025	Department of Conservation	Oppose	Construction of new network utilities should not be a permitted activity within Outstanding Natural Features and Landscapes. Section 6(b).	<p>Amend NU-R3 to include 'Permitted' standard to specify the construction of new network utilities where outside of any ONFL, SNA, SASM, HNCA or SAF.</p> <p>Where within one of the above overlay's activity should be 'Restricted Discretionary' with appropriate matters of discretion.</p>
NU-R3	S79.034	Transpower New Zealand Ltd	Amend	<p>Transpower supports the provision of a rule specific to network utilities within the National Grid Yard. The default non-complying activity status is considered the most effective means of giving effect to the NPSET's objective of managing the adverse effects of the network and managing the adverse effects of other activities on the network. While conditions a) and b) are not specific to the National Grid, Transpower is not opposed to their inclusion.</p> <p>A minor amendment is sought to the numbering to make clause (d)(iii) a condition in its own right as opposed to being linked to the 12m setback from a support structure.</p>	<p>Amend NU-R3 as follows:</p> <p>'1. Activity Status: PER</p> <p>Where the following activity conditions are met:</p> <p>a. ...</p> <p>...</p> <p>d. The activity is located a minimum distance of 12 metres from the outer visible foundation of any National Grid support structure and associated stay wire, unless it:</p> <p>i. is a building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 ISSN 0114-0663; or</p> <p>ii. is a network utility (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by a network utility operator that connects to the National Grid; and</p> <p>iii. e. does not permanently physically impede existing vehicular access to a National Grid support structure.'</p>
NU-R3	S81.057	Horticulture New Zealand	Oppose	Reticulation and storage of water for irrigation purposes carried out by a network utility operator	Clarify that 'reticulation and storage of water for irrigation purposes carried out by a network utility

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				<p>is included in the definition of network utility. This could capture irrigation schemes. NU-R3 provides for all network utilities other than reticulation and storage of water for irrigation purposes carried out by a network utility operator within the National Grid Yard. The rule does not even provide for such purposes as an RDIS, as it is specifically excluded from the rule. Nor is it provided for in NU-R4. There may be situations where reticulation and storage of water for irrigation may need to pass through the National Grid Yard. The key issue is that the activity does not impede access to the National Grid infrastructure. This is adequately provided for in condition NU-R3(1)(d)(iii).</p>	<p>operator' is provided as a permitted activity within the National Grid Yard by either NU-R3 or NU-R4. For example, delete from NU-R3 as follows: 'NU-R3 Construction of new network utilities, and upgrading of existing network utilities (that are not regulated by an NES) -within the National Grid Yard (other than for the reticulation and storage of water for irrigation purposes carried out by a network utility operator) All Zones 1. Activity Status: PER Where the following activity conditions are met: a. d. The activity is located a minimum distance of 12 metres from the outer visible foundation of any National Grid support structure and associated stay wire, unless it: i. ... ii. is a network utility (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by a network utility operator that connects to the National Grid; and ...'</p>
NU-R3	S117.044	Chorus New Zealand Limited	Support	The rule is appropriate, including the matters of discretion should standards be exceeded.	Retain NU-R3 as proposed.
NU-R3	S118.044	Spark New Zealand Trading Limited	Support	The rule is appropriate, including the matters of discretion should standards be exceeded.	Retain NU-R3 as proposed.
NU-R3	S119.044	Vodafone New Zealand Limited	Support	The rule is appropriate, including the matters of discretion should standards be exceeded.	Retain NU-R3 as proposed.
NU-R4	S55.016	Heritage New Zealand Pouhere Taonga	Oppose	<p>The rules and standards need to include reference to HH and SASM in order to manage potential adverse effects, in order to give effect to NU-P2. It is noted that HH-R2 provides for new underground customer connections, and replacement of overhead connection, as permitted activities, where the replacements do not involve a change or addition to the building.</p>	<p>Amend NU-R4(1) as follows: '...Where the following activity conditions are met: a. ... b. ... c. ... d. The activity is not within a site containing Historic Heritage as identified in SCHED2, and is not within an area identified as a Site or area</p>

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					of significance to Māori in SCHED3.'And add as follows: 2. Activity status where condition NU-R4(1)(d) is not met: RDIS. Matters of discretion are restricted to effects on heritage and cultural values.'
NU-R4	S56.019	Powerco Limited	Support	Powerco supports the permitted activity for the construction of new network utilities.	Retain NU-R4 as notified.
NU-R4	S64.026	Department of Conservation	Oppose	Construction of new network utilities should not be a permitted activity within Outstanding Natural Features and Landscapes. Section 6(b).	Amend NU-R4 to include 'Permitted' standard to specify the construction of new network utilities where outside of any ONFL, SNA, SASM, HNCA or SAF. Where within one of the above overlay's activity should be 'Restricted Discretionary' with appropriate matters of discretion.
NU-R4	S78.021	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain NU-R4 as written.
NU-R4	S79.035	Transpower New Zealand Ltd	Support	Transpower supports the provision of a rule specific to network utilities outside the National Grid Yard. The new rule would apply to new National Grid assets and while the permitted activity conditions are unlikely to be met, the default restricted discretionary activity status is supported.	Retain NU-R4.
NU-R4	S117.045	Chorus New Zealand Limited	Support	The rule is appropriate, including the matters of discretion should standards be exceeded.	Retain NU-R4 as proposed.
NU-R4	S118.045	Spark New Zealand Trading Limited	Support	The rule is appropriate, including the matters of discretion should standards be exceeded.	Retain NU-R4 as proposed.
NU-R4	S119.045	Vodafone New Zealand Limited	Support	The rule is appropriate, including the matters of discretion should standards be exceeded.	Retain NU-R4 as proposed.
NU-R8	S117.046	Chorus New Zealand Limited	Support	The rule is appropriate, including the matters of discretion should standards be exceeded.	Retain NU-R8 as proposed.
NU-R8	S118.046	Spark New Zealand Trading Limited	Support	The rule is appropriate, including the matters of discretion should standards be exceeded.	Retain NU-R8 as proposed.
NU-R8	S119.046	Vodafone New Zealand Limited	Support	The rule is appropriate, including the matters of discretion should standards be exceeded.	Retain NU-R8 as proposed.

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NU-R9	S79.036	Transpower New Zealand Ltd	Support	While it is not clear what activities Rule RU-R9 would apply to (given the default rule RU-R5) Transpower supports the discretionary rule.	Retain NU-R9.
NU-S1	S56.020	Powerco Limited	Support	Powerco supports the Gross Floor Area and Dimensions for above ground buildings or structures.	Retain NU-S1 as notified.
NU-S1	S64.027	Department of Conservation	Oppose	Reduced footprint and heights of networks utilities are appropriate within amenity and natural area overlays however should not be allowed for as a permitted activity. SNA, SASM, HNCA and SAF overlays should be included within standard.	Amend NU-S1 to include reduced footprint and height as 'Restricted Discretionary' standards for network utilities within amenity and natural area overlays. Activities beyond these to be 'Discretionary'.
NU-S1	S79.037	Transpower New Zealand Ltd	Support	Transpower supports the provision of standards.	Retain NU-S1.
NU-S1	S90.021	Centralines Limited	Amend	Upon review of standard NU-S1(1) Centralines wish to advise Council that the spatial dimensions provided are too small to contain a temporary generator. Centralines consider that to enable a standard temporary generator to be established, an area of 20m ² is sought under the standard. Centralines notes that NU-S1(6) and (7) relate specifically to telecommunication cabinets and no change is sought in this regard. It is noted that in regard to ground mounted electricity distribution cabinets, a cabinet area of at least 5m ² is required so as to provide an envelope for commonly used equipment contained. We note however that this infrastructure is provided for within the wider rule framework.	Amend NU-S1 as follows: 'General Residential Zone / Settlement Zone / Rural Lifestyle Zone / Large Lot Residential Zone 1. Above ground buildings and structures must not exceed a gross floor area limit of: a. ... b. ... c. In the case of temporary electricity generators and self-contained power units to supply existing infrastructure a 20m² area is applicable. ... General Rural Zone / Rural Production Zone 9. Above ground buildings and structures must not exceed a gross floor area limit of a. ... b. ... c. ... d. ... e. In the case of temporary electricity generators and self-contained power units to supply existing infrastructure a 20m² area is applicable. ...

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					Commercial Zone / General Industrial Zone 17. Above ground buildings and structures must not exceed a gross floor area limit of: a. ... b. c. In the case of temporary electricity generators and self-contained power units to supply existing infrastructure a 20m² area is applicable. ...'
NU-S1	S117.047	Chorus New Zealand Limited	Amend	NU-S1 provides clear dimension limits for telecommunications infrastructure, and aligns well with the NESTF. Some minor changes are sought to better provide for current telecommunications technologies and ensure alignment with the NESTF. Further a change to the title is suggested to widen the understanding as to what it is that the standard covers, as it is more than just gross floor area.	Amend NU-S1 as follows: 'NU-S1 Gross Floor Area and Structure Dimensions General Residential Zone / Settlement Zone / Rural Lifestyle Zone / Large Lot Residential Zone (Coastal) ... Rural Production Zone / General Rural Zone / Rural Lifestyle Zone ... 14. A telecommunications cabinet must not exceed a footprint of 2.5m² 5m² and height of 2m 2.5m . 15. A group of telecommunications cabinets must not exceed a combined footprint of 3m². ... Commercial Zone / General Industrial Zone ... 22. A telecommunications cabinet must not exceed a footprint of 2.5m² 5m² and height of 2m 2.5m . 23. A group of telecommunications cabinets must not exceed a combined footprint of 3m². ...'
NU-S1	S118.047	Spark New Zealand Trading Limited	Amend	NU-S1 provides clear dimension limits for telecommunications infrastructure, and aligns well with the NESTF. Some minor changes are sought to better provide for current telecommunications technologies and ensure alignment with the NESTF. Further a change to the title is suggested to widen the understanding as to what it is that the	Amend NU-S1 as follows: 'NU-S1 Gross Floor Area and Structure Dimensions General Residential Zone / Settlement Zone / Rural Lifestyle Zone / Large Lot Residential Zone (Coastal) ...'

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				standard covers, as it is more than just gross floor area.	Rural Production Zone / General Rural Zone / Rural Lifestyle Zone ... 14. A telecommunications cabinet must not exceed a footprint of 2.5m² 5m² and height of 2m 2.5m . 15. A group of telecommunications cabinets must not exceed a combined footprint of 3m². ... Commercial Zone / General Industrial Zone ... 22. A telecommunications cabinet must not exceed a footprint of 2.5m² 5m² and height of 2m 2.5m . 23. A group of telecommunications cabinets must not exceed a combined footprint of 3m². ...'
NU-S1	S119.047	Vodafone New Zealand Limited	Amend	NU-S1 provides clear dimension limits for telecommunications infrastructure, and aligns well with the NESTF. Some minor changes are sought to better provide for current telecommunications technologies and ensure alignment with the NESTF. Further a change to the title is suggested to widen the understanding as to what it is that the standard covers, as it is more than just gross floor area.	Amend NU-S1 as follows: 'NU-S1 Gross Floor Area and Structure Dimensions General Residential Zone / Settlement Zone / Rural Lifestyle Zone / Large Lot Residential Zone (Coastal) ... Rural Production Zone / General Rural Zone / Rural Lifestyle Zone ... 14. A telecommunications cabinet must not exceed a footprint of 2.5m² 5m² and height of 2m 2.5m . 15. A group of telecommunications cabinets must not exceed a combined footprint of 3m². ... Commercial Zone / General Industrial Zone ... 22. A telecommunications cabinet must not exceed a footprint of 2.5m² 5m² and height of 2m 2.5m . 23. A group of telecommunications cabinets must not exceed a combined footprint of 3m². ...'
NU-S2	S56.021	Powerco Limited	Support	Powerco supports the setbacks provided for above ground buildings or structures.	Retain NU-S2 as notified.

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NU-S2	S79.038	Transpower New Zealand Ltd	Support	Transpower supports the provision of standards.	Retain NU-S2.
NU-S2	S117.048	Chorus New Zealand Limited	Amend	A setback for structures is generally supported, in order to assist in the mitigation of bulk and dominance. However telecommunication pole facilities are typically slim, and do not create the bulk and dominance effect wider structures can have. As such, an exemption is sought for pole structures within the standard. It is noted there is no setback standard for structures in legal road, and a pole structure that is on a private site will give rise to similar negligible effects to a pole structure on legal road which has no setback requirement.	Amend NU-S2 as follows: 'General Residential Zone / Settlement Zone / Rural Lifestyle Zone / Large Lot Residential Zone (Coastal) 1. Any part of an above ground building or structure... Except that: a. This standard does not apply to poles with a diameter of 600mm or less, and any permitted attachments to the poles. 2. ... Rural Production Zone / General Rural Zone 3. Any part of an above ground building or structure... Except that: a. This standard does not apply to poles with a diameter of 600mm or less, and any permitted attachments to the poles. 4.'
NU-S2	S118.048	Spark New Zealand Trading Limited	Amend	A setback for structures is generally supported, in order to assist in the mitigation of bulk and dominance. However telecommunication pole facilities are typically slim, and do not create the bulk and dominance effect wider structures can have. As such, an exemption is sought for pole structures within the standard. It is noted there is no setback standard for structures in legal road, and a pole structure that is on a private site will give rise to similar negligible effects to a pole structure on legal road which has no setback requirement.	Amend NU-S2 as follows: 'General Residential Zone / Settlement Zone / Rural Lifestyle Zone / Large Lot Residential Zone (Coastal) 1. Any part of an above ground building or structure... Except that: a. This standard does not apply to poles with a diameter of 600mm or less, and any permitted attachments to the poles. 2. ... Rural Production Zone / General Rural Zone 3. Any part of an above ground building or structure... Except that: a. This standard does not apply to poles with a diameter of 600mm or less, and any permitted attachments to the poles. 4.'

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
NU-S2	S119.048	Vodafone New Zealand Limited	Amend	A setback for structures is generally supported, in order to assist in the mitigation of bulk and dominance. However telecommunication pole facilities are typically slim, and do not create the bulk and dominance effect wider structures can have. As such, an exemption is sought for pole structures within the standard. It is noted there is no setback standard for structures in legal road, and a pole structure that is on a private site will give rise to similar negligible effects to a pole structure on legal road which has no setback requirement.	Amend NU-S2 as follows: 'General Residential Zone / Settlement Zone / Rural Lifestyle Zone / Large Lot Residential Zone (Coastal) 1. Any part of an above ground building or structure... Except that: a. This standard does not apply to poles with a diameter of 600mm or less, and any permitted attachments to the poles. 2. ... Rural Production Zone / General Rural Zone 3. Any part of an above ground building or structure... Except that: a. This standard does not apply to poles with a diameter of 600mm or less, and any permitted attachments to the poles. 4.'
NU-S3	S56.022	Powerco Limited	Support	Powerco supports the height restrictions provided for above ground buildings or structures.	Retain NU-S3 as notified.
NU-S3	S64.028	Department of Conservation	Oppose	Reduced footprint and heights of networks utilities are appropriate within amenity and natural area overlays however should not be allowed for as a permitted activity. SNA, SASM, HNCA and SAF overlays should be included within standard.	Amend NU-S3 to include reduced footprint and height as 'Restricted Discretionary' standards for network utilities within amenity and natural area overlays. Activities beyond these to be 'Discretionary'.
NU-S3	S79.039	Transpower New Zealand Ltd	Support	Transpower supports the provision of standards.	Retain NU-S3.
NU-S3	S90.023	Centralines Limited	Amend	Centralines observes that, as drafted, above ground buildings associated with network utilities have height limits that are more restrictive than height limits for buildings in the zone-based provisions. Centralines seeks amendment to the standard so that the maximum height for poles is be amended so it is consistent across all zones. It is suggested that the height is aligned with the equivalent rule in the Hastings District Plan (NU2vi) which sets a maximum height for masts, antenna, aerials and poles for all zones of 25m. Centralines would not	Amend NU-S3(3), (6) and (10) to reflect the maximum height limits for buildings in the respective zone based chapters. Amend NU-S3(5), (8) and (12) to reflect a maximum height limit of 25m.

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				support a reduction in height from those currently specified in the Proposed Plan.	
NU-S3	S117.049	Chorus New Zealand Limited	Amend	<p>The proposed heights for antennas attached to buildings should align with the NESTF (5m above the part of the building to which it is attached, and in Residential Zones only applies if the building is 15m or higher).</p> <p>The proposed height for antennas attached to poles should be increased so that they are at least 5m above the permitted building height in each zone (with the exception of the Rural zones). This assists in providing better coverage, as the antennas are above structures such as buildings which can interfere with their efficacy.</p> <p>In all Rural Zones (Rural Lifestyle, Rural Production, General Rural and Settlement), the pole height should be 25m to align with the NESTF.</p> <p>GPS antenna, which have a very small size, with effects akin to a lightning rod, should also be excluded from meeting the permitted height standard.</p> <p>It is unclear what the reference to Clause 4 is in standards 6, 7 and 8.</p> <p>The exception in ONF and ONL which has a smaller building height is not practicable for the addition of telecommunication facilities to existing structures/buildings. Removing the exception and making it easier for such facilities to be attached to existing buildings in these areas encourages consolidation of structures in areas where they are not readily expected.</p> <p>The height sought in industrial areas is considered appropriate as it encourages telecommunication companies who need new high facilities to be located in a zone where the amenity is lower, and power and fibre is typically available.</p>	<p>Amend NU-S3 as follows:</p> <p>'... General Residential Zone / Settlement Zone / Rural Lifestyle Zone / Large Lot Residential Zone (Coastal)</p> <p>3. ...</p> <p>4. Where an antenna is can only be attached to a building, the antenna and building must not exceed a combined height of 8.5m. if that building is 15m high. The top of the antenna must not be more than 5m above the point of the building to which it is attached.</p> <p>5. Above ground structures (poles, towers, and telecommunication poles, including combined height of pole and antenna) must not exceed a height of 11.5m 13m.</p> <p>Except that:</p> <p>a. ...</p> <p>b. Lightning rods and GPS antenna are exempt from the maximum structure height standard.</p> <p>Rural Production Zone / Settlement Zone / Rural Lifestyle Zone / General Rural Zone</p> <p>6. Except as excluded in clause 4. below, above ground buildings (where located outside road reserve and the rail corridor) must not exceed a height of 5m...</p> <p>7. Except as excluded in Clause 4 below, where an antenna is attached to a building, the top of the antenna and building must not exceed a combined height 8.5m must not be more than 5m above the point of the building to which it is attached.</p> <p>Except that: a. Where located within an Outstanding Natural Landscape or Outstanding Natural Feature identified in NFL SCHED6, the antenna and building must not exceed a combined height of 6.5m.</p> <p>8. Except as excluded in clause 4. below, above ground structures (poles, towers and</p>

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					<p>telecommunication poles, including combined height of pole and antenna) must not exceed a height of 25m. Except that: a. ... b. Lightning rods and GPS antennas are exempt from the maximum structure height standard. 9. ... Commercial Zone / General Industrial Zone 10. ... 11. Where an antenna is attached to a building, the top of the antenna and building must not exceed a combined height 8.5m must not be more than 5m above the point of the building to which it is attached. 12. Above ground structures (poles, towers, and telecommunication poles, including combined height of pole and antenna) must not exceed a height of 45m25m. Except that: a. ... b. Lightning rods and GPS antenna are exempt from the maximum structure height standard.'</p>
NU-S3	S118.049	Spark New Zealand Trading Limited	Amend	<p>The proposed heights for antennas attached to buildings should align with the NESTF (5m above the part of the building to which it is attached, and in Residential Zones only applies if the building is 15m or higher). The proposed height for antennas attached to poles should be increased so that they are at least 5m above the permitted building height in each zone (with the exception of the Rural zones). This assists in providing better coverage, as the antennas are above structures such as buildings which can interfere with their efficacy. In all Rural Zones (Rural Lifestyle, Rural Production, General Rural and Settlement), the pole height should be 25m to align with the NESTF. GPS antenna, which have a very small size, with</p>	<p>Amend NU-S3 as follows: '... General Residential Zone / Settlement Zone / Rural Lifestyle Zone / Large Lot Residential Zone (Coastal) 3. ... 4. Where an antenna is can only be attached to a building, the antenna and building must not exceed a combined height of 8.5m. if that building is 15m high. The top of the antenna must not be more than 5m above the point of the building to which it is attached. 5. Above ground structures (poles, towers, and telecommunication poles, including combined height of pole and antenna) must not exceed a height of 44.5m 13m.</p>

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				<p>effects akin to a lightning rod, should also be excluded from meeting the permitted height standard.</p> <p>It is unclear what the reference to Clause 4 is in standards 6, 7 and 8.</p> <p>The exception in ONF and ONL which has a smaller building height is not practicable for the addition of telecommunication facilities to existing structures/buildings. Removing the exception and making it easier for such facilities to be attached to existing buildings in these areas encourages consolidation of structures in areas where they are not readily expected.</p> <p>The height sought in industrial areas is considered appropriate as it encourages telecommunication companies who need new high facilities to be located in a zone where the amenity is lower, and power and fibre is typically available.</p>	<p>Except that:</p> <p>a. ...</p> <p>b. Lightning rods and GPS antenna are exempt from the maximum structure height standard.</p> <p>Rural Production Zone / Settlement Zone / Rural Lifestyle Zone / General Rural Zone</p> <p>6. Except as excluded in clause 4 below, above ground buildings (where located outside road reserve and the rail corridor) must not exceed a height of 5m...</p> <p>7. Except as excluded in Clause 4 below, where an antenna is attached to a building, the top of the antenna and building must not exceed a combined height 8.5m must not be more than 5m above the point of the building to which it is attached.</p> <p>Except that: a. Where located within an Outstanding Natural Landscape or Outstanding Natural Feature identified in NFL SCHED6, the antenna and building must not exceed a combined height of 6.5m.</p> <p>8. Except as excluded in clause 4 below, above ground structures (poles, towers and telecommunication poles, including combined height of pole and antenna) must not exceed a height of 25m.</p> <p>Except that:</p> <p>a. ...</p> <p>b. Lightning rods and GPS antennas are exempt from the maximum structure height standard.</p> <p>9. ...</p> <p>Commercial Zone / General Industrial Zone</p> <p>10. ...</p> <p>11. Where an antenna is attached to a building, the top of the antenna and building must not exceed a combined height 8.5m must not be more than 5m above the point of the building to which it is attached.</p> <p>12. Above ground structures (poles, towers, and telecommunication poles, including combined height of pole and antenna) must not exceed a height of 15m25m.</p>

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
					Except that: a. ... b. Lightning rods and GPS antenna are exempt from the maximum structure height standard.'
NU-S3	S119.049	Vodafone New Zealand Limited	Amend	<p>The proposed heights for antennas attached to buildings should align with the NESTF (5m above the part of the building to which it is attached, and in Residential Zones only applies if the building is 15m or higher).</p> <p>The proposed height for antennas attached to poles should be increased so that they are at least 5m above the permitted building height in each zone (with the exception of the Rural zones). This assists in providing better coverage, as the antennas are above structures such as buildings which can interfere with their efficacy.</p> <p>In all Rural Zones (Rural Lifestyle, Rural Production, General Rural and Settlement), the pole height should be 25m to align with the NESTF.</p> <p>GPS antenna, which have a very small size, with effects akin to a lightning rod, should also be excluded from meeting the permitted height standard.</p> <p>It is unclear what the reference to Clause 4 is in standards 6, 7 and 8.</p> <p>The exception in ONF and ONL which has a smaller building height is not practicable for the addition of telecommunication facilities to existing structures/buildings. Removing the exception and making it easier for such facilities to be attached to existing buildings in these areas encourages consolidation of structures in areas where they are not readily expected.</p> <p>The height sought in industrial areas is considered appropriate as it encourages telecommunication companies who need new high facilities to be located in a zone where the amenity is lower, and power and fibre is typically available.</p>	<p>Amend NU-S3 as follows: '... General Residential Zone / Settlement Zone / Rural Lifestyle Zone / Large Lot Residential Zone (Coastal) 3. ...</p> <p>4. Where an antenna is can only be attached to a building, the antenna and building must not exceed a combined height of 8.5m. if that building is 15m high. The top of the antenna must not be more than 5m above the point of the building to which it is attached.</p> <p>5. Above ground structures (poles, towers, and telecommunication poles, including combined height of pole and antenna) must not exceed a height of 44.5m 13m.</p> <p>Except that: a. ... b. Lightning rods and GPS antenna are exempt from the maximum structure height standard.</p> <p>Rural Production Zone / Settlement Zone / Rural Lifestyle Zone / General Rural Zone</p> <p>6. Except as excluded in clause 4. below, above ground buildings (where located outside road reserve and the rail corridor) must not exceed a height of 5m...</p> <p>7. Except as excluded in Clause 4 below, where an antenna is attached to a building, the top of the antenna and building must not exceed a combined height 8.5m must not be more than 5m above the point of the building to which it is attached.</p> <p>Except that: a. Where located within an Outstanding Natural Landscape or Outstanding Natural Feature identified in NFL SCHED6, the</p>

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					<p>antenna and building must not exceed a combined height of 6.5m.</p> <p>8. Except as excluded in clause 4. below, above ground structures (poles, towers and telecommunication poles, including combined height of pole and antenna) must not exceed a height of 25m.</p> <p>Except that:</p> <p>a. ...</p> <p>b. Lightning rods and GPS antennas are exempt from the maximum structure height standard.</p> <p>9. ...</p> <p>Commercial Zone / General Industrial Zone</p> <p>10. ...</p> <p>11. Where an antenna is attached to a building, the top of the antenna and building must not exceed a combined height 8.5m must not be more than 5m above the point of the building to which it is attached.</p> <p>12. Above ground structures (poles, towers, and telecommunication poles, including combined height of pole and antenna) must not exceed a height of 15m25m.</p> <p>Except that:</p> <p>a. ...</p> <p>b. Lightning rods and GPS antenna are exempt from the maximum structure height standard.'</p>
NU-S4	S56.023	Powerco Limited	Support	Powerco supports Height in Relation to Boundary provisions for above ground buildings or structures.	Retain NU-S4 as notified.
NU-S4	S79.040	Transpower New Zealand Ltd	Support	Transpower supports the provision of standards.	Retain NU-S4.
NU-S4	S90.024	Centralines Limited	Amend	Centralines requests a note within the standard that clarifies that the provision does not apply to poles, lines, and antenna.	<p>Amend NU-S4 as follows:</p> <p>'1. Above ground buildings or structures (except those located within road reserve) must not exceed a height of 2m plus the shortest horizontal distance between that part of the building or structure and the nearest site boundary (but excluding a road boundary).</p> <p>Except that:</p>

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					a. ... Note: ... Note: The height in relation to boundary standard does not apply to lines, poles, towers, telecommunication poles, antenna, and lightning rods). '
NU-S4	S117.050	Chorus New Zealand Limited	Amend	Like for NU-S2, a setback for structures, which is what a height in relation to boundary control essentially is, is generally supported as it assists in the mitigation of bulk and dominance effects. However telecommunication pole facilities are typically slim, and do not create the bulk and dominance effect wider structures can have. As such, an exemption is sought for pole structures within the standard.	Amend NU-S4 as follows: '1. Above ground buildings or structures (except those located within road reserve) must not exceed a height of 2m plus the shortest horizontal distance between that part of the building or structure and the nearest site boundary (but excluding a road boundary). Except that: a. ... b. This standard does not apply to poles with a diameter of 600mm or less, and any permitted attachments to the poles. ...'
NU-S4	S118.050	Spark New Zealand Trading Limited	Amend	Like for NU-S2, a setback for structures, which is what a height in relation to boundary control essentially is, is generally supported as it assists in the mitigation of bulk and dominance effects. However telecommunication pole facilities are typically slim, and do not create the bulk and dominance effect wider structures can have. As such, an exemption is sought for pole structures within the standard.	Amend NU-S4 as follows: '1. Above ground buildings or structures (except those located within road reserve) must not exceed a height of 2m plus the shortest horizontal distance between that part of the building or structure and the nearest site boundary (but excluding a road boundary). Except that: a. ... b. This standard does not apply to poles with a diameter of 600mm or less, and any permitted attachments to the poles. ...'
NU-S4	S119.050	Vodafone New Zealand Limited	Amend	Like for NU-S2, a setback for structures, which is what a height in relation to boundary control essentially is, is generally supported as it assists in the mitigation of bulk and dominance effects. However telecommunication pole facilities are typically slim, and do not create the bulk and dominance effect wider structures can have. As	Amend NU-S4 as follows: '1. Above ground buildings or structures (except those located within road reserve) must not exceed a height of 2m plus the shortest horizontal distance between that part of the building or structure and the nearest site boundary (but excluding a road boundary).

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				such, an exemption is sought for pole structures within the standard.	Except that: a. ... b. This standard does not apply to poles with a diameter of 600mm or less, and any permitted attachments to the poles. ...'
NU-S5	S79.041	Transpower New Zealand Ltd	Support	Transpower supports the provision of standards.	Retain NU-S5.
NU-S5	S117.051	Chorus New Zealand Limited	Amend	Whilst it is appropriate that any new accesses comply with the relevant transport provisions of the PDP, having a threshold based on area should be replaced by whether or not the activity on the site demands a new access or not. Minimum parking or loading requirements are not necessary for telecommunications companies, as the operator will provide on site parking or loading to meet the demands of the activity.	Amend NU-S5 as follows: '1. Any activity which requires a new vehicle access Activities on sites greater than 200m² in area must comply with the relevant vehicle access provisions of the TRAN - Transport chapter for access, parking and loading.'
NU-S5	S118.051	Spark New Zealand Trading Limited	Amend	Whilst it is appropriate that any new accesses comply with the relevant transport provisions of the PDP, having a threshold based on area should be replaced by whether or not the activity on the site demands a new access or not. Minimum parking or loading requirements are not necessary for telecommunications companies, as the operator will provide on site parking or loading to meet the demands of the activity.	Amend NU-S5 as follows: '1. Any activity which requires a new vehicle access Activities on sites greater than 200m² in area must comply with the relevant vehicle access provisions of the TRAN - Transport chapter for access, parking and loading.'
NU-S5	S119.051	Vodafone New Zealand Limited	Amend	Whilst it is appropriate that any new accesses comply with the relevant transport provisions of the PDP, having a threshold based on area should be replaced by whether or not the activity on the site demands a new access or not. Minimum parking or loading requirements are not necessary for telecommunications companies, as the operator will provide on site parking or loading to meet the demands of the activity.	Amend NU-S5 as follows: '1. Any activity which requires a new vehicle access Activities on sites greater than 200m² in area must comply with the relevant vehicle access provisions of the TRAN - Transport chapter for access, parking and loading.'
NU-S6	S79.042	Transpower New Zealand Ltd	Support	Transpower supports the provision of standards.	Retain NU-S6.
NU-S7	S79.043	Transpower New Zealand Ltd	Support	Transpower supports the provision of standards.	Retain NU-S7.

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NU-S8	S79.044	Transpower New Zealand Ltd	Support	Transpower supports the provision of standards.	Retain NU-S8.
NU-S9	S79.045	Transpower New Zealand Ltd	Support	Transpower supports the provision of standards.	Retain NU-S9.
NU-S9	S131.002	NZ Association of Radio Transmitters Inc and Hawke's Bay Amateur Radio Club	Amend	<p>We support all the rules that have been incorporated in the Proposed Plan under section 15.9.10. However there are some aspects which have not been mentioned, as follows:</p> <p>It is implied, but not explicitly stated, that the heights given in Section 15.9.10 apply irrespective of the Definition of Height in the definitions section. Height in Relation to Boundary. In the Proposed District Plan, the definition of 'Recession Lines' does not make any exception for Amateur Radio Configurations.</p> <p>In a previous era, this was frequently known as 'Daylight Profiles' and was predicated on a neighbour's right not to suffer significant deprivation of sunlight or daylight from neighbouring properties. Because aerial poles are usually very slender (generally 114mm or less) they do not cast a shadow beyond about 10m away.</p> <p>For that reason we seek an exemption that Amateur Radio Configurations not be subject to Height in Relation to Boundary or Recession Line rules. They would of course, still be subject to setbacks.</p> <p>Rationale: With a traditional residential section being about 20 metres wide, (and more recent subdivision having even smaller sections) the place where the maximum height of aerial would need to be placed would be the middle, ie. 10 metres on an 'average' section from either boundary. That would result in the maximum aerial height being around 12 metres. It would be rather contradictory to having a 'permitted' height of 20 metres, while the maximum allowed is simultaneously limited to 12 metre by Recession Line rules.</p>	Exempt 'Amateur Radio Configurations' from 'Height in Relation to Boundary' or 'Recession Line' rules.
NU-AM2	S79.046	Transpower New Zealand Ltd	Support	Transpower supports the discretionary activity assessment matters and in particular clause 4.	Retain NU-AM2.

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				Notwithstanding Transpower's support for the matters, it is unclear when the assessment matters would apply given the default rule (NU-R3 and NU-R4) have a restricted discretionary activity status.	
NU-M1	S79.047	Transpower New Zealand Ltd	Oppose	While Transpower does not oppose the listing of other relevant sections of the plan, the list provided appears to cover all other chapters of the plan. This would appear contrary to the intent of the National Planning Standards Mandatory Directions for provisions relating to Infrastructure, as well as the Introduction to the NU - Network Utilities chapter (specifically paragraph 4) which provides that a single set of rules are provided. In particular clause 6 is not clear in terms of how the ONFL provisions apply to Network Utilities. Plan interpretation and application would benefit from clear linkages between the plan provisions. An amendment is sought in other submission points to clarify the above.	Delete NU-M1.
NU-M2	S79.048	Transpower New Zealand Ltd	Support	As outlined earlier in this submission relating to higher level policy documents, the district plan is required to give effect to the NPSET. Reference as a method is supported.	Retain NU-M2.
NU-M4	S79.049	Transpower New Zealand Ltd	Amend	Transpower supports reference to the NPSET. The NPSET provides specific provisions for maintenance and upgrade works to the National Grid which prevail over the district plan rules. An amendment is sought to correct the title.	Retain NU-M4, subject to amendment to the title as follows: 'NU-M4 Resource Management (National Policy Statement on Electricity Transmission) 2008'
NU-M6	S79.050	Transpower New Zealand Ltd	Amend	Transpower supports reference to NZECP34:2001. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZCEP 34:2001) is mandatory under the Electricity Act 1992. All activities regulated by NZECP34:2001, including buildings, structures, earthworks and the operation of mobile plant, must comply with that regulation. On this basis, reference as a method within the district plan is supported.	Retain Method NU-M6, subject to a minor reference correction in the title as follows: 'NU-M6 New Zealand Electrical Code of Practice for Electrical Safety Distances 2001 (NZECP34:2001)'
NU-M7	S79.051	Transpower New Zealand Ltd	Support	Transpower supports reference to the Tree Regulations.	Retain NU-M7.

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NU-M10	S89.008	Central Hawkes Bay District Council	Amend	It is proposed that reference to the Hastings District Council Engineering Code should be kept as guidance notes or methods, rather than as a mandatory matter for consideration. The reason for that is that while the HDC Code is considered to be a useful document and relevant to the Central Hawke's Bay, the document could be amended without the opportunity for input from Central Hawke's Bay District Council or District residents. That would potentially require a plan change, which would have cost and efficiency implications for the Central Hawke's Bay District. The change is not considered to have any adverse effect nor materially change the extent to which the Proposed Plan meets relevant statutory obligations.	Amend NU-M10 as follows: 'Engineering Code of Practice The Engineering Code of Practice (Central Hawke's Bay District Council utilises the current Hastings District Council's Code of Practice 2014) - establishes guidelines for the design and construction of transport and service infrastructure which can be used as a means of compliance with the objectives, policies, and rules of the District Plan.'
NU - Principal Reasons	S79.052	Transpower New Zealand Ltd	Amend	Transpower supports the reasoning provides as it reflects the policy and rule framework provided. However, a minor amendment is sought to include reference to ensuing the grid is not compromised.	Retain the 'NU - Principal Reasons' section, but include a reference at the end of the final paragraph as follows: '... To protect the adjoining activities and the ongoing operation of the utilities, various degrees of control will be implemented in the District Plan to avoid or mitigate potential reverse sensitivity effects and ensure the network utility is not compromised. '
NU-AER3	S81.058	Horticulture New Zealand	Oppose	The policy framework does not seek to 'protect' network utilities but rather to manage activities. The Anticipated Environmental Result should reflect this approach.	Amend NU-AER3 as follows: 'Protection of network utilities from other land use activities which may adversely affect them. Land use activities are managed to ensure that network utilities are not compromised.'
RE - Renewable Energy	S11.006	Hawke's Bay Regional Council	Support	HBRC supports the provisions in the Renewable Energy chapter	No changes
RE - Renewable Energy	S90.025	Centralines Limited	Support	Centralines notes that the renewable energy chapter is suitably enabling for both small-scale/community renewable energy generation and more large-scale renewable energy generation. Centralines also considers that the notified provisions strike the right balance between being enabling, while ensuring adequate	Retain the 'RE - Renewable Energy' chapter as notified.

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				consideration is given to avoiding, remedying, and mitigating adverse effects, including through off-setting regimes. Centralines supports the entire chapter.	
RE - Introduction	S79.053	Transpower New Zealand Ltd	Support	Transpower supports recognition in the third paragraph of 'RE - Introduction' that renewable electricity generation will require connections to the National Grid.	Retain 'RE - Introduction'.
RE-O1	S64.029	Department of Conservation	Support	Support the policies [objective?] and regard had to s7(b) and s7(ba).	Retain RE-O1.
RE-O1	S102.022	Te Mata Mushrooms Land Company Limited	Support	Te Mata Mushrooms supports the objective.	Retain RE-O1 as proposed.
RE-O2	S64.030	Department of Conservation	Oppose	RE-O2 does not reflect the NPS-REG as it doesn't refer to effects being no more than minor.	Amend RE-O2 to align with the NPS-REG.
RE-O2	S102.023	Te Mata Mushrooms Land Company Limited	Support	Te Mata Mushrooms supports the objective.	Retain RE-O2 as proposed.
RE-PXX (new policy)	S102.025	Te Mata Mushrooms Land Company Limited	Amend	Te Mata Mushrooms supports the provision of small-scale renewable electricity generation activities. However, also seeks a new policy for community scale renewable electricity generation activities.	And add a new policy in the 'Renewable Energy' chapter of the Proposed Plan as follows: 'To provide for community-scale renewable electricity generation activities.'
RE-P1	S64.031	Department of Conservation	Support	Support the policies and regard had to s7(b) and s7(ba).	Retain RE-P1.
RE-P2	S55.017	Heritage New Zealand Pouhere Taonga	Oppose	The protection of Historic Heritage and cultural values should be included in this policy, along with recognition of natural character areas and outstanding landscapes.	Add the following clause to RE-P2: '...3. Historic Heritage as identified in HH-SCHED2 and Sites and Areas of Significance to Māori as identified in SASM-SCHED3.'
RE-P2	S64.032	Department of Conservation	Support	Support the policies and regard had to s7(b) and s7(ba).	Retain RE-P2.
RE-P3	S64.033	Department of Conservation	Support	Support the policies and regard had to s7(b) and s7(ba).	Retain RE-P3.
RE-P4	S64.034	Department of Conservation	Support	Support the policies and regard had to s7(b) and s7(ba).	Retain RE-P4.
RE-P4	S102.024	Te Mata Mushrooms Land Company Limited	Support	Te Mata Mushrooms supports the provision of small-scale renewable electricity generation activities. However, also seeks a new policy for community scale renewable electricity generation activities.	Retain RE-P4 as proposed.

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RE-P5	S64.035	Department of Conservation	Support	Support the policies and regard had to s7(b) and s7(ba).	Retain RE-P5.
RE-P6	S64.036	Department of Conservation	Support	Support the policies and regard had to s7(b) and s7(ba).	Retain RE-P6.
RE-RXX (new rule)	S102.027	Te Mata Mushrooms Land Company Limited	Oppose	Provide for community-scale renewable electricity generation activities that provide benefit to communities, businesses and rural industry, as a restricted discretionary activity, non-notified.	Add a new rule for 'Community-scale Renewable Electricity Generation Activities' as follows: 'RE-R5 Community-scale Renewable Energy[Electricity?] Generation Activities1. Activity Status: RDIS, Non-notifiedWhere the following conditions are met:a. Compliance with:i. RE-S1;ii. RE-S2;iii. RE-S3;iv. RE-S4; andv. RE-S5.'
RE-R1	S55.018	Heritage New Zealand Pouhere Taonga	Oppose	Small-scale electricity generation activities should not have permitted activity status with sensitive areas, including Historic Heritage and SASM. In these areas the activity status should be restricted discretionary. Matters of discretion should include potential effects on heritage and cultural values.	Add the following clauses to RE-R1: '1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: ... c. The activity is not within a site containing Historic Heritage as identified in SCHED2, and is not within an area identified as a Site or area of significance to Māori in SCHED3. 2. Activity status where compliance not achieved: RDIS Matters over which discretion is restricted: a. ... b. ... c. The effects on historic heritage and cultural values.'
RE-R1	S102.026	Te Mata Mushrooms Land Company Limited	Support	Supports the provision for small-scale renewable electricity generation activities, but seeks separate provision for community-scale renewable electricity generation activities.	Retain RE-R1.
RE-R1	S105.005	James Bridge	Amend	The definition of 'Small Scale Renewable Energy Generation Activities' includes generation using solar, wind, hydro and biomass energy resource, however the rule as drafted only provides for wind generation though limiting permitted activities to one wind turbine per site. The rule should be	Amend RE-R1 as follows: '1. Activity Status: PER Where the following conditions are met: a. In the case of wind generation , limited to one wind turbine per site. b. Compliance with:

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				expanded to specifically provide for other types of small scale renewable energy generation activities, to be consistent with policy RE-P4 (to provide for smallscale renewable electricity generation activities).	...' Or other appropriate amendments to explicitly provide for all types of renewable energy generation activities as anticipated by RE-P4.
RE-R4	S55.019	Heritage New Zealand Pouhere Taonga	Oppose	Renewable electricity generation activities should not be located within SASM or HH sites.	Amend RE-R4(1)(a) as follows: '1. Activity Status: DIS Where the following conditions are met: a. New renewable electricity generation activities must not be located within an Outstanding Natural Feature or Landscape, or a High Natural Character Area, identified on the Planning Maps and in NFL-SCHED6 and CE-SCHED7, a site containing Historic Heritage as identified in SCHED2, or within an area identified as a Site or area of significance to Māori in SCHED3. '
RE-R4	S64.037	Department of Conservation	Support	Support the rule.	Retain RE-R4.
RE-S1	S102.028	Te Mata Mushrooms Land Company Limited	Amend	Consequential changes as a result of new rule sought.	Amend RE-S1 to add in reference to 'Community-scale Renewable Electricity Generation Activities'.
RE-S2	S102.029	Te Mata Mushrooms Land Company Limited	Amend	Consequential changes as a result of new rule sought	Amend RE-S2 to add in reference to 'Community-scale Renewable Electricity Generation Activities'.
RE-S3	S102.030	Te Mata Mushrooms Land Company Limited	Amend	Consequential changes as a result of new rule sought	Amend RE-S3 to add in reference to 'Community-scale Renewable Electricity Generation Activities'.
RE-S4	S102.031	Te Mata Mushrooms Land Company Limited	Amend	Consequential changes as a result of new rule sought	Amend RE-S4 to add in reference to 'Community-scale Renewable Electricity Generation Activities'.
RE-S5	S102.032	Te Mata Mushrooms Land Company Limited	Amend	Consequential changes as a result of new rule sought	Amend RE-S5 to add in reference to 'Community-scale Renewable Electricity Generation Activities'.
RE-M1	S79.054	Transpower New Zealand Ltd	Amend	Transpower has no position on RE-M1 but questions whether it is relevant to the Renewable Energy chapter. A minor amendment is sought to RE-M1 to reflect the NPSET also manages effects on the transmission network.	Review the appropriateness of RE-M1 within the 'RE - Renewable Energy' chapter. Amend RE-M1 as follows: 'Sets out an objective and policies to enable the management of the effects on and of the electricity transmission network under the RMA.

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					The objective and policies are intended to guide decision-makers in drafting plan rules, in making decisions on the notification of resource consents, in the determination of resource consent applications, and in considering notices of requirement for designations for transmission activities.'
RE-M2	S79.055	Transpower New Zealand Ltd	Amend	Transpower has no position on RE-M2 but questions whether they are relevant to the Renewable Energy chapter.	Review the appropriateness of RE-M2 within the 'RE - Renewable Energy' chapter.
TRAN - Transport	S50.032	The Surveying Company (HB) Ltd	Support	The Transport Chapter of the Proposed District Plan is concise, clear and will achieve good outcomes.	Retain TRAN - Transport chapter.
TRAN - Introduction	S11.007	Hawke's Bay Regional Council	Amend	We are seeking amendments to the transport chapter to align it with CHB District Council's contribution and commitment to the Regional Land Transport Plan (RLTP). The Plan has the vision: Hawke's Bay's transport network fosters a vibrant, accessible and sustainable carbon neutral Hawke's Bay. The RLTP objectives set the strategic direction for the region's land transport systems. This amendment in the introduction seeks certainty that alternative modes of transport will be required as part of new development, rather than just encouraged.	Amend paragraph 5 of TRAN-Introduction as follows: '...The Council will encourage require (where practical) the provision of footpaths, cycleways and walkways as part of new subdivisions and developments, and the provision of facilities, such as bicycle stands and showers in work places, which encourage more people to consider alternative transport modes to commute to work.'
TRAN - Introduction	S104.002	Central Hawkes Bay District Council	Amend	The Transportation section of the Proposed Plan provides references to the 'Waka Kotahi NZ Transport Agency One Network Road Classification - Functional Classification' (ONRC) as assessment matters in its introduction, and in TRAN-APP5. Notwithstanding the significance attributed to the ONRC in the Introduction, only very limited reference is made to any of those classifications in the Proposed Plan. In addition, notwithstanding the reference in 'TRAN - Introduction', the classifications are not shown on any of the Plan Maps. This has the effect of meaning that none of the roads in the District have classifications in the Proposed Plan. As the ONRC classifications are now essentially	Replace all references in the Proposed Plan to the Waka Kotahi NZ Transport Agency 'ONRC classifications' with the corresponding Waka Kotahi NZ Transport Agency 'ONF classifications'.

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				replaced by the ONF classifications, CHBDC sees the introduction of the new ONF classifications are more appropriate. The change is not considered to have any adverse effect nor materially change the extent to which the Proposed Plan meets relevant statutory obligations.	
TRAN-I1	S129.027	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports TRAN-I1 as proposed. Retain as notified.	Retain TRAN-I1 as notified.
TRAN-O1	S11.008	Hawke's Bay Regional Council	Amend	We are seeking amendments to the transport chapter to align it with CHB District Council's contribution and commitment to the strategic direction set in the Regional Land Transport Plan (RLTP).	Amend TRAN-O1 as follows: 'The transport network is sustainable , safe, resilient, efficient and effective in moving people and goods within and beyond the District.'
TRAN-O1	S73.007	Ministry of Education	Support	The Ministry submitted on this point for the Draft Central Hawke's Bay District Plan supporting this objective as it promotes a safe, efficient and effective transport network for the District.	Retain TRAN-O1 as proposed.
TRAN-O1	S129.028	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the Objective as proposed. Retain as notified.	Retain TRAN-O1 as notified.
TRAN-O2	S73.008	Ministry of Education	Support	The Ministry supports this objective as it promotes activities that generate traffic volumes that are compatible with the roads they are located on.	Retain TRAN-O2 as proposed.
TRAN-O2	S129.029	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora considers that amendments are required to more clearly articulate what makes a level of traffic generation 'compatible' with the local road network. Amendments sought.	Amend TRAN-O2 as follows: 'Activities generate a type or level of traffic that is compatible with the roads they are located on. can be appropriately accommodated within the local transport network. '
TRAN-P1	S129.030	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes the policy, and considers that a reduction in on-site car parking may be appropriate in certain circumstances. Amendments sought.	Amend TRAN-P1 as follows: 'To require land owners and occupiers to provide off-street parking, access and loading facilities on sites which are appropriate to the demands of the activities carried out on their sites, limit road congestion and maintain the safety, efficiency and amenity of the streetscape. To manage the number, location and type of parking and loading spaces to support the functional and

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					operational requirements of activities while providing for reductions in on-site parking: (a) In areas which are highly accessible using alternative means of transportation, including public transportation, walking, and cycling; (b) Where a reduction in on-site parking provides for improved on-site amenity (i.e. Outdoor living space, stormwater management, landscaping); and (c) Where reductions in on-site parking will not result in significant adverse effects on the safe, efficient, and effective operation of the transport network.'
TRAN-P2	S11.009	Hawke's Bay Regional Council	Amend	The standards for cycleways and footpaths are detailed in the HDC Code of Practice that is linked to the CHB District Plan. This amendment seeks to ensure that the District Plan makes it clear that alternative modes of transport options should be provided, where possible.	Amend TRAN-P2 as follows: 'To set standards for the design of new public roads, private roads, cycleways, footpaths and accessways to ensure that they are appropriate for the function they serve.'
TRAN-P2	S57.024	Fire and Emergency New Zealand	Support	TRAN-P2 is supported as it requires that Council set standards for the design of new accessways to ensure they are appropriate for the function they serve. This is supported by Table 2, Table 3 and Table 4 which sets out the minimum legal widths for private access.	Retain TRAN-P2 as notified.
TRAN-P2	S129.031	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the Policy as proposed. Retain as notified.	Retain TRAN-P2 as notified.
TRAN-P3	S104.007	Central Hawkes Bay District Council	Amend	As the ONRC classifications are now essentially replaced by the ONF classifications, CHBDC sees the introduction of the new ONF classifications are more appropriate. The change is not considered to have any adverse effect nor materially change the extent to which the Proposed Plan meets relevant statutory obligations. Amend as a consequential amendment.	Amend TRAN-P3 as follows: 'To protect Arterial and Collector roads within the transport network from inappropriate development.'
TRAN-P3	S129.032	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora considers that in relation to arterial and collector roads, the word 'protect' is disproportionately strong relative to the matter TRAN-P3 seeks to address. Further, the policy	Amend TRAN-P3 as follows: 'To protect Arterial and Collector roads within the transport network from inappropriate development. To manage subdivision and development

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				does not sufficiently delineate what constitutes inappropriate development. Amendments sought.	requiring direct vehicle access to an arterial or collector road to ensure safety and efficiency of the transport network is not inappropriately compromised.'
TRAN-P4	S11.010	Hawke's Bay Regional Council	Amend	The standards for cycleways and footpaths are detailed in the HDC Code of practice that is linked to the CHB District Plan. This amendment seeks to ensure that the District Plan makes it clear that alternative modes of transport options should be provided where possible and that provision for cars should always consider the safety of other road and carpark users.	Amend TRAN-P4 as follows: 'To establish appropriate design standards for the construction of car parking spaces, and loading areas and active modes of transport that promote the safe and efficient use of vehicles and the safety of cyclists and pedestrians within those spaces.'
TRAN-P4	S129.033	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora considers that in general the design standards for car parking and loading spaces in and of themselves are unlikely to promote the safe and efficient use of vehicles, and that other standards such as those relating to vehicle access play a more pivotal role in this regard. Amendments sought.	Amend TRAN-P4 as follows: 'To establish appropriate design standards for the construction of car parking spaces and loading areas that promote the safe and efficient use of vehicles. so as to ensure that they are fit for purpose, where provided.'
TRAN-P5	S129.034	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora generally supports the intent of the policy however considers that it can be simplified and streamlined. Amendments sought.	Amend TRAN-P5 as follows: 'To control the width and location of vehicle access points from the transport network to each property to minimise the adverse effects of manoeuvring and queuing vehicles, the potential effects on pedestrian, cyclist and other road user safety, and effects on streetscape amenity. on the roading network and to road users.'
TRAN-P6	S11.011	Hawke's Bay Regional Council	Amend	This amendment seeks to align the CHB District Plan with the vision of the Regional Land Transport Plan of which the Council is a key partner. To give effect to this policy, we are requesting a new standard be included that requires the provision of cycle stands and end of journey facilities. This standard (or other words to similar effect) will align the CHB Transport chapter with the Transport chapters of both HDC and NCC.	Amend TRAN-P6 as follows: 'To promote require (where practical) alternative means of safe, efficient and effective transport, including cycling and walking and public transport facilities to enable people of all ages to move within the District and reduce the effects of vehicle-based transport systems.' Add new standard (TRAN-S) as follows: '1. Bicycle Spaces Where on-site car parking is required provision shall also be made for purpose built bicycle stands on site. These shall be provided at a

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					<p>rate of 1 bicycle stand per 5 carpark spaces that are required except for supermarket where the ratio shall be 1 bicycle stand per 20 carpark spaces that are required.</p> <p>The bicycle stands shall meet the following requirements:</p> <p>(a) They shall be securely attached to a wall or the ground and shall support the bicycle frame.</p> <p>(b) Each cycle stand shall be adequately spaced to allow a cyclist to manoeuvre and attach a bicycle to the stand.</p> <p>(c) They shall allow the bicycle to be secured.</p> <p>(d) They shall be visible and signposted.</p> <p>2. Bicycle End of Journey Facilities</p> <p>Commercial or Industrial Activities which employ more than 15 FTE staff members shall provide one male and one female shower and changing facilities for staff to encourage the use of alternative transport modes.'</p>
TRAN-P6	S73.009	Ministry of Education	Support	This policy encourages the use of alternative means of safe transport, including active transport modes to reduce the effects of vehicle-based transport systems. This policy also aligns with the Ministry's focus on encouraging active modes of transport for students and employees to and from educational facilities where possible.	Retain TRAN-P6 as proposed.
TRAN-P6	S129.035	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the Policy as proposed. Retain as notified.	Retain TRAN-P6 as notified.
TRAN-P7	S11.012	Hawke's Bay Regional Council	Amend	This amendment aligns with the chapter's objective and that of the RTLP to provide for sustainable transport options and for effective planning and development that minimises travel demand.	Amend TRAN-P7 as follows: 'To ensure the roading, cycleway and pedestrian network has capacity to accommodate new development.'
TRAN-P7	S78.034	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain TRAN-P7 as written.

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TRAN-P7	S129.036	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the policy, however considers that amendments are needed to clarify that it is the traffic generated by new development, rather than the new development itself, which can result in adverse effects on the capacity of the road network such that it requires management. Amendments sought.	Amend TRAN-P7 as follows: 'To ensure the roading network has capacity to accommodate traffic generated as a result of new development.'
TRAN-RXX (new rule)	S129.038	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora considers that new rules need to be included in the transport chapter, recognising that there are other matters which require management apart from the provision of vehicle access, parking and loading spaces. Kāinga Ora seeks the inclusion of new activities and associated rules relating to: 1. The operation, maintenance, and repair of the transport network; and 2. The development of new roads to be vested in Council. In relation to the above, Kāinga Ora considers that these activities may appropriately be provided for as permitted activities subject to compliance with relevant transport standards, where non-compliances can be appropriately managed through a restricted discretionary activity framework. Amendments sought.	And new activities and associated rules in the 'TRAN - Transport' chapter in the Proposed Plan for the following: 1. The operation, maintenance, and repair of the land transport network; 2. The development of new roads to be vested in Council.
TRAN-R1	S57.025	Fire and Emergency New Zealand	Support	TRAN-R1 is supported as it requires the provision of vehicular access in all zones to comply with TRAN-S5 which requires developers to provide minimum legal widths for private access as contained in Table 2, Table 3 and Table 4. Activities that do not comply with TRAN-R1 require resource consent as a restricted discretionary activity and are subject to TRAN-AM1 and TRAN-AM2 which is supported.	Retain TRAN-R1 as notified.
TRAN-R1	S129.037	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports this rule as proposed. Retain as notified.	Retain TRAN-R1 as notified.
TRAN-S1	S57.026	Fire and Emergency New Zealand	Support	It is noted that the National Policy Statement for Urban Development (NPS-UD) 2020 car parking policies have the effect of removing minimum car parking rates from the district plans of tier 1, 2 and 3 territorial authorities no later than 20 February	Retain TRAN-S1 as notified.

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				2022 (18 months after commencement date) without a Schedule 1 process. In the interim, it is considered that the existing vehicle parking standards are appropriate until Council remove these through a later process.	
TRAN-S1	S73.010	Ministry of Education	Oppose	The National Policy Statement on Urban Development 2020 requires Territorial Authorities to remove minimum car parking standards under Subpart 8 Section 3.38(1). Parking requirements will be assessed as part of either a notice of requirement or outline plan process to better reflect the operational demands that apply in each case.	Delete TRAN-S1.
TRAN-S1	S81.059	Horticulture New Zealand	Amend	The parking standard provides for post harvest facilities with 1 space per 2FTE staff employed on site. It should be clear that the number of staff is the number who are employed at one time - not the total number of staff employed over a number of shifts. Alternatively, the requirements could be based on 1 space per 50m ² of total floor area, with a lesser provision for coolstores as while the area may be large the number employed within the area is limited. There is no specific provision for rural industry which would require similar space to post harvest facilities.	Amend TRAN-S1 as follows: Post-Harvest Facilities 1 space per 2 FTE staff employed on the site at any one time. OR as follows: Post-Harvest Facilities 1 space per 2 FTE staff employed on the site 50m² of gross floor area. Except for coolstores 1 space per 500m² of gross floor area.. And clarify that no parking standards apply to seasonal work accommodation (i.e. that they are not captured by a more general activity class).
TRAN-S1	S105.006	James Bridge	Oppose	Requiring 2 parks for each residential unit and each minor residential unit is excessive, and inconsistent with policy TRAN-P6 which promotes alternative means of transport and less reliance on vehicle-based transport systems. This rule is also inconsistent with the NPS-UD (e.g. clause 3.38(1)). While the NPS-UD legally doesn't apply to CHB, it is still sensible to have regard to it and the Council has done so in other parts of the Proposed Plan. Further, if the district has sufficient growth in the future, the NPS-UD may come to apply.	Amend TRAN-S1 in relation to 'Residential Units and Minor Residential Units' as follows: ' 12 park per unit (can include parks within garages or carports)...'

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TRAN-S1	S129.039	Kāinga Ora - Homes and Communities	Oppose	<p>Kāinga Ora recognises that Central Hawke's Bay District does not contain an urban environment as defined within the National Policy Statement for Urban Development 2020, and therefore mandatory removal of minimum car parking requirements does not apply.</p> <p>Kāinga Ora does however consider that the requirement to provide on site parking for residential activities is unnecessary regulation and does not give rise to efficient landuse outcomes nor sufficiently reflect the need to provide for housing choice and current household demographic trends. Kāinga Ora seeks amendments to remove requirements to regulate parking for residential activities.</p> <p>For the remaining activities Kāinga Ora also proposes that a note is added to this standard to clarify that where minimum car parking rates as set out in the table result in a fractional space, this can be rounded down to the nearest whole number and continue to comply.</p>	<p>Amend 'Table 1 - Car Parking Spaces' in TRAN-S1 in relation to 'Residential Units / Minor Residential Units' as follows: 'Residential UnitsActivities / Minor Residential Units 2 parks per unit (can include parks within garages or carports), and where the site is located within the Residential Zone, can include a vehicle standing bay required under standard TRAN-S3(5).No minimum or maximum parking spaces required.'</p> <p>And add a 'Note' below 'Table 1 - Car Parking Spaces' as follows: 'Note: Where the above parking rates result in a fraction of a car parking space, this may be rounded down to the nearest whole number.'</p>
TRAN-S2	S129.040	Kāinga Ora - Homes and Communities	Support	<p>Kāinga Ora supports the standard as proposed. Retain as notified.</p>	<p>Retain TRAN-S2 as notified.</p>
TRAN-S3	S129.041	Kāinga Ora - Homes and Communities	Oppose	<p>Kāinga Ora seeks amendments to the proposed standard to remove overly prescriptive requirements. In relation to stormwater runoff, it is considered that these matters are better addressed through zone provisions than within the transport chapter. Amendments sought.</p>	<p>Amend TRAN-S3 as follows: 'Design and Construction of Parking Areas All Zones 1. ... 2. General Design and Construction Details: a. All public and required parking areas, and any outdoor display areas (such as car, caravan or boat sales yards) must comply with the following general requirements: i. Parking areas must be designed and constructed to ensure that stormwater runoff from the parking area does not adversely affect adjoining properties. ii. ... iii. Where a public or non-residential parking area is within or adjoins a General Residential Zone, Large Lot Residential Zone or Settlement Zone, a 1.8 metre high, fully enclosed screen must be erected, or a landscape strip of a minimum width of 5 metres along the boundary must be</p>

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					<p>provided. These requirements may be reduced or waived with the consent of the adjoining neighbour.</p> <p>iv. ...</p> <p>v. ...</p> <p>Large Lot Residential Zone (Coastal)</p> <p>3. ...</p> <p>General Residential Zone</p> <p>4. ...5. Vehicle Standing Bay: a. A 5-metre-long vehicle standing bay must be located within the vehicle access to all garages and carports.</p> <p>Commercial Zone / General Industrial Zone</p> <p>6. ...'</p>
TRAN-S5	S57.027	Fire and Emergency New Zealand	Support	<p>The access provisions in TRAN-S5 is supported as it recognises the need for suitable vehicle access for all activities within the district with requirements set out in Table 2, Table 3 and Table 4.</p> <p>TRAN-S5(2) is further supported as it excepts emergency service facilities from the maximum of one vehicle crossing per property requirement in the General Residential Zone, Large Lot Residential Zone and Settlement Zone. Multiple vehicle crossings are necessary at fire stations to provide for the one-way movement of firefighting appliances.</p>	Retain TRAN-S5 as notified.
TRAN-S5	S78.035	Waka Kotahi NZ Transport Agency	Support	Support 'Note' as written.	Retain the 'Note' in TRAN-S5 as written.
TRAN-S5	S129.042	Kāinga Ora - Homes and Communities	Oppose	<p>Kāinga Ora seeks amendments to vehicle access standard TRAN-S5 to recognise that as road frontage increases, a greater number of vehicle crossings is likely to be appropriate per site.</p> <p>Kāinga Ora also seeks deletion of the requirement that where sites are bordered by two or more roads of the same category, that vehicle access must be via that road which carries less traffic, and considers that the level of investigation and evidence required in this regard is not justified. So as to ensure consistency throughout the plan,</p>	<p>Amend TRAN-S5 as follows:</p> <p>'Vehicle Access</p> <p>All Zones</p> <p>1. ...</p> <p>2. There must be a maximum of one vehicle crossing per siteproperty or per 15m of road frontage (whichever is greater) within the General Residential Zone, Large Lot Residential Zone and Settlement Zone, except where the site is an emergency services facility.</p> <p>Where the propertysite is bordered by two or more</p>

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				Kāinga Ora opposes the use of the term 'property' and replacement with the defined term 'site'. Amendments sought.	roads, the vehicle access to the property must be from the lower category road or road with the lowest traffic volumes when road hierarchy status is equal. 3. ...'
TRAN-S6	S78.036	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain TRAN-S6 as written.
TRAN-S6	S104.008	Central Hawkes Bay District Council	Amend	As the ONRC classifications are now essentially replaced by the ONF classifications, CHBDC sees the introduction of the new ONF classifications are more appropriate. The change is not considered to have any adverse effect nor materially change the extent to which the Proposed Plan meets relevant statutory obligations.	Amend TRAN-S6 as follows: 'General Residential Zone Commercial Zone General Industrial Zone 1. ... 2. ... 3. ... Note: Vehicle access in relation to Arterial Road or Collector Road Transit Corridors, Urban Connectors, Activity Streets, City Hubs, Main Streets, or Civic Square intersections will be subject to a Road Safety Audit as deemed necessary by the Road Controlling Authority.'
TRAN-S6	S129.043	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora considers that vehicle access separation of 100 and 30 metres, respectively, is excessive and disproportionate to the risk it seeks to manage. Amendments sought.	Amend TRAN-S6 as follows: 'Distance of Between Vehicle Accesses and Separation from Road Intersections General Residential Zone / Commercial Zone / General Industrial Zone 1. The distance that any new vehicle access to any property may be sited from any road intersection must be a minimum of 15m or the extent of the property boundary where this is not achievable, which ever is the least. 2. Where there will be two adjacent accesses on adjoining sites, any new vehicle crossings must be offset from the common legal property boundary (side boundary) by 1.5 metres. 3. Any vehicle access to any property must not be sited within 30 20 metres of an intersection of a State Highway. Note: Vehicle access in relation to Arterial Road or

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					Collector Road intersections will be subject to a Road Safety Audit as deemed necessary by the Road Controlling Authority. Rural Lifestyle Zone / General Rural Zone / Rural Production Zone / Settlement Zone / Large Lot Residential Zone (Coastal): 4. Any new vehicle access to any property shall be sited at least 4020 metres from an intersection of a State Highway. ...'
TRAN-S7	S129.044	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports this rule, but requests that it be clarified with the proposed wording to ensure the rule is specific as to which road may apply, in situations where there are multiple roads within 30m of the crossing. Amendments sought.	Amend TRAN-S7 as follows: '1. Any new vehicle access to any property points to roads that cross a railway level crossing shall be located a minimum of must not be sited within 30 metres of a from the rail level crossing. '
TRAN-S8	S78.037	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain TRAN-S8 as written.
TRAN-S8	S129.045	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports this rule as proposed. Retain as notified.	Retain TRAN-S8 as notified.
Table 2	S57.028	Fire and Emergency New Zealand	Amend	Adequate access to both the source of a fire and a firefighting water supply is essential to the efficient operation of Fire and Emergency. The requirements for firefighting access are set out in SNA PAS 4509: 2008 and further detailed in Fire and Emergency's 'Emergency Vehicle Access Guidelines' (May 2015). Referencing SNA PAS 4509: 2008 is therefore supported. Fire and Emergency does however seek that height clearance along accessways is included in Table 2 to ensure that Fire and Emergency access to a fire hazard is unobstructed in an emergency.	Add new 'Height Clearance' requirement in the 'Design Environment' in Table 2 as follows (applying to 'All Zones'): Minimum height clearance: 4m'
Table 3	S57.029	Fire and Emergency New Zealand	Amend	Table 3 is supported insofar that it provides adequate minimum legal access widths for fire appliance access in an emergency. Fire and Emergency does however seek that height clearances along accessways are included in Table 3 to ensure that Fire and Emergency	Add new 'Height Clearance' requirement in the 'Design Environment' in Table 3 as follows (applying to 'All Zones'): Minimum height clearance: 4m'

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				access to a fire hazard is unobstructed in an emergency.	
Table 3	S105.007	James Bridge	Oppose	Requiring a 20m legal access width of 20m is excessive. Providing 3m pedestrian access on both sides of the road in rural areas is unnecessary. Providing parking and loading bays on the roadside is inconsistent with the character of rural areas, and inconsistent with Policy TRAN-P1 requiring off-street parking, access and loading facilities to be provided within sites. The large lot sizes required in rural environments will be sufficient to allow parking and loading to be accommodated within sites without the need for dedicated on-road parking.	Amend 'Table 3 - Minimum Legal Widths of Private Access - Rural Environments - Commercial, Industrial & Other Activities' as follows: 1. For access serving '21-200 sites', to require a maximum legal access width of 15m, and pedestrian access of either 3m on one side or 1.5m on each side; and 2. In all instances within Table 3, remove the requirement for parking and loading bays. And include a note stating that pedestrian access in rural areas can be provided on the grass verge and that the formation of footpaths is not necessary or appropriate in rural areas.
Table 4	S57.030	Fire and Emergency New Zealand	Amend	Table 4 is supported in part insofar that it provides adequate minimum legal access widths for fire appliance access in an emergency. However it is sought that height clearances along accessways are included in Table 4 to ensure that Fire and Emergency access to a fire hazard is unobstructed in an emergency.	Add new 'Height Clearance' requirement in the 'Design Environment' in Table 4 as follows (applying to 'All Zones'): Minimum height clearance: 4m'
TRAN-AM1	S57.031	Fire and Emergency New Zealand	Amend	TRAN-AM1 is supported in part insofar that it provides Council discretion over applications that are unable to comply with TRAN-R1. However, no discretion is given to Council where the minimum legal vehicle access width cannot be achieved. Therefore it is requested that a new matter of discretion is included to provide Council the discretion to consider Fire and Emergency's operational requirements.	Add a new matter of discretion [assessment matter?] to TRAN-AM1 as follows: 'The extent of consistency with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509: 2008 where the minimum legal access width and height clearance cannot be achieved.'
TRAN-AM1	S78.038	Waka Kotahi NZ Transport Agency	Support	Support clause 7 as written.	Retain TRAN-AM1(7) as written.
TRAN-AM1	S129.046	Kāinga Ora - Homes and Communities	Oppose	Consistent with previous submission points, Kāinga Ora seeks amendments to the assessment matters for transport non-compliances. In particular, to reflect that minimum car parking noncompliances may in some cases be appropriate where well located relative to services and amenities, and/or where smaller dwellings are	Amend TRAN-AM1 as follows: 'General Assessment Matters for Access, Parking and Loading 1. Whether it is physically practicable to provide the required parking or loading spaces on the site in terms of the existing location of buildings, access to the road, topography, and utility location.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				<p>proposed. Kāinga Ora also seeks changes to streamline the assessment matters. Amendments sought.</p>	<p>2. Whether there is an adequate alternative supply of parking or loading spaces in the vicinity that could provide a partial or complete waiver of the parking requirements. In general, on-street parking is not considered an alternative.</p> <p>3. Whether a kerb-side loading space can be provided which is of sufficient capacity to accommodate the activity, where applicable. The minimum dimensions for kerb-side loading spaces are 3.5 metres wide, 3.5 metres high and 7 metres deep, measured from the street boundary.</p> <p>4. Whether there is another site in the immediate vicinity that has available parking or loading spaces that are not required at the same time as the proposed activity and that may be jointly used by the proposed activity. In such a situation the Council may require the associated parking or loading spaces to be secured by way of a written legal agreement from the parties concerned acknowledging their responsibility to provide and maintain the amount of parking proposed, and adequate signage to inform customers of its availability.</p> <p>5. Whether the level of vehicular activity likely to be generated by the activity on the site will be unusually low compared to other businesses as a result of business practice. Whether the proposed activity has certain characteristics which are likely to result in a lesser degree of traffic generation and parking demand than would generally be anticipated.</p> <p>6. Whether a significant adverse effect on the character and amenity of the surrounding area will occur as a result of not providing the required parking or loading space.</p> <p>7. The degree to which the safety and efficiency of the local land transport network may would be adversely affected by any transport non-compliances.</p> <p>8. Any cumulative effect of the lack of on-site parking and loading spaces in conjunction with other activities in the vicinity not providing the required number of parking or</p>

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					loading spaces. 9. The degree to which any reduction in the design characteristics will result in the parking and loading area and/or access and manoeuvring areas being impractical, inconvenient, or unsafe to be used by vehicles or pedestrians. 10. Whether the site is to be used for elderly persons' housing. 11. Whether a residential site is inaccessible to vehicular traffic. 12. Whether a reduced number of parking spaces would allow for better improved amenity to be created through landscaping and/or by the incorporation of low-impact urban design stormwater solutions. 13. Whether a reduced number of on-site car parking spaces encourages and promotes use of public and active modes of transport. 14. Whether bicycle parking is provided for on site. 15. Whether vehicle accesses are designed and sited in such a way so as to minimise potential conflict points.'
TRAN-AM2	S129.047	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the assessment matters as proposed. Retain as notified.	Retain TRAN-AM2 as notified.
TRAN-M2	S57.032	Fire and Emergency New Zealand	Support	The use of New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509 is strongly supported in respect of compliance with the accessway dimension requirements.	Retain TRAN-M2 as notified.
TRAN-M2	S89.001	Central Hawkes Bay District Council	Amend	The Proposed Plan inadvertently refers to an earlier version of the New Zealand Standard on the Code of Practice for Urban Land Subdivision. The current version is NZS4404:2010.	Amend TRAN-M2(2) as follows: '2. Code of Practice for Urban Land Subdivision (New Zealand Standard NZS-4404: 2010).'
TRAN - Principal Reasons	S104.009	Central Hawkes Bay District Council	Amend	As the ONRC classifications are now essentially replaced by the ONF classifications, CHBDC sees the introduction of the new ONF classifications are more appropriate. The change is not considered to have any adverse effect nor materially change the extent to which the Proposed Plan meets relevant statutory	Amend paragraphs 1 and 2 of 'TRAN - Principal Reasons' as follows: 'A sustainable transport network for the District is one where proper consideration is given to the relationship between land use and transport effects, including the long-term consequences. The District's arterial and collector Transit

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				<p>obligations. Amend as a consequential amendment.</p>	<p>Corridors, Urban Connectors, Activity Streets, City Hubs, Main Streets, Interregional Connectors, Rural Connectors, Stopping Places and Peri-urban Road routes are vital to the long-term growth of the District and therefore must be protected against development that would adversely affect their efficiency and effectiveness. Almost all activities generate vehicle trips and, therefore, parking in close proximity to the site of the activities is required to provide accessibility for people and goods. Generally, different activities generate different parking and loading demands. If provision is not made by developers or owners for off-street parking and loading, then the only alternative available is to park and load on the street. On-street parking and loading can adversely affect the efficiency and safety of roads, particularly Arterial or Collector Transit Corridors, Urban Connectors, Activity Streets, City Hubs, Main Streets, Interregional Connectors, Rural Connectors, Stopping Places and Peri-urban Roads where vehicle speeds and volumes are typically higher than for other roads in the One Network Framework Road Classification. Excessive parking of vehicles on residential streets can also detract from the amenity of those streets and adjoining residential areas.'</p>
TRAN-APP5	S104.010	Central Hawkes Bay District Council	Oppose	<p>As the ONRC classifications are now essentially replaced by the ONF classifications, CHBDC sees the introduction of the new ONF classifications are more appropriate. The change is not considered to have any adverse effect nor materially change the extent to which the Proposed Plan meets relevant statutory obligations.</p>	<p>Replace the provisions of TRAN-APP5 'One Road Network Classification - Functional Classification' in their entirety with the classifications contained within the 'One Road Framework'.</p>

CENTRAL HAWKE'S BAY PROPOSED DISTRICT PLAN

SUMMARY OF SUBMISSIONS BY PLAN PROVISION

Part 2: Hazards and Risks

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
CL - Contaminated Land	S11.013	Hawke's Bay Regional Council	Support	HBRC supports the provisions in the Contaminated Land chapter.	No changes.
CL - Introduction	S110.012	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Support	The proposed plan acknowledges the need to avoid duplication with the NESCS. The Oil Companies support reliance on the NESCS to provide the rule framework with objectives and policies provided in the proposed plan.	Retain 'CL - Introduction' as notified.
CL-O1	S110.013	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Amend	The Oil Companies support the intent of the objective but for consistency with the balance of provisions and the defined terms consider that the reference in the objective should be to contaminated land, not 'land containing elevated levels of contaminants'.	Amend CL-O1 as follows: 'Land containing elevated levels of contaminants Contaminated land is managed to protect human health and the environment and to enable land to be used in the future.'
CL-P1	S110.014	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Support	The Oil Companies support this policy and seek it is retained as notified.	Retain CL-P1 as notified.
CL-P2	S110.015	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Support	The Oil Companies support this policy and seek it is retained as notified.	Retain CL-P2 as notified.
CL-M1	S81.060	Horticulture New Zealand	Amend	The plan should make clear that the NES-CS does not apply to production land if the continues to be used for production purposes - refer Clause 5 (8). It is only when a change of land use occurs that the NES-CS provisions apply to production land.	Add an new sentence in CL-M1 as follows: 'The NES-CS contains specific controls applying to potentially contaminated soils, including rules, as well as associated matters over which control is reserved or over which discretion is restricted, where applicable. The NES-CS does not apply to primary production land where the land continues to be used for production purposes. Only when the land use changes will the NES-CS apply. '

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HAZS – Hazardous Substances	S11.014	Hawke's Bay Regional Council	Support	HBRC supports the provisions in the Hazardous Substances chapter	No change
HAZS - Introduction	S110.001	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Oppose	The plan purports to control hazardous substances where HSNO or WorkSafe controls are not adequate to address the environmental effects of hazardous substances in any particular case. The Oil Companies support the recognition of the role of other legislation but oppose the principle of broad controls without adequate section 32 analysis to demonstrate whether that is the most appropriate way to achieve the purpose of the RMA.	Amend the final paragraph of 'HAZS - Introduction' as follows: 'While the Resource Legislation Amendments 2017 changed the RMA so Councils no longer have the explicit function to control hazardous substances, they. Councils still have a broad function of achieving integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district. To avoid duplication, the Council seeks only to control matters that are not adequately covered by other more specific legislation or regulated by the Hawke's Bay Regional Council and proposes to do this by focused provisions targeting major hazardous facilities. Council proposes to use this broad function to place extra controls on hazardous substance use under the RMA, where HSNO or Worksafe controls are not adequate to address the environmental effects of hazardous substances in any particular case.' 'While the Resource Legislation Amendments 2017 changed the RMA so Councils no longer have the explicit function to control hazardous substances, they. Councils still have a broad function of achieving integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district. To avoid duplication, the Council seeks only to control matters that are not adequately covered by other more specific legislation or regulated by the Hawke's Bay Regional Council and proposes to do this by focused provisions targeting major hazardous facilities. Council proposes to use this broad function to place extra controls on hazardous substance use under the RMA, where HSNO or Worksafe controls are not adequate to address the environmental effects of hazardous substances in any particular case.'
HAZS-I1	S110.002	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Oppose	The corresponding explanation states that while hazardous substances are largely controlled through other legislation, the Council is still required to achieve integrated management, including controlling potential effects associated with hazardous substances. The Oil Companies agree, in so much as where an issue and intervention is necessary to manage the same, but do not consider this has been demonstrated, both in association to the 'safe day-to-day use' of hazardous substances and the possible effects on the environment involving the establishment and operation of Major Hazardous Facilities ('MHF') (as broadly defined in the proposed plan). The Oil Companies seek that Council reconsiders the need for broad hazardous substance controls.	Amend the explanation to HAZS-I1 as follows: 'While hazardous substances are largely controlled through other legislation, the Council is still required by the RMA to achieve integrated management of effects, including control of any actual or potential effects associated with the storage, use, disposal, or transportation of hazardous substances. Two issues arise from the use of hazardous substances. The first concerns the safe day to day use of hazardous substances. The second is the possible effects on the health and safety of people and on the natural environment involving the establishment and 'While hazardous substances are largely controlled through other legislation, some hazardous facilities may create off site risks to people, property and the environment. the Council is still required by the RMA to achieve integrated management of effects, including control of any actual or potential effects associated with the storage, use, disposal, or transportation of hazardous substances. Two issues arise from the use of hazardous substances. The first concerns the safe day to day use of hazardous substances. The second is the possible effects on the health and safety of people and on the natural environment involving the establishment and

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					operation of major hazardous facilities.'
HAZS-O1	S57.033	Fire and Emergency New Zealand	Support	Supported on the basis that residual risk associated with the manufacture, use, storage or transportation of hazardous substances is managed to ensure that the effects on people, property and the environment are acceptable.	Retain HAZS-O1 as notified.
HAZS-O1	S110.003	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Support	HAZS-O1 is supported.	Retain HAZS-O1 as notified.
HAZS-O2	S57.034	Fire and Emergency New Zealand	Support	Strongly supported. Fire and Emergency considers that the Health and Safety at Work Act 2015 and Hazardous Substances and New Organisms Act 1996 regulations are adequate to manage risks, for the most part. Where they are not, local authorities can place additional controls on hazardous substance use through RMA plans to address specific or potential environmental effects, if justified.	Retain HAZS-O2 as notified.
HAZS-O2	S81.061	Horticulture New Zealand	Support	HortNZ supports avoiding unnecessary duplication of regulation between the HSNO Act and the District Plan.	Retain HAZS-O2.
HAZS-O2	S110.004	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Amend	The intent of HAZS-O2 is supported but the Oil Companies consider it is appropriate at the objective level to seek to avoid duplication and not just in relation to HSNO, but also regional plans and HSWA, as recognised in the introductory section of the proposed plan and the accompanying s32 analysis.	Amend HAZS-O2 as follows: 'Avoid any unnecessary duplication of regulation between the Hazardous Substances and New Organisms Act 1996, Health and Safety at Work Act 2015, Regional Plan , and the District Plan.'
HAZS-O2	S121.119	Federated Farmers of New Zealand	Support	Support is given for the aim to avoid duplication. Federated Farmers has a strong principle of avoiding duplication as it is unproductive and inconsistencies cause problems.	Retain HAZS-O2 as proposed.
HAZS-PXX (new policy)	S121.253	Federated Farmers of New Zealand	Amend	Leave activities that already comply with the Hazardous Substances and New Organisms Act as unregulated by the District Plan. This would achieve objective HAZS-O2 better by avoiding any duplication.	And add a new policy in the 'HAZS - Hazardous Substances' chapter in the Proposed Plan as follows: 'To not regulate the use, storage or transportation of hazardous substances, in the District Plan where adequate levels of community and environmental protection is already provided by the Hazardous Substances and New Organisms

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
					Act 1996 or other legislation and regulation.'
HAZS-P1	S57.035	Fire and Emergency New Zealand	Support	Fire stations and associated firefighting activities involve the use and storage of hazardous substances at quantities that are considered minor. However, there are circumstances where Fire and Emergency need to temporarily store large quantities of product in an emergency. Therefore, Fire and Emergency require flexibility to utilise hazardous substances when and where necessary for their operations and most importantly to ensure an effective response to a fire or other emergency.	Retain HAZS-P1 as notified.
HAZS-P1	S81.062	Horticulture New Zealand	Support	HortNZ support that activities are enabled to utilise hazardous substances where necessary for their operations.	Retain HAZS-P1.
HAZS-P1	S110.005	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Support	The Oil Companies seek that HAZS-P1 be retained as notified.	Retain HAZS-P1 as notified.
HAZS-P1	S121.120	Federated Farmers of New Zealand	Support	Support is given for enabling hazardous substance use, farms use many substances in order to provide safe food in large quantities for our people and communities	Retain HAZS-P1 as proposed.
HAZS-P2	S57.036	Fire and Emergency New Zealand	Support	Subject to the acceptance of the amendments sought to exclude 'Emergency services activities' from the definition of 'Major Hazardous Facility', HAZS-P2 is supported to the extent that the policy seeks to manage adverse environment effects of major hazardous facilities on other land uses by way of providing adequate setbacks.	Retain HAZS-P2 as notified.
HAZS-P2	S110.006	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Oppose	HAZS-P2 addresses a range of matters which will be appropriately controlled through other provisions at both the district (for instance zoning and earthworks controls) and regional level (discharges), and through HAZS-P3 in relation to potential risks associated with the storage and use of hazardous substances. The Oil Companies seek that HAZS-P2 be deleted.	Delete HAZS-P2.
HAZS-P2	S116.019	Silver Fern Farms Limited	Oppose	Silver Fern Farms is concerned that Policy HAZS-P2 does not appear to contemplate the	Amendments to the definition of 'Major Hazardous Facility' [refer submission point S116.001] and

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				<p>implications of setback requirements for legally established Major Hazardous Facilities, in cases where incompatible activities have been allowed to encroach into the surrounding environment.</p> <p>Silver Fern Farms considers that the Proposed Plan allowance for 'lifestyle site' subdivision in the Rural Production Zone, and the proposed Rural Lifestyle zoning of land near the Plant, will give rise to encroachment into the rural environment by incompatible land uses. In that situation, this policy would burden Silver Fern Farms with the duty to avoid adverse effects, if it seeks to upgrade or expand the Plant in the future.</p> <p>To that end, Silver Fern Farms proposes that Objective UFD-O2 be amended to recognise the need to 'protect' Major Hazardous Facilities from urban encroachment.</p>	UFD-O2 [refer submission point S116.017], as sought.
HAZS-P3	S57.037	Fire and Emergency New Zealand	Support	<p>Subject to the acceptance of the amendments sought to the definition of 'Major Hazardous Facility', HAZS-P3 is supported to the extent that the policy requires new or expanded Major Hazardous Facilities to demonstrate that the activity is located appropriately, having regard to the effects of the activity, the risks to the health and safety of the community. This policy achieves the purpose of the RMA by providing for the health and safety of people and communities.</p>	Retain HAZS-P3 as notified.
HAZS-P3	S110.007	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Support	<p>The Oil Companies seek that HAZS-P3 be retained as notified.</p>	Retain HAZS-P3 as notified.
HAZS-P4	S57.038	Fire and Emergency New Zealand	Support	<p>Policy is supported. Fire and Emergency considers that the Health and Safety at Work Act 2015 and Hazardous Substances and New Organisms Act 1996 regulations are adequate to manage risks, for the most part. Where they are not, local authorities can place additional controls on hazardous substance use through RMA plans to address specific or potential environmental effects, if justified.</p> <p>This policy gives effect to the April 2018 amendments to sections 30 and 31 of the RMA</p>	Retain HAZS-P4 as notified.

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				which removed the control of hazardous substances as an explicit function of local authorities.	
HAZS-P4	S110.008	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Oppose	HAZS-P4 essentially repeats HAZS-O2. The Oil Companies seek that HAZS-P4 be deleted.	Delete HAZS-P4.
HAZS-R1	S29.017	New Zealand Defence Force	Amend	Condition a. of HAZS-R1(1) refers to compliance with the relevant standards of the underlying zone. The zone chapters do not contain standards for the storage, handling and use of hazardous substances. They refer back to the HAZS - Hazardous substances chapter. As such, its not clear what standards apply under this rule.	Clarify what standards apply to the storage, handling or use of hazardous substances.
HAZS-R1	S57.039	Fire and Emergency New Zealand	Support	Subject to the acceptance of the amendments sought to the definition of 'Major Hazardous Facility', HAZS-R1 is supported as it provides for the storage, handling or use of hazardous substances (except Major Hazardous Facilities) in all zones, subject to conditions. When compliance is not achieved, resource consent for the storage, handling or use of hazardous substances is required as a restricted discretionary activity. The matters over which discretion is restricted are considered appropriate.	Retain HAZS-R1 as notified.
HAZS-R1	S81.063	Horticulture New Zealand	Support	HortNZ supports the permitted activity for hazardous substances.	Retain HAZS-R1.
HAZS-R1	S110.009	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Amend	Proposed Rule HAZS-R1 permits the storage, handling or use of hazardous substances at non Major Hazardous Facilities, subject to standards. There are two permitted standards, one of which requires that all relevant standards in the underlying zone are complied with. The effect of this would appear to be that any infringement of a zone provision, which could relate to a range of matters, for instance a height in relation to boundary infringement, would remove a permitted pathway for facilities storing, handling or using hazardous substances. The rationale for that approach is unclear and its implications potentially significant. In contrast, the standard relating to the	Amend HAZS-R1 as follows: '1. Activity Status: PER Where the following conditions are met: a. All relevant standards in the underlying zone are complied with. b. ...'

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				use of explosives within 60m of the Gas Transmission Network is targeted and clear.	
HAZS-R1	S121.121	Federated Farmers of New Zealand	Oppose	Although permitted status is preferable to consented status, this provision could go a step further and leave activities that already comply with the Hazardous Substances and New Organisms Act as unregulated by the District Plan. This would achieve objective HAZS-02 better by avoiding any duplication, and be similar to the Hastings approach. A permitted rule is still considered regulation and does not achieve the goal of no duplication.	Delete HAZS-R1. And add a new policy [refer submission point S121.253].
HAZS-R2	S110.010	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Support	The permitted pathway for maintenance of Major Hazardous Facilities provided by HAZS-R2 is supported.	Retain HAZS-R2 as notified
HAZS-R3	S57.040	Fire and Emergency New Zealand	Support	Subject to the acceptance of the amendments sought to the definition of 'Major Hazardous Facility', the discretionary activity status for the development of new or upgrading of existing major hazardous facilities is supported. This provides Council the full discretion to assess major hazardous facilities and consider the associated risk to the environment and assess whether the risk mitigation and management proposed is adequate.	Retain HAZS-R3 as notified.
HAZS-R3	S110.011	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Amend	The discretionary pathway for new Major Hazardous Facilities ('MHF') is supported but in terms of upgrading of existing 'MHF', it is considered that the rule should only apply to activities increasing hazardous substance storage, or increasing off site risk associated with hazardous substance, not other development unrelated to hazardous substances at an existing 'MHF' which will be appropriately addressed by other provisions.	Amend HAZS-R3 such that it only applies to new 'Major Hazardous Facilities' or existing 'Major Hazardous Facilities' which are increasing potential off site risk associated with the storage, use, or manufacture of hazardous substances.
HAZS-AM1	S57.041	Fire and Emergency New Zealand	Support	HAZS-AM1 is supported to the extent that it provides Council guidance on relevant assessment matters to be considered for activities that require consent under HAZS-R3. In particular Council can require a risk assessment be	Retain HAZS-AM1 as notified.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				undertaken with a focus on the ability of the design and management of the site to avoid accidents.	
HAZS-AM2	S57.042	Fire and Emergency New Zealand	Support	HAZS-AM2 is supported to the extent that it provides Council guidance on relevant assessment matters to be considered for activities that require consent under HAZS-R3. In particular, Council should give consideration to the adoption of specific spill contingency plans, emergency procedures, stormwater management and treatment and disposal procedures for wastes containing hazardous substances, fire safety, monitoring and maintenance procedures, and appropriate management systems when considering major hazardous facility resource consent applications.	Retain HAZS-AM2 as notified.
HAZS-M2	S81.064	Horticulture New Zealand	Amend	The method provides for use of codes or practice and references NZS8409:2004:Management of Agrichemicals. There is a new version of NZS8409 to be released shortly so the plan may be better to reference the 2021 standard.	Amend HAZS-M3[HAZS-M2?] as follows: '... Codes of Practice are an approved means of complying with HSNO and are designed to provide guidance on how to eliminate or minimise the risk associated with hazardous substances. A good example of this is the EPA approved code of practice "Management of Agrichemicals NZS 8409:20042021".'
NH - Natural Hazards	S50.033	The Surveying Company (HB) Ltd	Support	The Natural Hazards Chapter of the Proposed District Plan provides good clarity about what buildings can be built in certain hazard zones.	Retain NH - Natural Hazards chapter.
NH - Natural Hazards	S79.056	Transpower New Zealand Ltd	Amend	The application and relevance of the Natural Hazards provisions to Transpower's assets is not clear as: - The note to the rules section within the Network Utilities Chapter does not provide specific reference that the Natural Hazards chapter applies. - The rules within the Natural Hazards chapter all apply to "buildings" which do not capture the support structure and transmission line components of the National Grid assets (as these are defined as 'structures' within the proposed plan). However substations would be considered a 'building'.	Clarify whether the 'NH - Natural Hazard' provisions apply to network utility structures.

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				Clarity as to the relationship between the chapters and whether the Natural Hazard provisions apply would assist with plan interpretation.	
NH - Natural Hazards	S90.026	Centralines Limited	Support	Centralines notes that Network Utilities are often required to be located within certain areas / environments to maintain their functional, operational, technical and locational needs to service communities. In this regard, electricity distribution lines at times need to cross rivers and streams and need to be located everywhere a customer chooses to locate including in overlays (sometimes in areas subject to natural hazards). Centralines notes overhead lines are not restricted in Natural Hazard areas, and that buildings and structures associated with the electricity distribution network will be permitted in the Natural Hazard areas. Centralines supports this.	Retain the 'NH - Natural Hazards' chapter as notified.
NH - Introduction	S11.016	Hawke's Bay Regional Council	Amend	HBRC has consulted with HBCDEM on the provisions relating to natural hazards and this submission has their support. These wording changes are only minor but will result in language that is more technically correct.	Amend paragraph 3 of NH-Introduction as follows: 'Risk from natural hazards can arise from: - intense rainfall events causing flooding from rivers, streams, overland flow paths and lakes; - earthquakes and liquefaction tsunami ; tsunami ; ...'
NH - Introduction	S81.065	Horticulture New Zealand	Amend	HortNZ supports the risk based approach to managing risks associated with natural hazards. The inclusion of climate change is also supported but note that food security is an issue that arises due to climate change - both in terms of food production and distribution. This should be acknowledged in the section on climate change.	Retain risk-based approach to natural hazards. Amend paragraph 5 of 'NH - Introduction' as follows: '... Climate change is therefore likely to have significant implications for the District in terms of water shortages and ongoing water security issues and also food security , and the flow on effects of this for the primary sector and wider community. ...'
NH - Introduction	S121.122	Federated Farmers of New Zealand	Support	Federated Farmers supports the emphasis placed on information sharing and the risk-based approach which has been adopted. It recognises that some activities or land uses are more susceptible to a natural hazard related event than	Retain 'NH - Introduction' as proposed.

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				others. We are strongly supportive of the approach taken with regards to some rural activities as we agree that regulation should not unnecessarily restrict farm buildings and earthworks where there is an acceptable level of risk. Whilst we are broadly supportive of the notified planning response some relatively minor amendments are required to ensure the provisions are more consistent with and better implement that risk-based approach. These changes are outlined in the following submission points.	
NH-O1	S57.043	Fire and Emergency New Zealand	Support	NH-O1 is supported. Fire and Emergency seeks to emphasise that in order to develop resilient communities, communities need to be aware of the risks of natural hazards and ensure that the consequent environmental effects are known so communities can effectively and efficiently respond to and recover from natural hazard events.	Retain NH-O1 as notified.
NH-O1	S64.038	Department of Conservation	Support	Support this objective as appropriate. Sections 6(h), s7(i) and Objective 5 of the NZCPS.	Retain NH-O1.
NH-O1	S121.123	Federated Farmers of New Zealand	Support	Federated Farmers agrees that Council is in an appropriate position to collate and disseminate information regarding the reduction, response, recovery, avoidance and mitigation of natural hazards within the Central Hawkes Bay District. We are broadly supportive of this objective and the related policy response.	Retain NH-O1 as proposed.
NH-O1	S129.048	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the Objective as proposed. Retain as notified.	Retain NH-O1 as notified.
NH-O2	S57.044	Fire and Emergency New Zealand	Support	NH-O2 is supported which seeks to minimise the effects of natural hazards and long-term effects of climate change on the community and built environment.	Retain NH-O2 as notified.
NH-O2	S64.039	Department of Conservation	Support	Support this objective as appropriate. Sections 6(h), s7(i) and Objective 5 of the NZCPS.	Retain NH-O2.
NH-O2	S121.124	Federated Farmers of New Zealand	Amend	Farm buildings and earthworks must be clearly differentiated from habitable buildings and earthworks, as they have different risk profiles. Farm buildings are simple structures that are uninhabited, it may be acceptable to a farmer if their dirt floor shed is flooded, compared to the	Amend NH-O2 as follows: 'The effects of natural hazards and the long-term effects of climate change on the community and vulnerable activities the built environment are minimised.'

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				major disruption and displacement if a house was flooded. The concept of vulnerable activities is a good one and winnows out farm structures.	
NH-O2	S129.049	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the intent of the objective, however considers that amendments are required to provide clear policy direction and guide subsequent provisions. Amendments sought.	Amend NH-O2 as follows: 'The Significant adverse effects of natural hazards and the long-term effects of climate change on the community and the built environment are minimised.'
NH-O3	S57.045	Fire and Emergency New Zealand	Support	NH-O3 is supported to the extent that it seeks to avoid an increase in risk to people, property, infrastructure and the environment. This is consistent with Fire and Emergency's Statement of Intent to build resilient communities through reducing the risk to people, property and infrastructure.	Retain NH-O3 as notified.
NH-O3	S64.040	Department of Conservation	Support	Support this objective as appropriate. Sections 6(h), s7(i) and Objective 5 of the NZCPS.	Retain NH-O3.
NH-O3	S81.066	Horticulture New Zealand	Oppose	The objective seeks that 'Any' increase in risk is 'avoided'. This is not effects based or risk based (nor reflecting of the rule framework). The response to a risk should be based on the level of risk. The following policies focus on 'significant natural hazard risk' rather than 'any' risk.	Amend NH-O3 as follows: 'An increase of risk to people, property, infrastructure and the environment from the effects of natural hazards should be is-avoided, remedied or mitigated, reflecting the level of risk posed by the hazard.'
NH-O3	S105.008	James Bridge	Oppose	This objective is inconsistent with s6 of the RMA, which requires the management of significant risks from natural hazards. It is not possible to achieve this objective without prohibiting any new development in the district. An 'avoid' objective is inappropriate.	Delete NH-O3, or amend the wording to refer to 'significant risks from natural hazards' to align with s6 of the RMA.
NH-O3	S121.125	Federated Farmers of New Zealand	Oppose	The avoidance of any increase in risk outcome of this objective is both inappropriate and unachievable. Risk can be managed by not only avoidance, but also remedied and mitigated, by structural or non-structural means. Flood risk can be structurally mitigated by increased floor levels for houses. Coastal erosion risk can be non-structurally mitigated by foredune care and not cutting through the foredune to build roads, paths or residential houses.	Amend NH-O3 as follows: 'Any increase in risk to people, property, infrastructure and the environment from the effects of natural hazards is avoided, remedied or mitigated in areas where the risks from natural hazards are assessed as being unacceptable, and in all other areas is undertaken in a manner that ensures that the risks are appropriately managed.'

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				<p>Some risk tolerance will be necessary, such as allowing farm activities to occur in a floodable area. Farm activities will be preferable to residential development here. Resilience relies on a level of acceptable risk under which typical rural activities can be carried out. That is - natural hazard risks must be appropriately identified and assessed without imposing unnecessary restrictions on rural land owners and their communities.</p> <p>If all risk is to be avoided from all natural hazards, we hope this extends to avoiding risk of drought by providing water storage schemes for primary production!!</p>	
NH-O3	S129.050	Kāinga Ora - Homes and Communities	Oppose	<p>Kāinga Ora considers that complete avoidance of increased risk to people, property, infrastructure, and the environment associated with natural hazards is unlikely to be achievable, particularly in light of the effects of climate change. As such, amendments are sought to acknowledge where matters and activities can be managed to minimise risks associated with natural hazards. Amendments sought.</p>	<p>Amend NH-O3 as follows: 'Any increase in risk to people, property, infrastructure and the environment from the effects of natural hazards is avoided. The establishment of new activities, subdivision, and development do not unnecessarily increase or exacerbate risks associated with natural hazards to people, property, infrastructure, and the environment.'</p>
NH - Policies	S125.038	Ngā hapū me ngā marae o Tamatea	Amend	<p>Mana whenua struggle to have a meaningful role within the current flood protection framework. The reliance on hard engineering measures marginalises mana whenua values, has a direct impact on the āhua (natural character) and mauri of waterways and destroys mahinga kai species and sites of significance.</p>	<p>Redraft the policies in the 'NH - Natural Hazards' chapter in the Proposed Plan to more fully and accurately reflect the history, relationships and whakapapa of Māori in the rohe. This includes working with mana whenua to develop, apply, monitor, and enforce holistic river management practices.</p> <p>The amended wording should be drafted collaboratively with the mana whenua of the District.</p>
NH-P1	S57.046	Fire and Emergency New Zealand	Support	<p>NH-P1 that promotes the availability of natural hazard information to enable people to be informed and have access to information on the natural hazards affecting their properties and surrounding area.</p>	<p>Retain NH-P1 as notified.</p>
NH-P1	S64.041	Department of Conservation	Support	<p>Support this objective [policy?] as appropriate. Sections 6(h), s7(i) and Objective 5 of the NZCPS.</p>	<p>Retain NH-P1.</p>

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NH-P1	S121.126	Federated Farmers of New Zealand	Support	Federated Farmers understands the importance of information sharing and the necessity of identification of natural hazards as being an important tool for councils and landowners alike. Whilst there may be some unnecessary duplication across Policies NH-P1 to NH-P4 which could be tidied up, the purpose and intention of these policies is supported.	Retain NH-P1 as proposed.
NH-P2	S57.047	Fire and Emergency New Zealand	Support	The development of up-to-date hazard information is supported. This will enable the community to be informed and have access to information on the natural hazards affecting their properties and surrounding area.	Retain NH-P2 as notified.
NH-P2	S64.042	Department of Conservation	Support	Support this objective [policy?] as appropriate. Sections 6(h), s7(i) and Objective 5 of the NZCPS.	Retain NH-P2.
NH-P2	S121.127	Federated Farmers of New Zealand	Support	Federated Farmers understands the importance of information sharing and the necessity of identification of natural hazards as being an important tool for councils and landowners alike. Whilst there may be some unnecessary duplication across Policies NH-P1 to NH-P4 which could be tidied up, the purpose and intention of these policies is supported.	Retain NH-P2 as proposed.
NH-P3	S64.043	Department of Conservation	Support	Support this objective [policy?] as appropriate. Sections 6(h), s7(i) and Objective 5 of the NZCPS.	Retain NH-P3.
NH-P3	S121.128	Federated Farmers of New Zealand	Support	Federated Farmers understands the importance of information sharing and the necessity of identification of natural hazards as being an important tool for councils and landowners alike. Whilst there may be some unnecessary duplication across Policies NH-P1 to NH-P4 which could be tidied up, the purpose and intention of these policies is supported.	Retain NH-P3 as proposed.
NH-P4	S64.044	Department of Conservation	Support	Support this objective [policy?] as appropriate. Sections 6(h), s7(i) and Objective 5 of the NZCPS.	Retain NH-P4.
NH-P4	S121.129	Federated Farmers of New Zealand	Support	Federated Farmers understands the importance of information sharing and the necessity of identification of natural hazards as being an important tool for councils and landowners alike. Whilst there may be some unnecessary duplication across Policies NH-P1 to NH-P4 which	Retain NH-P4 as proposed.

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				could be tidied up, the purpose and intention of these policies is supported.	
NH-P5	S57.048	Fire and Emergency New Zealand	Support	NH-P5 is supported as it provides Council the ability to control activities occurring in areas of significant natural hazard risk. Fire and Emergency supports the avoidance of development in areas identified as being at significant risk from natural hazards where they will increase the risk to people's safety, well-being and property.	Retain NH-P5 as notified.
NH-P5	S64.045	Department of Conservation	Support	Support this objective [policy?] as appropriate. Sections 6(h), s7(i) and Objective 5 of the NZCPS.	Retain NH-P5.
NH-P5	S121.130	Federated Farmers of New Zealand	Oppose	<p>The focus of the policy is on controlling activities in areas of significant natural risk, the purpose of which is understood and supported. However, 'areas of significant natural risk' are not currently defined and as such we have concerns that this may create uncertainty.</p> <p>Rules intended to manage flood risk should not accidentally regulate farm buildings, structures or fences, as these are not inhabited so lives will not be at risk, and such sheds and fences will not make flooding worse.</p> <p>We have some concern that earthworks is included as an activity that requires extra control. The other activities relate to people and property locating in the areas of elevated risk and in our view any adverse effects relating to associated earthworks can be assessed when a consent process is triggered.</p> <p>Further, alterations to existing building and structures should not be captured if the changes are not increasing or exacerbating risk off site.</p>	<p>Amend NH-P5 as follows:</p> <p>'To control the activities that can occur in areas of significant natural hazard risk, including:</p> <ol style="list-style-type: none"> 1. the erection of new habitable buildings or structures, or alterations to existing habitable buildings or structures; 2. earthworks; 3. subdivision of land; and 4. the establishment of new vulnerable activities.'
NH-P5	S129.051	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the policy however considers that the word 'manage' is more appropriate than 'control' in relation to the activities specifically listed. Amendments sought.	<p>Amend NH-P5 as follows:</p> <p>'To controlmanage the activities that can occur in areas of significant natural hazard risk, including:</p> <ol style="list-style-type: none"> 1.
NH-P6	S64.046	Department of Conservation	Support	Support this objective [policy?] as appropriate. Sections 6(h), s7(i) and Objective 5 of the NZCPS.	Retain NH-P6.

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NH-P6	S121.131	Federated Farmers of New Zealand	Support	Support is extended to this policy approach.	Retain NH-P6 as proposed.
NH-P7	S57.049	Fire and Emergency New Zealand	Support	The avoidance approach to development in areas identified as being at significant natural hazard risk is supported, particularly where new development will increase the risk to people's safety, well-being and property. Avoiding new development in areas at risk of significant natural hazard risk supports Fire and Emergency's Statement of Intent to build resilient communities through reducing the risk to people, property and infrastructure.	Retain NH-P7 as notified.
NH-P7	S64.047	Department of Conservation	Support	Support this objective [policy?] as appropriate. Sections 6(h), s7(i) and Objective 5 of the NZCPS.	Retain NH-P7.
NH-P7	S66.004	Woolworths New Zealand Limited	Amend	Assuming that the Fault Avoidance Area would be considered as an area of significant natural hazard risk, it would appear that any development within these areas would be inconsistent with this policy, despite the 'Restricted Discretionary' status. Necessary for more clarification in the NH - Natural Hazards chapter of the types of activities that could be appropriate within an area of significant hazard risk. This is particularly important where an area of significant hazard risk falls within the relatively permissive Commercial Zone, as it will have a major bearing on any future investment in sites within parts of the Waipukurau Town Centre.	Amend NH-P7 as follows: 'To adapt and promote an avoidance approach to new hazard sensitive development located within areas of significant natural hazard risk, rather than mitigation or remedial measures.'
NH-P7	S105.009	James Bridge	Oppose	This objective is inconsistent with s6 of the RMA, which requires the management of significant risks from natural hazards. It is not possible to achieve this objective without prohibiting any new development in the district. An 'avoid' objective is inappropriate.	Delete NH-P7.
NH-P7	S121.132	Federated Farmers of New Zealand	Support	Broad support is extended to the policy approach, subject to a robust assessment and identification of areas of significant natural hazard risk. We accept that any land use change or development in areas of significant natural hazard risk that would increase risk to people's safety or well-being or has the potential to exacerbate risk off site should be avoided. In some cases,	Retain NH-P7 (subject to identification and mapping of 'areas of significant natural hazard risk').

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				however, a change from one low-risk land use to another low-risk land use may be appropriate and should be a permitted activity, for example, rural ancillary earthworks in an area prone to flooding.	
NH-P8	S57.050	Fire and Emergency New Zealand	Support	NH-P8 is supported as it encourages the relocation or removal of structures within areas of significant natural hazard risk. supports Fire and Emergency's Statement of Intent to build resilient communities through reducing the risk to people, property and infrastructure.	Retain NH-P8 as notified.
NH-P8	S64.048	Department of Conservation	Support	Support this objective [policy?] as appropriate. Sections 6(h), s7(i) and Objective 5 of the NZCPS.	Retain NH-P8.
NH-P8	S121.133	Federated Farmers of New Zealand	Support	Support is extended to this policy approach.	Retain NH-P8 as proposed.
NH-P9	S57.051	Fire and Emergency New Zealand	Support	NH-P9 is supported as it requires that subdivision and land use activities are located and designed to avoid the need for further natural hazard mitigation. This policy achieves the purpose of the RMA by providing for the safety and wellbeing of people and communities and addresses the risk to property across the district.	Retain NH-P9 as notified.
NH-P9	S64.049	Department of Conservation	Support	Support this objective [policy?] as appropriate. Sections 6(h), s7(i) and Objective 5 of the NZCPS.	Retain NH-P9.
NH-P9	S105.010	James Bridge	Oppose	Mitigation is an appropriate means of managing potential significant risks from natural hazards, in accordance with s106 of the RMA.	Delete NH-P9.
NH-P9	S121.134	Federated Farmers of New Zealand	Oppose	Federated Farmers understands the intention of the policy however we are concerned that existing low risk land use like farming may be captured inadvertently and are worried that the policy direction may hinder landowners maintaining and or improving existing natural hazard mitigation activities. The focus in our view should be on any land use change or development that would increase risk to people's safety or well-being or has the potential to unreasonably exacerbate or transfer risk off site.	Amend NH-P9 as follows: 'To ensure that subdivision, land use activities or other new development of vulnerable activities is located and designed to avoid the need for further natural hazard mitigation activities. so that the activity: 1. incorporates mitigation measures so that the risk to life and property damage is acceptable; 2. the risk to surrounding properties is not increased; and 3. the activity does not require new or upgraded community-scale mitigation works.'

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NH-P9	S129.052	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the policy however seeks amendments for clarification purposes. Amendments sought.	Amend NH-P9 as follows: 'To ensure that subdivision, land use activities or other new development is located and designed to avoid the need for further natural hazard mitigation activities so as not to necessitate natural hazard mitigation activities to minimise risks associated with natural hazards to people, property, and infrastructure.'
NH-P10	S64.050	Department of Conservation	Support	Support this objective [policy?] as appropriate. Sections 6(h), s7(i) and Objective 5 of the NZCPS.	Retain NH-P10.
NH-P10	S121.135	Federated Farmers of New Zealand	Support	Support is extended to this policy approach.	Retain NH-P10 as proposed.
NH-P10	S125.037	Ngā hapū me ngā marae o Tamatea	Support	Mana whenua support the use of natural features, buffers and appropriate risk management approaches in preference to hard protection structures in mitigating natural hazard risk.	Retain NH-P10 as notified.
NH-P10	S129.053	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the policy as notified. Retain as notified.	Retain NH-P10 as notified.
NH-P11	S57.052	Fire and Emergency New Zealand	Support	NH-P11 is supported as it recognises and provides for network utilities that have a functional or operational requirement to be located in areas subject to natural hazards, while ensuring that such infrastructure does not significantly increase risk to people, property and the environment and that the risks to people, property and the environment are avoided or mitigated to the extent practicable. This policy is in keeping with the principles Fire and Emergency applies when considering new fire station locations.	Retain NH-P11 as notified.
NH-P11	S64.051	Department of Conservation	Support	Support this objective [policy?] as appropriate. Sections 6(h), s7(i) and Objective 5 of the NZCPS.	Retain NH-P11.
NH-P11	S79.057	Transpower New Zealand Ltd	Support	Transpower supports the policy recognition for Network Utilities within natural hazard areas. However, as queried in an earlier submission point, clarity is sought as to the application of the Natural Hazards provisions to network utilities.	Retain NH-P11.
NH-P12	S64.052	Department of Conservation	Support	Support this objective [policy?] as appropriate. Sections 6(h), s7(i) and Objective 5 of the NZCPS.	Retain NH-P12.

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NH-R1	S56.029	Powerco Limited	Support	Powerco supports the permitted activity rule for network utilities in a Flood Hazard Area. Network utilities have to be installed wherever a customer chooses to locate, and at times such network utilities may need to be located in or traverse through Natural Hazard Areas.	Retain NH-R1 as notified.
NH-R1	S57.053	Fire and Emergency New Zealand	Support	NH-R1 is supported to the extent that it allows natural hazard mitigation activities within a Natural Hazard area to be carried out by or on behalf of a local authority, network utility operator or a requiring authority.	Retain NH-R1 as notified.
NH-R1	S78.008	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain NH-R1 as written.
NH-R1	S79.058	Transpower New Zealand Ltd	Oppose	Depending on the relevance and applicability of the Natural Hazards Chapter to the National Grid, Transpower opposes any non-complying activity status that would apply to the National Grid. The National Grid is a linear network that is constrained in its location. Such constraints should be reflected in a restricted discretionary activity status. The Restricted Discretionary matters would ensure an adequate assessment of the risks and need.	Amend NH-R1 to remove non-complying activity status for the National Grid.
NH-R1	S121.136	Federated Farmers of New Zealand	Amend	Federated Farmers is concerned the broad definition of 'natural hazard mitigation activities' includes activities like riparian planting and drainage which should be reasonable activities for farmers to undertake on their land for the purposes of mitigating potential flood damage. We are also concerned that maintenance work on existing stop banks is not enabled.	Amend NH-R1 as follows: 'Natural hazard mitigation activities within a Natural Hazard area Fault Avoidance Area / Flood Hazard Area / Tsunami Hazard Area 1. Activity Status: PER Where the following conditions are met: a. The activity is carried out by or on behalf of a local authority, network utility operator or a requiring authority exercising its powers, functions and duties under the RMA, Soil Conservation and Rivers Control Act 1941, Land Drainage Act 1908, or Local Government Act 2002. Or b. the natural hazard risk cannot be reasonably avoided, and the mitigation works do not transfer or create unacceptable hazard risk to other people, property, infrastructure or the natural environment.

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					2. ...!
NH-R2	S11.039	Hawke's Bay Regional Council	Amend	<p>HBRC has consulted with HBCDEM on the provisions relating to natural hazards and this submission has their support.</p> <p>We support the proposal to restrict permitted activities to only BIC-1 category buildings in the high risk flood area (Zone 1). Some areas of Zone 1 and almost all areas of Zone 2 may be suitable for residential development and other buildings if measures such as raised floor levels are able to mitigate the risk.</p> <p>Zone 2 includes areas adjacent to Zone 1, where the flood risk is considered low, transitioning to virtually zero flood risk where Zone 2 is adjacent to steep hills. In almost all areas of Zone 2, residential development may be possible, however, there may be other risks or issues that need to be addressed.</p>	<p>We support the proposal to restrict permitted activities to only BIC-1 category buildings in the high risk flood area (Zone 1).</p> <p>It may be appropriate for building importance category restrictions to apply in Zone 2 that would restrict sensitive activities, or buildings that have the ability to house large numbers of people. Or alternatively, Zone 2 could work as an alert layer without any additional rules other than the existing natural hazards matter of control in the Subdivision chapter, supported by a policy framework in the Natural Hazards chapter for other land use activities.</p>
NH-R2	S57.054	Fire and Emergency New Zealand	Amend	<p>As notified, any new building or alteration to an existing building within a natural hazard area (specifically a fault avoidance and flood hazard area) for a BIC 4 category structure is a non-complying activity. It is noted that Tamatea Rural Fire Station is located in the Fault Avoidance Area. The importance of locating emergency service facilities such as fire stations outside of areas subject to a natural hazard is recognised. However, in some instances there may be an operational requirement to locate within a natural hazard area.</p> <p>Fire and Emergency seeks that BIC 4 structures are included as restricted discretionary activities. This will ensure that Council has the discretion over what BIC 4 structures are deemed acceptable to be located in the fault avoidance and flood hazard area on a case-by-case basis. The matters of discretion covering functional or operational need and the nature and extent of the hazard risks to people or property are considered to appropriately address any actual or potential effects on the environment that may be of concern</p>	<p>Amend NH-R2 as follows:</p> <p>'NH-R2 Any new building or alteration to an existing building within a Natural Hazard area Fault Avoidance Area</p> <ol style="list-style-type: none"> 1. ... 2. Activity status where the building is a BIC 2b, or 3 or BIC 4 category structure: RDIS3. Activity status where the building is a BIC 4 category structure: NG Flood Hazard Area 4. ... 5. Activity status where the building is a BIC 2a, 2b, or 3 or BIC 4 category structure: RDIS 6. Activity status where the building is a BIC 4 category structure: NG

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				to the Council and the consent authority can then decide whether to grant consent, grant consent with conditions or decline consent - as provided for in s104C of the RMA.	
NH-R2	S66.003	Woolworths New Zealand Limited	Amend	<p>The Countdown Waipukurau store is located within the 'Fault Hazard (Fault Avoidance)' and 'Fault Hazard (Faultlines)' overlays in the Proposed District Plan.</p> <p>Under the NH-R2, any new building or alteration to an existing building within a Natural Hazard area requires resource consent as a 'Restricted Discretionary' activity, where the building falls within NH-APP1. Countdown stores are understood to fall within 'BIC 2b - Normal structures and structures not in other categories'.</p> <p>Do not agree that commercial activities, such as a supermarket, be treated the same as, for example, a multi-storey apartment building.</p> <p>The matters for discretion are wide and provide little certainty in regard to the type of information that Council would expect to see accompany a resource consent application, and that a building could be designed to successfully obtain resource consent under NH-R2.</p>	Amend the matters for discretion in NH-R2(2) to provide more certainty for commercial activities, particularly those in low-rise buildings, being acceptable in the Fault Avoidance Area.
NH-R2	S73.011	Ministry of Education	Support	<p>The Ministry notes that Designation MEDU2 for Central Hawke's Bay College is located in a Fault Avoidance Area. Education Facilities are Building Importance Category (BIC) 3 so any alteration to this school will be a Restricted Discretionary activity.</p> <p>The Ministry supports the Restricted Discretionary activity status and the matters over which discretion is restricted as they allow the consideration by Council for alteration to the Central Hawke's Bay College if changes are unlikely to increase the risk from natural hazards.</p>	Retain NH-R2 as proposed.
NH-R2	S79.059	Transpower New Zealand Ltd	Oppose	Depending on the relevance and applicability of the Natural Hazards Chapter to the National Grid, Transpower opposes any non-complying activity status that would apply to the National Grid. The National Grid is a linear network that is constrained in its location. Such constraints should	Amend NH-R2 to remove non-complying activity status for the National Grid.

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				be reflected in a restricted discretionary activity status. The Restricted Discretionary matters would ensure an adequate assessment of the risks and need.	
NH-R2	S81.068	Horticulture New Zealand	Amend	HortNZ supports the Building Importance Categories (BIC) as a basis for risk assessment. The rule should refer to buildings and 'structures'. It needs to be clear that artificial crop protection structures are included as BIC 1.	Amend all relevant references in NH-R2 to provide for structures (in addition to buildings), for example: 'The building or structure is a BIC 1 or 2a category structure.'
NH-R2	S121.137	Federated Farmers of New Zealand	Support	The permitted activity status with step to Restricted Discretionary is supported however we consider that existing structures need to be enabled as well. We support the rule applying to BIC 1 or 2a category, which permits farm buildings, structures and fences.	Amend NH-R2 as follows: 'Any new building or alteration to an existing buildings and structures within a Natural Hazard area ...' And retain the 'Permitted Activity' default to 'Restricted Discretionary' status.
NH-R2	S129.054	Kāinga Ora - Homes and Communities	Oppose	Consistent with its submission, Kāinga Ora opposes the inclusion of flood hazard as a natural hazard overlay within the Proposed Plan. Unlike tsunami and fault hazards, flood hazards are dynamic and subject to change. As such, Kāinga Ora considers that the spatial identification of flood hazard areas should be made publicly available through a set of non-statutory flood hazard maps which sit outside of the Proposed Plan. Where compliance with standards is not achieved, Kāinga Ora considers that a restricted discretionary activity status is appropriate. In relation to tsunami hazard areas, Kāinga Ora suggests the inclusion of an additional matter of discretion to be considered in the assessment of resource consent applications. Amendments sought.	Amend NH-R2 as follows: 'Fault Avoidance Area 1. Activity Status: PER Where the following conditions are met: a. ... 2. Activity status where the building is a BIC 2b or 3 category structure: RDIS Matters over which discretion is restricted: a. ... b. The nature and extent of the hazard risks to people or property, and whether the building activity is likely to increase or exacerbate those risks; will intensify the use of the area, or the number of people that are likely to occupy the site. c. ... d. ... 3. Activity status where the building is a BIC 4 category structure: NCFlood Hazard Area:4. Activity Status: PERWhere the following conditions are met: a. The building is a BIC 1 category structure (refer NH APP1 - Table of Building Importance Categories (BIC)) 5. Activity status

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					<p>where the building is a BIC 2a, 2b or 3 category structure: RDISMatters over which discretion is restricted:</p> <p>a. The functional or operational need to locate the building in the hazard area.</p> <p>b. The nature and extent of the hazard risks to people or property and the effectiveness of any mitigation measures.</p> <p>c. Cumulative effects and the potential for the activity to create, transfer or intensify hazard risks on adjoining sites, and any measures proposed to mitigate the effects of the hazard.</p> <p>d. The potential to relocate or remove buildings to alternative locations.</p> <p>6. Activity status where the building is a BIC 4 category structure: NC</p> <p>Tsunami Hazard Area</p> <p>7. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. ...</p> <p>8. Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <p>a. ...</p> <p>b. ...</p> <p>c. Whether appropriate escape paths or evacuation routes are available and readily accessible should a tsunami occur.'</p>
NH-R3	S57.055	Fire and Emergency New Zealand	Support	<p>The importance of locating emergency service facilities such as fire stations outside of areas subject to a natural hazard is recognised. As such, Fire and Emergency supports the inclusion of emergency services facilities in the 'vulnerable activities' definition.</p> <p>The decision on where to locate activities that are vulnerable to natural hazards is critical. By locating vulnerable activities outside of hazardous areas, the District can reduce the risk to people and property. Locating services such as fire stations, hospitals etc. outside of hazard areas is particularly important to ensure that the response capability of these services is not impaired during a disaster. This will ensure that Fire and</p>	Retain NH-R3 as notified.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				Emergency can continue to meet its functional and operational requirements during major events and that the interdependencies between lifeline utilities are managed. The restricted discretionary activity status including the matters of discretion which require council to consider the functional or operational need to locate the building in the hazard area is supported.	
NH-R3	S79.060	Transpower New Zealand Ltd	Oppose	Depending on the relevance and applicability of the Natural Hazards Chapter to the National Grid, Transpower opposes any non-complying activity status that would apply to the National Grid. The National Grid is a linear network that is constrained in its location. Such constraints should be reflected in a restricted discretionary activity status. The Restricted Discretionary matters would ensure an adequate assessment of the risks and need.	Amend NH-R3 to remove non-complying activity status for the National Grid.
NH-R3	S121.138	Federated Farmers of New Zealand	Support	Support is extended to the focus on vulnerable activities as a method to implement the risk based approach.	Retain NH-R3 as proposed.
NH-R3	S129.055	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes the rule to the extent that it duplicates NH-R2(7) and (8). Deletion sought.	Delete NH-R3.
NH-AM1	S121.139	Federated Farmers of New Zealand	Support	Support is extended to the range of assessment matters which will be considered for discretionary activities.	Retain NH-AM1 as proposed.
NH-AM2	S121.140	Federated Farmers of New Zealand	Support	Support is extended to the range of assessment matters which will be considered for discretionary activities.	Retain NH-AM2 as proposed.
NH-AM3	S121.141	Federated Farmers of New Zealand	Support	Support is extended to the range of assessment matters which will be considered for discretionary activities.	Retain NH-AM3 as proposed.
NH-AM4	S121.142	Federated Farmers of New Zealand	Support	Support is extended to the range of assessment matters which will be considered for discretionary activities.	Retain NH-AM4 as proposed.
NH-AM4	S129.056	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the assessment matters in NH-AM4 however seeks deletion of NH-AM4(1)(j) which it considers is sufficiently addressed through assessment matters (a) through to (i). Amendments sought.	Amend NH-AM4 as follows: '1. The effects of the occurrence of the identified natural hazard and the consequences of the natural hazard on the proposed activity will need to be assessed. In making this risk assessment the

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
					following factors will need to be considered: a.j. An overall assessment of whether the risk of natural hazards is significant or not.
NH-AM5	S121.143	Federated Farmers of New Zealand	Support	Support is extended to the range of assessment matters which will be considered for discretionary activities.	Retain NH-AM5 as proposed.
NH-AM5	S129.057	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora supports the assessment matters, however considers that the inclusion of the words 'effects on' is needed for clarification purposes. Amendments sought.	Amend NH-AM5 as follows: 'Effects on Public Works and Network Utilities 1. ...'
NH-AM6	S121.144	Federated Farmers of New Zealand	Support	Support is extended to the range of assessment matters which will be considered for discretionary activities.	Retain NH-AM6 as proposed.
NH-M1	S121.145	Federated Farmers of New Zealand	Amend	Given the extra layer of land use controls that can apply, Federated Farmers' support is conditional on the accuracy of the identification and mapping exercise to ensure only areas that are genuinely at risk of natural hazards. The relevant Section 32 Evaluation outlines concerns with current flood hazard information advising at page 27 that there are big information gaps. Federated Farmers therefore reserves the right to challenge the accuracy of the proposed natural hazard overlays where they are shown to unreasonably impact on our members. We therefore seek to retain the proposed natural hazard overlays as notified, subject to appropriate refinement through the Schedule 1 process. We also request that Council undertake to engage in meaningful discussion with affected landowners to ensure that hazard areas are ground-truthed, take site specific factors into account and landowners understand the impact that these areas will have on their farming practices.	Amend NH-M1 as follows: 'Planning Maps ... It is important to note that the hazard information provided is regional in scope and cannot be substituted for a site-specific investigation. A suitably qualified and experienced practitioner should be engaged if a site-specific investigation is required. This will be paid for by Central Hawkes Bay District Council in recognition of their responsibility to provide accurate hazard information and in recognition that site specific investigations, triggered when a potential land use change is contemplated, will be more cost effective than initiating a full district wide hazard identification process at this time. And adjust natural hazard boundaries and information according to landowner submissions. And inform landowners as to what natural hazards are present on their property and to what extent.
NH-AER1	S105.011	James Bridge	Oppose	There are, appropriately, several permitted activity rules that provide for new building development within identified natural hazard risk areas.	Amend NH-AER1 as follows: New Where building development is located outside of identified within a natural hazard risk

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				Accordingly, this is not an anticipated environmental result of the Proposed Plan.	areas. Where building development is already within a hazard area, the significant risk of the hazard is reduced and/or mitigated.
NH-AER1	S129.058	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora seeks amendments to NH-AER1 to reflect that certain activities and types of development may be appropriate to be located within areas of natural hazards where the risk is not significant. Amendments sought.	Amend NH-AER1 as follows: 'Where practicable, new building development is located outside of identified natural hazard risk areas presenting significant risk from natural hazards. Where building development and associated land use activities are already established is already within a natural hazard area, the risk of the hazard is reduced and/or mitigated. Mitigations are employed to minimise risk to people and property.'
NH-APP1	S29.016	New Zealand Defence Force	Amend	<p>The intent of NH-R2 rule is appropriate in that it will ensure buildings in hazard areas are those that have a low vulnerability. However, currently it is not entirely clear what BIC category temporary buildings would be within.</p> <p>As any Temporary Military Training Activity buildings are temporary and in place for less than 31 days (as required by permitted activity rule TEMP-R3) they represent a low vulnerability and therefore it should be explicit that they are classified as BIC 1 under NH-APP1 - Building Importance Categories (BIC).</p>	Retain NH-APP1 - Building Importance Categories (BIC) as notified, with the following amendment: 'BIC 1: [...] Examples: a. Farm buildings, isolated structures and towers in the Rural Zones, not otherwise identified as BIC 2, 3 or 4. b. Fences, masts, walls, in-ground swimming pools. c. Other structures with a gross floor area of 30m2 or less. d. Temporary buildings or structures associated with TMTA.'
NH-APP1	S57.056	Fire and Emergency New Zealand	Support	The use of NH-APP1 BIC as a way of managing risk on buildings based on their degree of hazard to life and other property, value to the community and function post-disaster is generally supported.	Retain NH-APP1 as notified.
NH-APP1	S81.069	Horticulture New Zealand	Amend	The Building Code also has a building importance levels in Schedule A3 which assess the risk of a range of building types, which may be a more appropriate reference than the MfE table and is supported by the regulations.	Use Schedule A3 from the Building Code as the basis of building importance categories in the Plan.
NH-APP1	S117.052	Chorus New Zealand Limited	Amend	The approach to Natural Hazards is supported. For the avoidance of doubt, an amendment is sought to Building Importance Category 1 to	Amend NH-APP1 as follows: 'Building Importance Category (BIC) 1 Structures presenting a low degree of hazard to

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				<p>ensure that network utility structures and activities which are not required as backup for Building Importance Category 4 are clearly provided for. Network utility structures and activities typically present a low degree of hazard to life and other property.</p> <p>A minor change to align with the definition of Pole in the Proposed Plan is also sought.</p>	<p>life and other property</p> <p>Examples:</p> <p>a. Farm buildings, isolated structures and towers in the Rural Zones, not otherwise identified as BIC 2, 3 or 4.</p> <p>b. Fences, poles masts, walls, in-ground swimming pools.</p> <p>c. Network utility structures and activities that are not classified as BIC 4.</p> <p>d. Other structures with a gross floor area of 30m2 or less.'</p>
NH-APP1	S118.052	Spark New Zealand Trading Limited	Amend	<p>The approach to Natural Hazards is supported. For the avoidance of doubt, an amendment is sought to Building Importance Category 1 to ensure that network utility structures and activities which are not required as backup for Building Importance Category 4 are clearly provided for. Network utility structures and activities typically present a low degree of hazard to life and other property.</p> <p>A minor change to align with the definition of Pole in the Proposed Plan is also sought.</p>	<p>Amend NH-APP1 as follows:</p> <p>'Building Importance Category (BIC) 1 Structures presenting a low degree of hazard to life and other property</p> <p>Examples:</p> <p>a. Farm buildings, isolated structures and towers in the Rural Zones, not otherwise identified as BIC 2, 3 or 4.</p> <p>b. Fences, poles masts, walls, in-ground swimming pools.</p> <p>c. Network utility structures and activities that are not classified as BIC 4.</p> <p>d. Other structures with a gross floor area of 30m2 or less.'</p>
NH-APP1	S119.052	Vodafone New Zealand Limited	Amend	<p>The approach to Natural Hazards is supported. For the avoidance of doubt, an amendment is sought to Building Importance Category 1 to ensure that network utility structures and activities which are not required as backup for Building Importance Category 4 are clearly provided for. Network utility structures and activities typically present a low degree of hazard to life and other property.</p> <p>A minor change to align with the definition of Pole in the Proposed Plan is also sought.</p>	<p>Amend NH-APP1 as follows:</p> <p>'Building Importance Category (BIC) 1 Structures presenting a low degree of hazard to life and other property</p> <p>Examples:</p> <p>a. Farm buildings, isolated structures and towers in the Rural Zones, not otherwise identified as BIC 2, 3 or 4.</p> <p>b. Fences, poles masts, walls, in-ground swimming pools.</p> <p>c. Network utility structures and activities that are not classified as BIC 4.</p> <p>d. Other structures with a gross floor area of 30m2 or less.'</p>

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
NH-APP1	S121.147	Federated Farmers of New Zealand	Support	As mentioned in previous submission points Federated Farmers is supportive of NH-APP1 as a basis for risk assessment.	Retain 'Building Importance Category 1' in NH-APP1 as proposed.
NH-APP1	S121.148	Federated Farmers of New Zealand	Oppose	Federated Farmers is concerned that farm buildings containing hazardous materials for use on that property may be inadvertently and inappropriately captured by Category 3. The description does not apply to the types of structures on farm, however the example could and that is a problem within the context of NH-APP1 [BIC 1?](a) and the application of NH-R2.	Amend 'Building Importance Category 3' in NH-APP1 as follows: 'Structures that may contain people in crowds or pose risks to people in crowds or contain contents of high value to the community a. g. Buildings, excluding farm buildings , and facilities not included in BIC 4 containing hazardous materials capable of causing hazardous conditions that do not extend beyond the property boundaries.'
NH-APP1	S129.059	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports inclusion of this appendix as proposed. Retain as notified.	Retain NH-APP1 as notified.

CENTRAL HAWKE'S BAY PROPOSED DISTRICT PLAN

SUMMARY OF SUBMISSIONS BY PLAN PROVISION

Part 2: Historical and Cultural Values

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
HH - Historic Heritage	S129.060	Kāinga Ora - Homes and Communities	Oppose	<p>Kainga Ora opposes the Historic Heritage chapter in its proposed form.</p> <p>As such, Kāinga Ora requests a review of the chapter to clarify the intent of the proposed provisions in line with the relief sought.</p> <p>Amendments sought.</p>	<p>Kāinga Ora opposes the chapter in its proposed form, and seeks amendments to the chapter (and consequentially related provisions in other parts of the Proposed Plan) to address the following:</p> <ol style="list-style-type: none"> 1. Kāinga Ora considers that HH-11 needs to be reconsidered so as to be clear about what adverse effects may result, as this will determine the type of response and degree of management required through subsequent provisions. 2. Kāinga Ora opposes use of the term 'heritage character' as referenced in HH-O1 and considers that it inappropriately conflates the concepts of historic heritage and amenity values, as set out in Sections 6 and 7 of the Resource Management Act. 3. Kāinga Ora considers that the rules framework and associated activities are predominantly focussed on management of heritage buildings and have little regard for implications on historic and archaeological sites. Further consideration is needed regarding the appropriate response and management of sites. 4. Kāinga Ora opposes requiring resource consent for safety alterations to heritage items and expects that this requirement may have unintended consequences on the safety and long-term viability of heritage buildings. In this respect, Kāinga Ora considers that any potential issues and/or adverse effects resulting from safety alterations can instead be managed through a permitted activity framework subject to compliance with a corresponding set of conditions. 5. In line with the above, Kāinga Ora opposes requiring resource consent for internal alterations

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					<p>of heritage items.</p> <p>6. Where locations are known, 'silent file' features and sites should be mapped in consultation with iwi to ensure that they are appropriately protected and to provide greater clarity to all parties on when tangata whenua may be directly impacted by a resource consent application.</p> <p>7. Greater clarity regarding the spatial extents of archaeological sites and sites of significance is needed to confirm whether an activity will trigger resource consenting requirements under HH and/or SASM provisions.</p>
HH - Introduction	S18.001	Elizabeth Pishief	Amend	The change in wording is the correct wording from the Heritage New Zealand Pouhere Taonga Act 2014.	<p>Amend paragraph 5 of 'HH - Introduction' as follows:</p> <p>'... Section 42 of the Heritage New Zealand Pouhere Taonga Act 2014 makes it an offence for anyone to destroy, damage or modify the whole, or any part of any site, if it is known or suspected to be an archaeological site states that, unless an authority is granted under section 48, 56(1)(b), or 62 in respect of an archaeological site, no person may modify or destroy, or cause to be modified or destroyed, the whole or any part of that site if that person knows, or ought reasonably to have suspected, that the site is an archaeological site. Section 87 of the Act makes it an offence to modify or destroy an archaeological site without the authority of Heritage New Zealand Pouhere Taonga or of any person authorised by Heritage New Zealand Pouhere Taonga. Section 44 of the Act, requires applications for an authority to destroy, damage or modify modify or destroy an archaeological site to be made to Heritage New Zealand Pouhere Taonga. The location of recorded archaeological sites in Central Hawke's Bay as at the date of notification of the District Plan are shown on the Planning Maps. This is for information purposes only, as an alert to Council and landowners. Landowners are encouraged to search the New Zealand Archaeological</p>

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					Association's database for the latest site record information prior to commencing any land disturbance activities.'
HH - Introduction	S55.020	Heritage New Zealand Pouhere Taonga	Support	Generally support the wording of the chapter introduction. However it should be noted that 'wāhi taonga' is not a category under the HNZPT Act. The HNZPT Act 2014 is referred to incorrectly. Section 42 of the HNZPTA makes it an offense to modify or destroy an archaeological site - the word damage is not used in this section of the Act. Similarly, section 44 refers to modify and destroy, not damage.	Amend the second paragraph of 'HH - Introduction' as follows: '...The Heritage New Zealand Pouhere Taonga Act 2014 provides a framework for the recognition of places of historical, cultural and ancestral significance including historic places (archaeological sites, buildings and memorials), historic areas, wāhi tūpuna, wāhi tapu and wāhi taonga tapu areas.' And amend the fourth paragraph as follows: '... Section 42 of the Heritage New Zealand Pouhere Taonga Act 2014 makes it an offense for anyone to destroy, damage or modify or destroy the whole, or any part of any site, if it is known or suspected to be an archaeological site. Section 44 of the Act requires applications for an authority to modify or destroy, damage or modify an archaeological site to be made to Heritage New Zealand Pouhere Taonga...'
HH - Introduction	S84.001	Kairakau Lands Trust	Amend	The Introduction to this section of the Proposed Plan encourages landowners to search the New Zealand Archaeological Association database (ArchSite) for 'the latest site record information'. We would recommend that the wording be changed slightly to emphasise that not all sites are recorded. Caution should be advised for any sites located within 100m of a specific location, as the usual GPS errors and biases occur within ArchSite.	Amend the second to last paragraph of 'HH - Introduction' as follows: 'There are also legal responsibilities that relate to all archaeological sites... Landowners are encouraged to search the New Zealand Archaeological Association's database for the latest recorded site record information prior to commencing any land disturbance activities.'
HH-OXX (new objective)	S121.150	Federated Farmers of New Zealand	Amend	A policy similar to Hastings Objective HO2 is needed, to enable the continued use of heritage buildings such as farm homesteads and woolsheds. This objective will provide a link with policies HH-P5, HH-P6 and HH-P7 and the permitted rules HH-R1, HH-R2 and HH-R3. Objective HH-O2 is only concerned with fire	Add a new objective in the 'HH - Historic Heritage' chapter in the Proposed Plan as follows: 'To promote the continued use of scheduled heritage buildings in the District where this encourages their retention, restoration and maintenance.'

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				safety, but other uses and modern standards will also apply.	
HH-O1	S121.149	Federated Farmers of New Zealand	Amend	<p>Whilst we support the identification of heritage items one of our concerns is that when an item or a site is identified through a scheduling process the affected landowner has no greater rights to submit on the proposal than those of the general public. Heritage values on privately owned land are often treated as a public or free good. As with waahi tapu sites, it is important that when heritage items are being identified, consultation with the landowner is an integral part of that process. Some other issues commonly reported by farmers in relation to historic heritage include:</p> <ul style="list-style-type: none"> • imprecise or inaccurate mapping of sites, leading to confusion over which areas are subject to provisions and which are not. • the importance of recognition in plans and policies that some farming activities have no adverse effect on the protected values or can aid in the maintenance of historic sites, including appropriate grazing, fencing repairs, road or path maintenance / upgrading, and weed control. 	Amend HH-O1 as follows: 'Identify, preserve and enhance the District's significant heritage items, heritage character and history of the District.' [no amendments provided in the relief sought]
HH-O2	S57.057	Fire and Emergency New Zealand	Support	HH-O2 is supported insofar that it encourages the upgrade of heritage buildings where there is an identified safety risk.	Retain HH-O2 as notified.
HH-P1	S55.021	Heritage New Zealand Pouhere Taonga	Support	The intention of HH-P1 is supported, however the wording should be revised. Rarity, representativeness, authenticity, and integrity are important values which are not included in the values listed in HH-P1.	Amend HH-P1 as follows: 'To identify and classify heritage items in the District according to their relative significance and value including aesthetic, archaeological, architectural, cultural, historic, social, spiritual, technological, industrial or traditional significance or value, and their rarity, representativeness, authenticity and integrity. '
HH-P1	S121.151	Federated Farmers of New Zealand	Amend	Federated Farmers supports clear identification and classification of the heritage resource, to ensure all resource users understand where the resource is located and where rules may apply. Many of these heritage items will be held in private ownership and as such landowner involvement in	Retain HH-P1 as proposed. And ensure landowners are adequately consulted when identifying and classifying heritage items.

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				any identification process must be front and centre. Our support is contingent on process and implementation related matters. We support accurate mapping of scheduled features, as it gives certainty to the landowner and helps them manage the area. However, affected landowners should have the opportunity to engage one-on-one with (and if necessary, challenge the accuracy of) the identification and mapping through the Schedule 1 process.	
HH-P2	S121.152	Federated Farmers of New Zealand	Oppose	This policy needs amendment to make it consistent with Section 6(f) of the RMA which provides for the protection of historic heritage from inappropriate subdivision, use, and development. Many archaeological sites will be located on privately owned land, and as such landowner involvement in any identification process is crucial.	Amend HH-P2 as follows: 'To identify archaeological sites to assist the continued protection of these sites from inappropriate subdivision, use and development. '
HH-P3	S55.022	Heritage New Zealand Pouhere Taonga	Support	The settings of heritage items is an important aspect which needs to be recognised in the policy framework.	Amend HH-P3 as follows: 'To ensure activities avoid, remedy or mitigate adverse effects on the character and values of heritage items and their settings. '
HH-P4	S121.153	Federated Farmers of New Zealand	Support	Support for policies to ensure heritage buildings like farm homesteads and woolsheds can continue to be used for their original purpose, and to enable alteration to meet modern standards.	Retain HH-P4 as proposed.
HH-P5	S121.154	Federated Farmers of New Zealand	Support	Support for policies to ensure heritage buildings like farm homesteads and woolsheds can continue to be used for their original purpose, and to enable alteration to meet modern standards.	Retain HH-P5 as proposed.
HH-P6	S121.155	Federated Farmers of New Zealand	Support	Support for policies to ensure heritage buildings like farm homesteads and woolsheds can continue to be used for their original purpose, and to enable alteration to meet modern standards.	Retain HH-P6 as proposed.
HH-P7	S57.058	Fire and Emergency New Zealand	Support	The supporting policy HH-P7 is supported as it highlights an important resource management issue, being the fire protection of heritage buildings. In some circumstances fire safety works involve additional structures and building alternations that may have an impact on the heritage values of the building or site. It is	Retain HH-P7 as notified.

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				appropriate that consideration be given to potential impacts of fire safety work on these heritage values. As such, Fire and Emergency supports the need for council to facilitate and encourage alteration to heritage items to improve structural performance, fire safety and physical access, in turn protecting building occupants and the general public from the associated risks.	
HH-P7	S121.156	Federated Farmers of New Zealand	Support	Support for policies to ensure heritage buildings like farm homesteads and woolsheds can continue to be used for their original purpose, and to enable alteration to meet modern standards.	Retain HH-P7 as proposed.
HH-RXX (new rule)	S55.030	Heritage New Zealand Pouhere Taonga	Oppose	It is important to protect the historic value of the settings of scheduled buildings and objects by controlling development and new buildings within the defined settings. A rule on buildings within settings would accomplish this.	Add new rule as follows: 'HH-RXX Any new building or structure within the heritage setting of a heritage item included in SCHED2. Activity status: RDIS Matters of discretion are limited to: HH-AM2.'
HH-R1	S55.023	Heritage New Zealand Pouhere Taonga	Oppose	The activity status for repairs and maintenance is supported. However there are some aspects of the definitions of maintenance and repairs that are better suited to be included as permitted activity standards as part of HH-R1. Two other clauses are recommended related to avoiding damage to heritage fabric when repairs are undertaken, and limiting the amount of fabric removed to the minimum necessary.	Amend HH-R1 as follows: '1. Activity Status: PER Where the following conditions are met: N/A a. The work carried out on the building must generally match the original in terms of quality, materials and detailing; b. Repair of material or of a site should generally be with original or similar materials. However, repairs to a technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and any heritage value is not diminished; c. Any materials removed to carry out the repairs must be limited to the amount necessary to carry out the works; d. The work is for the purposes of keeping the building in good condition; e. There must be no damage to the heritage item when undertaking the repairs and maintenance, and protective material must be

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					used where necessary to prevent damage.'
HH-R1	S57.219	Fire and Emergency New Zealand	Support	Fire and Emergency support the rule framework (HH-R1 - HH-R8) associated with Category 2 buildings is supported and the importance of managing building works where heritage is concerned. For Category 2 buildings, repairs and maintenance, and internal safety alterations are permitted activities. External safety alterations are controlled activities. This is considered appropriate for buildings of this category.	Retain HH-R1 as notified.
HH-R2	S57.220	Fire and Emergency New Zealand	Support	Fire and Emergency support the rule framework (HH-R1 - HH-R8) associated with Category 2 buildings is supported and the importance of managing building works where heritage is concerned. For Category 2 buildings, repairs and maintenance, and internal safety alterations are permitted activities. External safety alterations are controlled activities. This is considered appropriate for buildings of this category.	Retain HH-R2 as notified.
HH-R2	S90.027	Centralines Limited	Support	Centralines supports the Permitted Activity status of this rule.	Retain HH-R2 as notified.
HH-R2	S117.053	Chorus New Zealand Limited	Amend	Provision to allow customer connections is supported. Included in this rule should be provision for the underground connection to attach, above ground, to the building in question, provided that the connection is not to the primary façade. Such examples include the provision of small boxes typically just above ground level on a building which provide access to the underground customer connection, facilitating the connection point between the network and the building (see Appendix B of full submission).	Amend HH-R2 as follows: '1. Activity Status: PER Where the following conditions are met: a. ... b. The new or replaced connection work does not involve a change or addition to the exterior of the building, with the exception of small (less than 0.1m3 in volume) customer connection boxes which are not affixed to the primary façade of the building to which they are being attached. Note: Where this is not the case, the work will be assessed as an 'alteration'.'
HH-R2	S118.053	Spark New Zealand Trading Limited	Amend	Provision to allow customer connections is supported. Included in this rule should be provision for the underground connection to attach, above ground, to the building in question, provided that the connection is not to the primary façade. Such	Amend HH-R2 as follows: '1. Activity Status: PER Where the following conditions are met: a. ... b. The new or replaced connection work does not

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				examples include the provision of small boxes typically just above ground level on a building which provide access to the underground customer connection, facilitating the connection point between the network and the building (see Appendix B of full submission).	involve a change or addition to the exterior of the building, with the exception of small (less than 0.1m³ in volume) customer connection boxes which are not affixed to the primary façade of the building to which they are being attached. Note: Where this is not the case, the work will be assessed as an 'alteration'.
HH-R2	S119.053	Vodafone New Zealand Limited	Amend	Provision to allow customer connections is supported. Included in this rule should be provision for the underground connection to attach, above ground, to the building in question, provided that the connection is not to the primary façade. Such examples include the provision of small boxes typically just above ground level on a building which provide access to the underground customer connection, facilitating the connection point between the network and the building (see Appendix B of full submission).	Amend HH-R2 as follows: '1. Activity Status: PER Where the following conditions are met: a. ... b. The new or replaced connection work does not involve a change or addition to the exterior of the building, with the exception of small (less than 0.1m³ in volume) customer connection boxes which are not affixed to the primary façade of the building to which they are being attached. Note: Where this is not the case, the work will be assessed as an 'alteration'.'
HH-R3	S55.024	Heritage New Zealand Pouhere Taonga	Support	Support the activity status of HH-R3 for internal safety alterations of Category 1 places. However regarding Category 2 places, many of these places also have interiors with significant heritage values. In Central Hawke's Bay, many of the Category 2 churches and rural homesteads for example have interior heritage values which are worthy of a level of protection. For this reason our submission is that internal safety alterations of Category 2 places be given controlled activity status.	Amend HH-R3 as follows: '1. Activity Status: PER CON Where the following conditions are met: N/A a. A structural engineering assessment by a chartered professional engineer must be supplied to Council with the application. 2. Activity status where compliance is not achieved: N/A Matters over which control is reserved: HH-AM1.'
HH-R3	S57.221	Fire and Emergency New Zealand	Support	Fire and Emergency support the rule framework (HH-R1 - HH-R8) associated with Category 2 buildings is supported and the importance of managing building works where heritage is concerned. For Category 2 buildings, repairs and maintenance, and internal safety alterations are permitted activities. External safety alterations are controlled activities. This is considered appropriate for buildings of this category.	Retain HH-R3 as notified.

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HH-R4	S55.025	Heritage New Zealand Pouhere Taonga	Support	HNZPT supports the activity status of HH-R4.	Retain HH-R4 as notified.
HH-R4	S57.222	Fire and Emergency New Zealand	Support	Fire and Emergency support the rule framework (HH-R1 - HH-R8) associated with Category 2 buildings is supported and the importance of managing building works where heritage is concerned. For Category 2 buildings, repairs and maintenance, and internal safety alterations are permitted activities. External safety alterations are controlled activities. This is considered appropriate for buildings of this category.	Retain HH-R4 as notified.
HH-R5	S55.026	Heritage New Zealand Pouhere Taonga	Support	The activity status of HH-R5 for internal alterations of Category 1 places is supported. However regarding Category 2 places, many of these places also have interiors with significant heritage values. In Central Hawke's Bay many of the Category 2 churches and rural homesteads for example have interior heritage values which should be managed. For this reason our submission is that internal alterations of Category 2 places be given controlled activity status. It is acknowledged that not all interiors retain heritage values and warrant District Plan control or protection, however differentiating on the basis of Category 1 and Category 2 is not the most robust approach. Ideally each place is assessed as to whether there are interior heritage values which warrant control, or whether it is only the exterior which needs protection.	Amend HH-R5 as follows: 'Category 2 Heritage Items 1. Activity Status: PER CON Where the following conditions are met: N/A Matters over which control is reserved: HH-AM2.'
HH-R5	S57.223	Fire and Emergency New Zealand	Support	Fire and Emergency support the rule framework (HH-R1 - HH-R8) associated with Category 2 buildings is supported and the importance of managing building works where heritage is concerned. For Category 2 buildings, repairs and maintenance, and internal safety alterations are permitted activities. External safety alterations are controlled activities. This is considered appropriate for buildings of this category.	Retain HH-R5 as notified.

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HH-R6	S55.027	Heritage New Zealand Pouhere Taonga	Support	Support the activity status of HH-R6 and in particular the differentiation between Category 1 and Category 2.	Retain HH-R6 as notified.
HH-R6	S57.224	Fire and Emergency New Zealand	Support	Fire and Emergency support the rule framework (HH-R1 - HH-R8) associated with Category 2 buildings is supported and the importance of managing building works where heritage is concerned. For Category 2 buildings, repairs and maintenance, and internal safety alterations are permitted activities. External safety alterations are controlled activities. This is considered appropriate for buildings of this category.	Retain HH-R6 as notified.
HH-R6	S117.054	Chorus New Zealand Limited	Amend	In order to provide clarity with the relief sought for HH-R2, an additional note under HH-R6 is sought so that any external alterations permitted under HH-R2 do not require consideration under HH-R6.	Amend HH-R6 as follows: 'External alterations to heritage items identified in HH-SCHED2 Note: This rule does not apply to signs - signs are addressed in the SIGN - Signs chapter in the District Plan or any customer connections that result in external changes to the building that are permitted under Rule HH-R2. ...'
HH-R6	S118.054	Spark New Zealand Trading Limited	Amend	In order to provide clarity with the relief sought for HH-R2, an additional note under HH-R6 is sought so that any external alterations permitted under HH-R2 do not require consideration under HH-R6.	Amend HH-R6 as follows: 'External alterations to heritage items identified in HH-SCHED2 Note: This rule does not apply to signs - signs are addressed in the SIGN - Signs chapter in the District Plan or any customer connections that result in external changes to the building that are permitted under Rule HH-R2. ...'
HH-R6	S119.054	Vodafone New Zealand Limited	Amend	In order to provide clarity with the relief sought for HH-R2, an additional note under HH-R6 is sought so that any external alterations permitted under HH-R2 do not require consideration under HH-R6.	Amend HH-R6 as follows: 'External alterations to heritage items identified in HH-SCHED2 Note: This rule does not apply to signs - signs are addressed in the SIGN - Signs chapter in the District Plan or any customer connections that result in external changes to the building that are permitted under Rule HH-R2.

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HH-R7	S55.028	Heritage New Zealand Pouhere Taonga	Support	The activity status of HH-R7 is supported.	Retain HH-R7 as notified.
HH-R7	S57.225	Fire and Emergency New Zealand	Support	Fire and Emergency support the rule framework (HH-R1 - HH-R8) associated with Category 2 buildings is supported and the importance of managing building works where heritage is concerned. For Category 2 buildings, repairs and maintenance, and internal safety alterations are permitted activities. External safety alterations are controlled activities. This is considered appropriate for buildings of this category.	Retain HH-R7 as notified.
HH-R8	S55.029	Heritage New Zealand Pouhere Taonga	Support	The activity status of HH-R8 for partial and full demolition of Category 1 and Category 2 items is supported.	Retain HH-R8 as notified.
HH-R8	S57.226	Fire and Emergency New Zealand	Support	Fire and Emergency support the rule framework (HH-R1 - HH-R8) associated with Category 2 buildings is supported and the importance of managing building works where heritage is concerned. For Category 2 buildings, repairs and maintenance, and internal safety alterations are permitted activities. External safety alterations are controlled activities. This is considered appropriate for buildings of this category.	Retain HH-R8 as notified.
HH-AM1	S55.031	Heritage New Zealand Pouhere Taonga	Support	The assessment matters contained here are supported.	Retain HH-AM1 as notified.
HH-AM2	S55.032	Heritage New Zealand Pouhere Taonga	Support	In general the matters contained within HH-AM2 are supported, but submits that the assessment matters be broadened to include new buildings and structures within a heritage setting.	Amend HH-AM2 as follows: 'Alterations, Repairs and Maintenance and Any New Building or Structure within a Heritage Setting... 12. The effects of any new building or structure within the setting of a scheduled heritage item, including its location, form, design and materials, and whether the new building or structure is compatible with the values of the heritage item.'

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HH-AM3	S55.033	Heritage New Zealand Pouhere Taonga	Support	This assessment matter is generally supported. However, along with documenting genuine threats to the building, it should be demonstrated that other means of retaining the structure in its current location have been exhausted.	Add to HH-AM3 guidance note as follows: 'Relocation should only occur where: a. ... b. ... c. ... d. All other means of retaining the structure in its current location have been exhausted. ...'
HH-AM4	S55.034	Heritage New Zealand Pouhere Taonga	Support	This section on assessment matters for demolition is supported.	Retain HH-AM4 as notified.
HH-M3	S55.035	Heritage New Zealand Pouhere Taonga	Support	The incentive that safety alteration resource consent applications are processed for free is supported.	Retain HH-M3 as notified.
HH - Principal Reasons	S55.036	Heritage New Zealand Pouhere Taonga	Support	This section includes reference to the protection of archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014. The inclusion of this section is supported.	Retain 'HH - Principal Reasons' as notified.
HH - Principal Reasons	S84.002	Kairakau Lands Trust	Amend	One of the reasons stated for adopting the policies and methods is 'unrecorded archaeological sites may be discovered during earthworks' and applicants are encouraged to seek advice prior to earthworks. We would suggest amendment to highlight that preventative actions are better than long-term damage.	Amend the last paragraph in 'HH - Principal Reasons' as follows: 'Unrecorded archaeological sites may be are usually accidentally discovered during earthworks and irreparably damaged . Therefore, it is also important that applicants seek advice at an early stage when earthworks are proposed, especially in areas known to be the site of associated with pre-1900 activity.'
HH-SCHED2	S55.037	Heritage New Zealand Pouhere Taonga	Support	CHBDC has taken the approach of adopting the HNZPT List. This approach is supported, however the NZ Heritage List is not intended to be a comprehensive survey capturing all of New Zealand's important heritage places. There will be many other places that embody the heritage values and themes that are particular to Central Hawke's Bay's history and culture that are worthy of recognition and protection in the District Plan. The following are some examples of historic places which are not included in the schedule but for which there is evidence to support their inclusion:	That the Council proactively work on including additional, locally significant places in HH-SCHED2.

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				<ul style="list-style-type: none"> • Waipukurau Railway Station • Waipawa Railway Station • Pōrangahau War Memorial Hall. A conservation plan was prepared for this building in 2015, which provides evidence of its heritage values. • Waipawa Town Hall and Theatre - included in the Operative District Plan item H21. A conservation plan was prepared for this building in 2010, which provides evidence of its heritage values 	
HH-SCHED2	S55.038	Heritage New Zealand Pouhere Taonga	Support	<p>It is recommended that additional identifiers (street numbers, legal descriptions) be added to the scheduled items. Some items do not have a street number, and a legal description can help to avoid any doubt about the exact location of the place. The map reference column may not be necessary, if access to the Plan is mainly by e-plan. It is recommended that some content on description, significance, and values is added. This is important as any assessment of activity on a heritage site should include how the activity will impact on the particular values and attributes of the place.</p> <p>HNZPT also suggests revising the format of the schedule to enable incorporation of more descriptive information, legal description, and a field for the setting. A suggested format and example of site description is shown in the submission.</p>	<p>Add a column to HH-SCHED2 for 'legal description', or include legal description within the 'location' column.</p> <p>Add more content on description, significance and values to HH-SCHED2.</p> <p>Revise the format of HH-SCHED2 to enable incorporation of more descriptive information, legal description, and a field for the setting.</p>
HH-SCHED2	S55.039	Heritage New Zealand Pouhere Taonga	Oppose	<p>Taikura (HNZPT list 7675) is a rock located off the coast at Blackhead Point. It is included in the Hawke's Bay Regional Coastal Plan (item 6 in Schedule M). If it is located below mean high water springs (MHWS) it lies outside the jurisdiction of the District Council and should be removed from the schedule.</p>	<p>Determine if 'HH-62 Taikura' is above or below MHWS.</p> <p>If below, remove from HH-SCHED2. If above, consider if it is best suited to be included in SASM-SCHED3.</p>
HH-SCHED2	S55.040	Heritage New Zealand Pouhere Taonga	Oppose	<p>This place may be more appropriately contained in SASM-SCHED3.</p>	<p>Clarify which schedule is most appropriate for 'HH-63 Te Pā o Pōrangahau'.</p> <p>Add macron on the word Pōrangahau.</p>
HH-SCHED2	S55.041	Heritage New Zealand Pouhere Taonga	Support	<p>There are a number of places which are included in both HH-SCHED2 and SASM-SCHED3. There may be some cases where it is appropriate for a</p>	<p>Clarify which schedule (HH-SCHED2 or SASM-SCHED3) is most appropriate for the following items:</p>

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				<p>place to be in both schedules, however it is recommended that the doubled up entries be reviewed. Some of the double entries are also inconsistent in that the name of the place, the identifying information, and the map markers are different.</p> <p>The review of these places will need to be done in consultation with tangata whenua iwi to determine which schedule (with its associated plan rules) is the most appropriate for the protection of the heritage values.</p>	<p>'HH-64 - Te Pā o Tuanui' / 'SASM-34 - clarify the relationship and, if retained in SASM-SCHED3, add identifiers (name etc).</p> <p>'HH-65 - Te Pā Horehore' / 'SASM-25 Hore Hore Pā' - clarify the relationship and, if retaining in both schedules, align the map markers.</p> <p>'HH-66 - Rangitoto' / 'SASM-26 Rangitoto Pā' - clarify the relationship and which schedule is most appropriate, and align the map markers.</p> <p>'HH-67 - Kaiwhitikitiki Urupā and Hēnare Matua Tahu Whakamaumarahara' / 'SASM-63 Kaiwhitikitiki Urupā and Henare Matua Tohu Whakamaumarahara' - clarify the relationship and which schedule is most appropriate.</p> <p>'HH-68 - Kahotea' / 'HH-10 ['SASM-10 Kahotea (North)'] / 'SASM-11 Kahotea (South)' - clarify the relationship and which schedule is most appropriate. Also, clarify whether 'SASM-39 Kahotea' (also called Kahotea and located nearby on the map) is a duplicate or not and, if not, consider adding more identifiers to clarify that these are different places. Also, consider whether it is appropriate to split the item into North and South as is currently in SASM-SCHED3, or a single item to match the NZ Heritage List listing.</p>
HH-SCHED2	S55.042	Heritage New Zealand Pouhere Taonga	Oppose	<p>This place is located on the foreshore at Pōrangahau Beach. It is included in the Hawkes Bay Regional Coastal Plan (item 8 in Schedule M). If it is located below mean high water springs (MHWS) it lies outside the jurisdiction of the District Council and should be removed from the schedule. If however it is above MHWS (or partially above) it can be included, but perhaps is best suited for inclusion in SASM-SCHED3.</p>	<p>Determine if 'HH-69 Ohinemuhu' is above or below MHWS. If below, remove from HH-SCHED2. If above, consider if it is best suited to be included in SASM-SCHED3.</p>
HH-SCHED2	S55.043	Heritage New Zealand Pouhere Taonga	Support	<p>Clarify which schedule is most appropriate for this place.</p>	<p>Clarify whether 'HH-70 Makaramu Pā' is in the most appropriate schedule for this place.</p>

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					Add macron on the word Pā.
HH-SCHED2	S55.044	Heritage New Zealand Pouhere Taonga	Support	The Historic Places Trust intended to register the Gwavas Station Summerhouse as an historic place in the early 1980s but it was not validly entered on the Register at that time. It is however located within an existing List entry (Gwavas Station Homestead and Garden, List No. 173). This is one example where a defined extent or setting of the scheduled place is important to clearly define the extent of an historic place.	Amend the Site Identifier for 'HH-3 Gwavas Station Homestead and Garden' as follows: 'Gwavas Station Homestead and Garden, including Summerhouse '.
HH-SCHED2	S55.045	Heritage New Zealand Pouhere Taonga	Oppose	The Bibby Family Memorial Church has been nominated for inclusion on the New Zealand Heritage List/ Rārangi Kōrero. This church was constructed in 1911, and is a well-preserved example of a rural place of worship for a pioneer farming family. It is a very good candidate for inclusion in the District Plan schedule. HNZPT can provide information supplied with the nomination to support inclusion in HH-SCHED2.	Include the 'Bibby Memorial Church' in HH-SCHED2.
HH-SCHED2	S57.059	Fire and Emergency New Zealand	Support	The Ongaonga Fire Station is listed as a Category 2 building. The rule framework for Category 2 buildings is considered appropriate for buildings of this category.	Retain HH-SCHED2 as notified.
HH-SCHED2	S121.157	Federated Farmers of New Zealand	Amend	Federated Farmers submits that the Council carefully considers the submissions of individual landowners regarding historic heritage items identified on their properties. Landowners have an intimate knowledge of their land and will be vital for ensuring the location and extent of the items are correct. This will be an opportunity to engage with landowners and offer the information and assistance detailed in HH-M2 and HH-M3.	Adjust the location and extent of historic heritage items in HH-SCHED2 according to landowner submissions. And ensure landowners are aware of non-regulatory methods and assistance available to them.
SASM - Sites and Areas of Significance to Māori	S55.046	Heritage New Zealand Pouhere Taonga	Support	Generally supportive of the SASM chapter.	Retain the 'SASM - Sites and Areas of Significance to Maori' chapter, apart from the minor amendments requested elsewhere in this submission.
SASM - Sites and Areas of	S70.001	Peggy Scott	Oppose	No trust within the chb district council	To leave it in the hands of the hapu, whanau, kaitiaki.

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Significance to Māori					
SASM - Sites and Areas of Significance to Māori	S129.061	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the Sites and Areas of Significance to Maori chapter in its proposed form to the extent that it provides for a greater degree of involvement from tangata whenua in resource management processes, particularly in relation to activities which have the potential to affect wāhi tapu, wāhi taonga and sites of significance. Kāinga Ora supports the need to ensure sites and areas are sufficiently identified and protected under the Proposed Plan, and that where spatial extents are mapped where available. As such, Kāinga Ora considers that several amendments are required to clarify the intent of proposed provisions. Amendments sought.	Kāinga Ora considers that the following amendments are necessary to ensure that 'sites and areas of significance to Maori' are sufficiently protected: 1. Kāinga Ora considers that in its current form, SASM-I1 does not clearly articulate the implications and potential adverse effects resulting from degradation and/or loss of wāhi tapu, wāhi taonga and sites of significance over time to tangata whenua. This needs to be properly stated and documented in SASM-I1, as the potential adverse effects will determine the type of response and degree of management required through subsequent provisions. 2. Where locations are known, 'silent file' features and sites should be mapped in consultation with iwi to ensure that they are appropriately protected and to provide greater clarity to all parties on when tangata whenua may be directly impacted by a resource consent application. 3. Greater clarity regarding the spatial extents of archaeological sites and sites of significance is needed to confirm whether an activity will trigger resource consenting requirements under HH and/or SASM provisions.
SASM - Sites and Areas of Significance to Māori	S134.003	Ngāti Kere Hapū Authority	Amend	We understand that in general the Plan develops the ability to register and take note of wāhi tapu sites important to Māori whānau and hapū and that it increases levels of protection around such sites from development. We are very supportive of this and would be keen to develop with CHB a more comprehensive wāhi tapu listing mechanism. We are aware for instance of many sites that demand such protection eg the Matanui site on Pōrangahau 1B4N2 and the Whangaehu Reserve are two that have been raised recently. But more so, we are concerned with the ability of Māori bodies to be able to vet Resource Consents in an appropriate fashion. We have neither the	We recommend hat the Council works with tangata whenua to develop a more effective method for identifying wāhi tapu and updates the list of wāhi tapu sites in the Plan using that method. We recommend that the planning regulations should require that resource consents automatically include a formal cultural impact assessment. We recommend that the CHBDC should actively develop training for tangata whenua around capability in assessment of resource consents and to develop capacity for the same.

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				capability or capacity to do so and we suspect that this has previously been done on an ad hoc basis by good-hearted but inexperienced people or cultural resource consultants whom Māori have had to pay for. Although we understand that CHBDC consults (in a cursory fashion) routinely with mana whenua over resource consents, we are unsure of the CHBDC requirements for cultural impact assessments upon those applying for resource consents.	
SASM - Introduction	S84.003	Kairakau Lands Trust	Amend	<p>This section identifies the specific obligations of the Resource Management Act 1991 (RMA) to Tangata Whenua but fails to note the purpose to 'promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand' and one of the principles of the Heritage New Zealand Pouhere Taonga Act (HNZPT Act) 'the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tūpuna, wāhi tapu, and other taonga'. We feel it is essential to reference the HNZPT Act here to make it abundantly clear that all sites of significance to Māori are protected in New Zealand and to ensure that this Section of the Plan accurately portrays legislative protection of sites of significance to Māori if it is read in isolation of other sections of the Plan.</p> <p>Additionally, the NZAA database should also be mentioned here in this Section for the same reasons as above.</p>	Amend 'SASM - Introduction' to include reference to both the Heritage New Zealand Pouhere Taonga (HNZPT) Act and the New Zealand Archaeological Association (NZAA) database.
SASM - Introduction	S121.158	Federated Farmers of New Zealand	Amend	<p>Whilst Federated Farmers fully agrees that effective protection of wāhi tapu, wāhi taonga and sites of significance is dependent on the mutual goodwill of landowners and tangata whenua, we are disappointed that council is only using regulatory methods via consent processes to create opportunity for that goodwill and understanding to develop.</p> <p>Landowners appreciate being treated as a partner, recognised as a directly affected party hosting wider benefit resources, not just someone with no</p>	<p>Amend the final paragraph in 'SASM - Introduction' as follows:</p> <p>'... The Council has recognised that the effective protection of wāhi tapu, wāhi taonga and sites of significance is dependent on the mutual goodwill of landowners and tangata whenua. Accordingly, the District Plan seeks to facilitate the opportunity for this to occur by adopting a partnership approach which recognises the importance of all parties. as part of the subdivision,</p>

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				greater rights than those of the general public. Information for landowners on the location and extent of archaeological sites or Sites of Significance to Maori on their property needs to be provided so they can comply with provisions. Council should be working to facilitate better outcomes in this regard - these better outcomes are best achieved using non-regulatory methods.	development and land-use process.
SASM-I1	S84.004	Kairakau Lands Trust	Oppose	This paragraph and way of thinking is fundamentally wrong. Identification and mapping does not guarantee protection of waahi taonga, and it definitely does not lead to understanding their value. Tangata Whenua cannot lead this process, especially when so little of our ancestral land remains in our ownership.	Amend SASM-I1 to reflect that engagement should be led by Council, as Tangata Whenua hold this information and knowledge and values cannot be fully expressed on a map.
SASM - Objectives	S84.024	Kairakau Lands Trust	Support	The objectives in this Section appear to recognise that the Council will meet their specific obligations in relation to Tangata Whenua and our relationship with our ancestral lands, water, sites, wahi tapu, and other taonga.	No relief sought. [Retain 'SASM - Objectives']
SASM-O1	S125.039	Ngā hapū me ngā marae o Tamatea	Support	Mana whenua have a long and important history in the Tamatea District. They have many sites of significance that are located along the coast, rivers and estuaries. It is important that these taonga/treasures are given the highest level of protection which includes council working in partnership with tangata whenua in the management of these sites. We will work with District Council to map any additional sites and areas of importance to mana whenua and agree protocols as to how this information is used and shared.	Retain SASM-O1 as notified.
SASM-O2	S125.040	Ngā hapū me ngā marae o Tamatea	Support	Mana whenua have a long and important history in the Tamatea District. They have many sites of significance that are located along the coast, rivers and estuaries. It is important that these taonga/treasures are given the highest level of protection which includes council working in partnership with tangata whenua in the management of these sites. We will work with District Council to map any additional sites and areas of importance to mana	Retain SASM-O2 as notified.

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				whenua and agree protocols as to how this information is used and shared.	
SASM-O3	S121.159	Federated Farmers of New Zealand	Support	Support is extended to this objective and the inclusion of landowners within the partnership approach, however we consider changes are required to better implement the stated (and important) three-way partnership. The notified policies and methods do not facilitate a meaningful partnership with landowners and do not work to promote better outcomes which can be achieved with early and upfront engagement outside of consent processes.	Retain SASM-O3 as proposed. And include a new 'SASM - Method' as per submission.
SASM-O3	S125.041	Ngā hapū me ngā marae o Tamatea	Support	Mana whenua have a long and important history in the Tamatea District. They have many sites of significance that are located along the coast, rivers and estuaries. It is important that these taonga/treasures are given the highest level of protection which includes council working in partnership with tangata whenua in the management of these sites. We will work with District Council to map any additional sites and areas of importance to mana whenua and agree protocols as to how this information is used and shared.	Retain SASM-O3 as notified.
SASM - Policies	S84.025	Kairakau Lands Trust	Support	The policies in this Section appear to recognise that the Council will meet their specific obligations in relation to Tangata Whenua and our relationship with our ancestral lands, water, sites, wahi tapu, and other taonga.	No relief sought. [Retain 'SASM - Policies']
SASM-PXX (new policy)	S125.047	Ngā hapū me ngā marae o Tamatea	Amend	Tamatea marae/hapū want to contribute to the community's understanding of the cultural landscape, including identifying their values and relationships with the land. This includes visual acknowledgement of wāhi tapu and other places of significance.	Add [a new policy?] to the 'SASM - Sites and Areas of Significance to Māori' chapter in the Proposed Plan as follows (or alternative wording to similar effect): 'To encourage and support the visual acknowledgement of wāhi tapu and other places of significance through signage, information boards, poupou (traditional carved motifs) and other mahi toi.'
SASM-P1	S121.160	Federated Farmers of New Zealand	Amend	Federated Farmers understands the importance of the policy's purpose and seeks to ensure that landowners affected by identification and mapping processes are recognised within the partnership.	Amend SASM-P1 as follows: 'To continue to identify, in partnership with tangata whenua and landowners , land within the District which contains wāhi tapu, wāhi taonga, and sites

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				We submit that alongside active partnership throughout the identification process, it is also appropriate to ensure that identified sites are only incorporated into the District Plan using the Schedule 1 process to enable community participation. Like other special sites over private land (such as Significant Natural Areas or Outstanding Natural Landscapes) landowners must be given an opportunity to participate in the identification process, and have clear mapping so they know location and extent of sites and where any rules may apply.	of significance.'
SASM-P1	S125.042	Ngā hapū me ngā marae o Tamatea	Support	The protection and physical conservation of places and areas of significance to Māori, including wāhi tapu, is paramount. Mana whenua agree that wāhi tapu, wāhi taonga and other sites of significance must be protected from damage and destruction.	Retain SASM-P1 as notified.
SASM-P2	S125.043	Ngā hapū me ngā marae o Tamatea	Support	The protection and physical conservation of places and areas of significance to Māori, including wāhi tapu, is paramount. Mana whenua agree that wāhi tapu, wāhi taonga and other sites of significance must be protected from damage and destruction.	Retain SASM-P2 as notified.
SASM-P3	S121.161	Federated Farmers of New Zealand	Amend	Support for promoting awareness and understanding of sites; however it looks as though it will only be implemented through a regulatory consent application framework, which should be the last option - not first and only. Non-regulatory methods should be the preference. Accidental discovery of unrecorded heritage or cultural sites can be worrying for resource users. Unknown costs and delay can contribute to a view that heritage or cultural sites are a liability and a burden on the discoverer. We do not think this outcome serves anyone well. An option is a cost-sharing between the regulatory body and individual resource users. Councils could offer to waive a resource consent fee in the event of accidental discovery of a heritage site during works, and a cost-share arrangement for an archaeological or cultural impact assessment. This	Amend SASM-P3 as follows: 'To promote a greater awareness and understanding of wāhi tapu, wāhi taonga, and sites of significance of importance to tangata whenua, and assist resource users conducting activities near recorded sites and in the event of a discovery of unrecorded sites. ' And include a new 'SASM - Method' as per submission.

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				option will remind landowners that council understands their concerns and may prevent negative consequences that can sometimes occur.	
SASM-P3	S125.044	Ngā hapū me ngā marae o Tamatea	Support	The protection and physical conservation of places and areas of significance to Māori, including wāhi tapu, is paramount. Mana whenua agree that wāhi tapu, wāhi taonga and other sites of significance must be protected from damage and destruction.	Retain SASM-P3 as notified.
SASM-P4	S121.162	Federated Farmers of New Zealand	Support	Support is extended to this policy. We agree that consultation is valuable when a proposal could have adverse effects on a site.	Retain SASM-P4 as proposed.
SASM-P4	S125.046	Ngā hapū me ngā marae o Tamatea	Amend	The protection of places and areas of significance to Māori, including wāhi tapu, is a matter of national importance. The principles of the Treaty of Waitangi like partnership and active protection are therefore key. There are provisions in the objectives and policies that include Māori participation in identifying and protecting these taonga. However, council are only required to 'consult' with tangata whenua/mana whenua when there are activities near these sites. This needs to be amended so that mana whenua are partners in any decision-making for sites and areas of significance. This policy also needs to provide for tangata whenua to be consulted and to be actively involved in assessing effects on wāhi tapu, wāhi taonga or site(s) of significance that may not be identified in the Plan for various reasons, including because of their sensitive nature.	Retain SASM-P4 but with the following amendments: 'To consult actively involve with tangata whenua on applications received by the Council for subdivision consents and resource consents relating to proposals affecting or potentially affecting a wāhi tapu, wāhi taonga or site(s) of significance, including but not limited to those identified in SASM-SCHED3 and shown on the Planning Maps.'
SASM-P5	S121.163	Federated Farmers of New Zealand	Support	Support is extended to this policy. Developing protocols and key contact people will give landowners some confidence when wanting to conduct activities near sites.	Retain SASM-P5 as proposed.
SASM-P5	S125.045	Ngā hapū me ngā marae o Tamatea	Support	The protection and physical conservation of places and areas of significance to Māori, including wāhi tapu, is paramount. Mana whenua agree that wāhi tapu, wāhi taonga and other sites of significance must be protected from damage and destruction.	Retain SASM-P5 as notified.

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SASM - Rules	S125.049	Ngā hapū me ngā marae o Tamatea	Amend	<p>Mana whenua want the protection of wāhi tapu and sites of significance to the fullest extent possible. Wherever possible, the destruction, damage or modification of places and areas of significance to Māori and wāhi tapu places or areas should be discouraged and avoided.</p>	<p>Redraft 'SASM - Rules' to more fully and accurately reflect the history, relationships and whakapapa of Māori in the rohe so that these sites are given the highest level of protection which may include a more stringent activity status in the District Plan.</p> <p>The amended wording should be drafted collaboratively with the mana whenua of the District.</p> <p>And amend this section to include the following (or alternative wording to similar effect): 'The proposed activity should be designed in partnership and consultation with mana whenua. The proposed activity should be designed to avoid all known places and areas of significance to Māori where possible by encouraging consideration of alternative development locations and including the provision of protective buffer areas. The proposed activity should be subject to a Māori values assessment or cultural impact assessment. The proposed activity should mitigate or remedy any damage to any significant sites that have been damaged from past earthworks, construction of structures and buildings or erosion. The proposed activity should achieve positive heritage outcomes and provisions including the use of a covenant to protect significant places and areas.'</p>
SASM-R1	S84.005	Kairakau Lands Trust	Oppose	<p>If the site is a wāhi tapu, wāhi taonga or sites or areas of significance (as it says in Rule), any activity is prohibited as per section 5(2)(e) of the HNZPT Act which prohibits 'the modification or destruction of an archaeological site'.</p> <p>The only condition that would allow any activity to occur at a wāhi tapu, wāhi taonga or sites or areas of significance is if an application was made to Heritage New Zealand Pouhere Taonga (HNZ) under Section 44 of the HNZPT Act for an authority 'to undertake an activity that will or may</p>	<p>Remove 'Permitted Activity' status for any activity affecting a wāhi tapu, wāhi taonga or site or area of significance.</p>

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				modify or destroy the whole or any part of any archaeological site or sites.	
SASM-R1	S121.164	Federated Farmers of New Zealand	Support	<p>Putting aside any issues with the accuracy of the schedule it is important to ensure the rules are linked to SASM-SCHED3 to provide certainty and focus limited resources.</p> <p>Landowners will prefer a direct relationship with local tangata whenua people, and we have heard of very positive relationships where both parties have an interest in an area of land and have negotiated directly with outcomes that suit both. Council is often an unnecessary intermediary party.</p>	Retain SASM-R1 as proposed.
SASM-R2	S84.006	Kairakau Lands Trust	Oppose	<p>If the site is a wāhi tapu, wāhi taonga or sites or areas of significance (as it says in Rule), any activity is prohibited as per section 5(2)(e) of the HNZPT Act which prohibits 'the modification or destruction of an archaeological site'.</p> <p>The only condition that would allow any activity to occur at a wāhi tapu, wāhi taonga or sites or areas of significance is if an application was made to Heritage New Zealand Pouhere Taonga (HNZ) under Section 44 of the HNZPT Act for an authority 'to undertake an activity that will or may modify or destroy the whole or any part of any archaeological site or sites.</p>	Clarify whether SASM-R2 is lawful.
SASM-R3	S84.007	Kairakau Lands Trust	Oppose	<p>If the site is a wāhi tapu, wāhi taonga or sites or areas of significance (as it says in Rule), any activity is prohibited as per section 5(2)(e) of the HNZPT Act which prohibits 'the modification or destruction of an archaeological site'.</p> <p>The only condition that would allow any activity to occur at a wāhi tapu, wāhi taonga or sites or areas of significance is if an application was made to Heritage New Zealand Pouhere Taonga (HNZ) under Section 44 of the HNZPT Act for an authority 'to undertake an activity that will or may modify or destroy the whole or any part of any archaeological site or sites.</p>	Clarify whether SASM-R3 is lawful.
SASM-R4	S81.070	Horticulture New Zealand	Support	Support the pragmatic and effects-based approach.	Retain SASM-R4.

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SASM-R4	S84.008	Kairakau Lands Trust	Oppose	<p>If the site is a wāhi tapu, wāhi taonga or sites or areas of significance (as it says in Rule), any activity is prohibited as per section 5(2)(e) of the HNZPT Act which prohibits 'the modification or destruction of an archaeological site'.</p> <p>The only condition that would allow any activity to occur at a wāhi tapu, wāhi taonga or sites or areas of significance is if an application was made to Heritage New Zealand Pouhere Taonga (HNZ) under Section 44 of the HNZPT Act for an authority 'to undertake an activity that will or may modify or destroy the whole or any part of any archaeological site or sites.</p>	Clarify whether SASM-R4 is lawful.
SASM-R4	S121.165	Federated Farmers of New Zealand	Oppose	<p>Primary production activities, not just maintenance of fences and tracks, are likely to be occurring on or near sites of significance in the rural zones, and must be allowed to continue.</p> <p>We believe the right balance can be struck between enabling normal farming activities to continue and looking after sites, by introducing an accidental discovery protocol into the permitted activity conditions. It must be remembered that land use restrictions aimed at protecting one value can be at the expense of another value, with landowners caught in the middle.</p> <p>Rather than placing extra burden with undue delay, cost and uncertainty in having to seek resource consents for farmers we are proposing a planning alternative that works with, not against, broader regional and national policy direction.</p>	<p>Amend SASM-R4 as follows:</p> <p>Maintenance of existing farm fence lines and farm tracksPrimary production activities within a site identified in SASM-SCHED3</p> <p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. No activity is to destroy, damage or modify a wāhi tapu, wāhi taonga or site of significance, including any excavation, modification or disturbance of the ground containing the wāhi tapu, wāhi taonga or site of significance.</p> <p>...</p>
SASM-R5	S81.071	Horticulture New Zealand	Support	Support the pragmatic and effects-based approach.	Retain SASM-R5.
SASM-R5	S84.009	Kairakau Lands Trust	Oppose	<p>If the site is a wāhi tapu, wāhi taonga or sites or areas of significance (as it says in Rule), any activity is prohibited as per section 5(2)(e) of the HNZPT Act which prohibits 'the modification or destruction of an archaeological site'.</p> <p>The only condition that would allow any activity to occur at a wāhi tapu, wāhi taonga or sites or areas of significance is if an application was made to Heritage New Zealand Pouhere Taonga (HNZ) under Section 44 of the HNZPT Act for an</p>	Clarify whether SASM-R5 is lawful.

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				authority 'to undertake an activity that will or may modify or destroy the whole or any part of any archaeological site or sites.	
SASM-R5	S121.166	Federated Farmers of New Zealand	Support	Conditional support if relief sought for SASM-R4 accepted.	Retain SASM-R5 (provided relief sought for SASM-R4 is accepted).
SASM-R6	S84.010	Kairakau Lands Trust	Oppose	<p>If the site is a wāhi tapu, wāhi taonga or sites or areas of significance (as it says in Rule), any activity is prohibited as per section 5(2)(e) of the HNZPT Act which prohibits 'the modification or destruction of an archaeological site'.</p> <p>The only condition that would allow any activity to occur at a wāhi tapu, wāhi taonga or sites or areas of significance is if an application was made to Heritage New Zealand Pouhere Taonga (HNZ) under Section 44 of the HNZPT Act for an authority 'to undertake an activity that will or may modify or destroy the whole or any part of any archaeological site or sites.</p> <p>In regard to SASM-R6, it is recommended practice to apply for an authority in any circumstance within 100m of a recorded archaeological site.</p>	Clarify whether SASM-R6 is lawful.
SASM-R6	S121.167	Federated Farmers of New Zealand	Support	Federated Farmers supports the permitted status of Rule SASM-R6.	Retain SASM-R6 as proposed.
SASM-AM1	S84.011	Kairakau Lands Trust	Oppose	Any activity is prohibited if it is a wāhi tapu, wāhi taonga or sites or areas of significance.	Amend SASM-AM1(2) to refer to the Heritage New Zealand Pouhere Taonga Act.
SASM-MXX (new method)	S121.170	Federated Farmers of New Zealand	Amend	A new method is required to provide information sharing and assistance to landowners with SASM on their property, similar to methods HH-M2 and HH-M3 for historic heritage items.	<p>Add a new method in the 'SASM - Sites and Areas of Significance to Māori' chapter in the Proposed Plan as follows: 'Support landowners to manage, maintain and preserve sites and areas of significance to Māori, including by:</p> <ol style="list-style-type: none"> 1. Increasing awareness, understanding and appreciation within the local community of the presence of and importance of identified sites and areas of significance to Māori; 2. Encouraging landowners to engage with local tangata whenua and/or marae and develop positive working relationships in respect of the ongoing management and/or

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
					<p>protection of sites or areas of significance to Māori;</p> <p>3. Providing assistance to landowners to preserve, maintain and enhance sites and areas of significance to Māori;</p> <p>4. Waiving consent and processing fees.'</p>
SASM-M1	S121.168	Federated Farmers of New Zealand	Amend	A Schedule 1 process is required when identifying and mapping sites, to ensure landowners can participate.	Amend SASM-M1 as follows: 'Identifying sites and areas of significance to Maori in SASM-SCHED3 in the District Plan and showing them on the relevant Planning Maps. Any new sites and areas will be incorporated using a Schedule 1 process.'
SASM-M3	S84.012	Kairakau Lands Trust	Support	<p>We are happy to see Method SASM-M3 Partnership between Council and Tangata Whenua. We hope that this will allow us to work with Council to:</p> <ol style="list-style-type: none"> 1) Identify a cultural overlay of our rohe on planning maps. 2) Consult and engage whenever there is any planned development or land use change that has the potential to impact on our waahi taonga. 3) Protect waahi taonga that have not been recorded or identified. 	Retain SASM-M3.
SASM-M3	S121.169	Federated Farmers of New Zealand	Amend	<p>Affected landowners need to be included the partnership. The plan acknowledges that effective protection of wāhi tapu, wāhi taonga and sites of significance is dependent on the mutual goodwill of landowners and tangata whenua and yet there are no implementation methods to foster that goodwill outside of a regulatory framework. The most effective method would be to recognise the relevance and importance of affected landowners and to create opportunities to improve knowledge and relationships outside of consent processes. The process relating to notification of consent applications which affects or has the potential to affect any wāhi tapu or wāhi taonga site(s) identified in SASM-SCHED3 and shown on the Planning Maps is understood and supported.</p>	<p>Amend SASM-M3 as follows: 'Partnership Working with tangata whenua to develop a cultural landscape overlay identifying areas where there is a high likelihood of wāhi tapu, wāhi taonga and sites of significance being located and to record this information on Council GIS as an alert layer to consult with tangata whenua prior to development in time. Where sites are on private land, landowners are included and involved early in this process.</p> <p>...'</p>

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SASM-M3	S125.048	Ngā hapū me ngā marae o Tamatea	Amend	Mana whenua support the use of cultural landscape overlays on Council's GIS maps to the extent that they are agreed by Tamatea hapū/marae. However, the section is titled 'partnership' but only refers to consultation. This particular method should be designed in partnership and consultation with tangata whenua.	Redraft SASM-M3 to more fully and accurately reflect the history, relationships and whakapapa of Māori in the rohe, including the principle of partnership. The amended wording should be drafted collaboratively with the mana whenua of the District.
SASM-M4	S84.013	Kairakau Lands Trust	Amend	Consultation is encouraged with Method SASM-M4 between the Council and Heritage New Zealand Pouhere Taonga. As an additional source of information about historic and cultural sites, the New Zealand Archaeological Association database should be referred to here.	Amend SASM-M4 to refer to the New Zealand Archaeological Association database.
SASM-SCHED3	S30.001	Mataweka Marae Waipawa	Amend	These wahi tapu sites are currently not recorded on the SASM Schedule.	Add the following significant Mana Whenua Wahi Tapu sites to the SASM Schedule: 1. Mataweka Urupa - We are unsure if our current urupa is listed, therefore we would like to ensure that it is. Situation at approximately 233 Tapairu Rd, which is situated a few hundred metres from the current Mataweka marae. 2. Old Mataweka Pa site - early 1800s. Was situated down by the riverside of the Waipawa river at the end of Tapairu Road. Flooding forced the relocation of the Mataweka marae to its current site. Oil painting attached. 3. Old Mataweka urupa - the urupa that serviced the old Mataweka Pa site was also down beside the Waipawa River. Map attached. 4. Te Hauapu fortified pa - along the Waipawa river. Map attached. 5. Hutana Memorial Trees and wahi tapu site - Trees currently stand on banks of Waipawa River at the end of Tapairu Road Waipawa - photos attached.
SASM-SCHED3	S55.048	Heritage New Zealand Pouhere Taonga	Oppose	Many of the entries in SASM Schedule 3 are light on information, including in some instances the name, address, and site description. It may be beneficial to include more detail on some of these places. HNZPT has relevant information on many of these places. We expect that tangata whenua	Consider adding more information to SASM-SCHED3, including: • Location information, including address and legal description. • Name of the place, where this is known. • More detail on site type (summary description)

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				would also have relevant details which may be appropriate to add, although we also understand there are cases where the preference is to refrain from publishing sensitive information about a site.	where this is available. • Site values.
SASM-SCHED3	S55.050	Heritage New Zealand Pouhere Taonga	Support	This is identified as HNZPT List number 7676, referred to as Eparaima. The name and list number should be added to the schedule entry.	Amend SASM-58 in SASM-SCHED3 to add the name ' Eparaima ' and ' HNZPT List number 7676 ' in the Site Identifier column.
SASM-SCHED3	S55.051	Heritage New Zealand Pouhere Taonga	Support	Tokatea is entered on the HNZPT List (number 7672). It would be good to include more detail on this place, at least the name and HNZPT List number.	Amend SASM-60 in SASM-SCHED3 to add the name ' Tokatea ' and identifying information including ' HNZPT List number 7672 ' to the Site Identifier column.
SASM-SCHED3	S55.052	Heritage New Zealand Pouhere Taonga	Oppose	HNZPT List number 7717 Te Awakari a Tamanui (Pā site) does not appear to be included in either HH-SCHED2 or SASM-SCHED3 of the Proposed Plan.	Add new site, being HNZPT List number 7717 'Te Awakari a Tamanui', in either HH-SCHED2 or SASM-SCHED3.
SASM-SCHED3	S120.016	Heretaunga Tamatea Settlement Trust	Support	Support.	It is important for Central Hawke's Bay District Council to continue to work alongside tangata whenua to identify wāhi tapu, wāhi taonga and sites and areas of significance to Māori to add to Schedule 43[SASM-SCHED3] and the Planning Maps.
SASM-SCHED3	S121.171	Federated Farmers of New Zealand	Amend	Federated Farmers submits that the Council carefully considers the submissions of individual landowners regarding location and extent of SASM identified on their properties. This will be an opportunity to engage with landowners and offer the information detailed in SASM-M6, and our new method proposed. The accuracy of the schedule is vital for resource users to comply with provisions. Council advises that further research, evaluation and engagement between Council and tangata whenua is necessary to accurately identify, understand, document and map this resource, and we expect that landowners who have this resource identified on their property will also be engaged with.	Adjust the location and extent of 'Sites and Areas of Significance to Maori' in SASM-SCHED3 according to landowner submissions. And ensure landowners are aware of non-regulatory methods and assistance available to them.
SASM-SCHED3	S125.050	Ngā hapū me ngā marae o Tamatea	Amend	The SASM-SCHED3 appears to have been rolled over from the operative district plan with a comprehensive update. The schedule is not	Update 'SASM-SCHED3' with additional sites, to be identified collaboratively with the mana whenua

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				exhaustive and there are a significant number of sites that should be included in the schedule. To properly update the schedule to provide for the relationship of tangata whenua and their culture and traditions with these sites, a comprehensive updating exercise done in collaboration between the Council and marae is required. This should be done as part of the current District Plan process.	of the District.
TREE - Notable Trees	S55.053	Heritage New Zealand Pouhere Taonga	Support	This chapter is supported, giving recognition and protection of trees with specific heritage values or associations.	Retain 'TREE - Notable Tree' chapter as notified, with minor amendments.
TREE-R2	S90.028	Centralines Limited	Amend	Centralines supports this rule, but seeks a small edit to TREE-R2(1)(a) so that both regulations/acts do not need to be met. Centralines requests that 'and' is replaced with 'or'.	Amend TREE-R2 as follows: '1. Activity Status: PER Where one of the following conditions are met: a. The trimming is required by statute or regulations including the Electricity (Hazards from Trees) Regulations 2003 and or the Telecommunications Act 2001; or ...'
TREE-R2	S117.055	Chorus New Zealand Limited	Support	The provisions within TREE-R2 are appropriate.	Retain TREE-R2 as notified.
TREE-R2	S118.055	Spark New Zealand Trading Limited	Support	The provisions within TREE-R2 are appropriate.	Retain TREE-R2 as notified.
TREE-R2	S119.055	Vodafone New Zealand Limited	Support	The provisions within TREE-R2 are appropriate.	Retain TREE-R2 as notified.
TREE-R6	S90.029	Centralines Limited	Oppose	Centralines support the protection of vegetation where possible; however, Centralines notes that Rule TREE-R6 does not provide an exemption to enable compliance with the Electricity (Hazards from Trees) Regulations 2003. Centralines therefore seeks a permitted activity rule to acknowledge works that are required to be undertaken by utility operators, rather than jumping straight to a RDIS activity. It is requested that the permitted activity would precede the RDIS rule, thereby enabling works to occur where they are required by either the Electricity (Hazards from Trees) Regulations 2003 or the Telecommunications Act 2001, or the tree is	Add new Permitted Activity rule within TREE-R6 as follows: 'Activity Status: PER Where one of the following conditions are met: [a.?] Where the activity involves works within the root protection area of a notable tree identified in TREE-SCHE4 and the activities are required: i. To comply with the Electricity (Hazards from Trees) Regulations 2003; ii. To comply with the Telecommunications Act 2001; or

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				damaging, or threatening to damage, a network utility. In this regard, Centralines seeks a rule that is similar to TREE-R2.	[iii.?] For maintenance and repair purposes.'
TREE-AM1	S55.054	Heritage New Zealand Pouhere Taonga	Support	The trees included in SCHED4 may be in the vicinity of an archaeological site (a place of pre-1900 human activity, whether or not it is a recorded site). Removal of trees, including a tree falling in a storm, has the potential to disturb a below-ground archaeological site. HNZPT should be contacted to ascertain whether an Archaeological Authority should be applied for in such cases. Adding a clause to the assessment matters would be an appropriate way to address this issue.	Add the following assessment matter to TREE-AM1: '... 10. The potential for removal of a tree to disturb any archaeological site.'
TREE-M1	S121.172	Federated Farmers of New Zealand	Support	Federated Farmers supports the schedule only applying to Council land.	Retain TREE-M1 as proposed.
TREE-M2	S121.173	Federated Farmers of New Zealand	Support	Federated Farmers supports the non-regulatory approach adopted.	Retain TREE-M2 as proposed.
TREE-SCHED4	S120.017	Heretaunga Tamatea Settlement Trust	Support	Support.	It is important for Central Hawke's Bay District Council to work alongside tangata whenua to identify trees of cultural significance and add the trees to Schedule 4[TREE-SCHED4?] and the Planning Maps.
TREE-SCHED4	S130.001	Simon Osborne	Amend	Notable Trees TREE-68 & TREE-69 are two of the 50 descendants of the Gallipoli Peninsula's Lone Pine that were gifted to the community of Ongaonga and then planted inside the grounds of the Ongaonga War Memorial in 2015 to mark the Anzac centenary as a living memorial to honour our veterans and their descendants. These trees are actual small descendants from the tree that gave its name to one of the significant battle sites on Gallipoli Peninsula, Lone Pine.	Amend TREE-SCHED4 to record that TREE-68 & TREE-69 are each a 'descendant of the original Gallipoli Lone Pine from WW1', and their species identified as '- Turkish red pine (Pinus brutia)'.

CENTRAL HAWKE'S BAY PROPOSED DISTRICT PLAN

SUMMARY OF SUBMISSIONS BY PLAN PROVISION

Part 2: Natural Environment Values

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
ECO - Ecosystems and Indigenous Biodiversity	S24.001	Duncan Smith	Oppose	<p>I am very happy with status quo, more Government involvement on the stretched resources on farm and potential for more new clauses to be added to the SNA reform further down the track is of major concern. If these areas were to come under different ownership (in time) it could have a devastating effect on farm equity positions and banking perimeters through a simple piece of legislation that is not required and another pointless use of resources.</p> <p>I believe CHB farmers do an outstanding job of protecting special areas and the use of QEII covenants without having government enforcement on our local councils.</p>	I oppose the SNA plan.
ECO - Ecosystems and Indigenous Biodiversity	S28.003	Gerard Pain	Amend	<p>All in favour of 'Significant Natural Areas' having some restrictions put on them to protect what is left of our indigenous flora and fauna. Such areas are of benefit to the whole community so everyone should share the burden of rates not being levied on such areas.</p> <p>Appreciate that QEII blocks are legally surveyable which will not be the case with most Significant Natural Areas, but with GPS technology, it would not be difficult to work out the areas involved.</p>	'Significant Natural Areas' should be 'rates free' (like what is available for QEII blocks).
ECO - Ecosystems and Indigenous Biodiversity	S28.005	Gerard Pain	Amend	<p>I personally know some areas that your experts have signalled are extremely questionable - like an area of Waipawa riverbed that is covered in blackberry and willows. An avenue for rural landowners to question experts opinions might help in 'winning' them over.</p>	Provide an avenue for rural landowners to question expert's opinions regarding identified areas.
ECO - Ecosystems and	S59.004	Karl Tipene	Amend	<p>Generally I oppose all SNA on Maori land. How has Council actively engaged with the many multiple owners on these matters and other</p>	Oppose all SNA on Maori land.

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Indigenous Biodiversity				matters affecting Maori land. I appreciate the difficulty in this but I don't see it as a matter of the Marae or Taiwhenua to be doing this work. My worry is that Maori land is generally unproductive, however getting the zoning wrong in this process will make it even harder for these blocks to pull their weight and contribute to the local economy.	
ECO - Ecosystems and Indigenous Biodiversity	S63.002	Claire Murphy	Oppose	Owners of the land should be able to do as they wish as it is their land. Government/Council should not be able to unilaterally make rules and place obligations on landowners, as this can be detrimental to farming business. The rules need to allow for clearance for safety, fencing, stock crossings, tracks, pest/weed control. If SNAs are to be identified and rules attached then these need to be done with absolute care and discretion to each area, taking into account the landowner's interests with regards to protecting these areas while continuing to be able to operate their farming business without adverse restrictions.	Strongly oppose rules relating to 'Significant Natural Areas'.
ECO - Ecosystems and Indigenous Biodiversity	S79.061	Transpower New Zealand Ltd	Amend	Relationship between chapters and the application and relevance of the Ecosystems and Indigenous Biodiversity chapter to Network Utilities is not clear given the statements within the Network Utilities chapter regarding the stand-alone nature of the 'NU - Network Utilities' chapter. Clarification would assist with interpretation.	Clarify whether the 'ECO - Ecosystems and Indigenous Biodiversity' provisions apply to network utilities.
ECO - Ecosystems and Indigenous Biodiversity	S85.001	Rayonier Matarki Forests	Oppose	The provisions relating to plantation forestry, the non-alignment to the provisions of the National Environmental Standard for Plantation Forestry (NES-PF). While the council may be more stringent in providing provisions for protection of significant indigenous vegetation and habitats there must be an assessment undertaken of the effects of the provisions of the NES-PF. There has been no assessment.	Delete the final sentence from 'ECO - Introduction' as follows: '...It is anticipated that the approach in this District Plan will go a long way towards giving effect to the likely requirements of the NPS-IB.' And provide information as to why plantation forestry provisions do not align with the NES-PF and the provisions within the draft NPS-IB.
ECO - Ecosystems and Indigenous Biodiversity	S96.001	Matthew von Dadelszen	Amend	We have SNA-307 located on Mangapurakau Station. We fenced off this area over a decade ago for the intention that it would not be disturbed by grazing stock eg sheep and cattle so that it would	Delete SNA-307 [on land at 842 Tourere Road]. Amend the rules around the SNAs and deletion of some, to give landowners back the rights over control of their own land and how it will be

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				<p>revert back to its natural state. There are no redeeming features of this SNA other than it being a small native bush block.</p> <p>We are happy to maintain this area but feel it does not require an SNA allocated to it as the only way for members of the community to view this area safely is by plane.</p>	managed in the future.
ECO - Ecosystems and Indigenous Biodiversity	S126.003	Hawke's Bay District Health Board	Amend	<p>While this section of the District Plan is effective at promoting and protecting against the removal of indigenous biodiversity, however it does not fully consider the impact that land use and in particular water use has on the survivability of these natural systems.</p> <p>The protection of natural systems is critical for both ecological health and principally human health. These systems are vital for acting as carbon sinks and by providing an environment for the ecological life they sustain. The United Nations Sustainable Development goals of which New Zealand is a signatory aims to ensure the conservation, restoration and sustainable use of terrestrial and inland freshwater ecosystems and their services, in particular forests, wetlands, mountains and drylands, in line with obligations under international agreements. If your District Plan is to be 'Sustainable' as defined by the UN then it needs to consider the wider factors of water supply and allocation to ensure natural systems are not affected by unsuitable irrigation and drainage.</p> <p>An example of what we're advocating to prevent occurring is at Inglis Bush where water extraction for agriculture is the cause of the death of these ancient Kahikatea trees.</p>	<p>That the District Plan rules be broadened to ensure that land use and water takes do not impact negatively on indigenous vegetation, including the creation of conditions that lead to these natural systems being diminished and or threatened.</p> <p>We believe the rules should be broadened to prevent against the impact on natural systems such as wetlands and Indigenous vegetation. This includes strengthening rules to protect wetlands from being drained for the purposes of land to be freed up for grazing or cropping etc.</p> <p>We also believe rules should be broadened to ensure water use does not threaten indigenous vegetation by either taking too much water out of the system, or the diversion of water away from remnant indigenous vegetation through the alteration of drainage systems.</p>
ECO - Ecosystems and Indigenous Biodiversity	S129.062	Kāinga Ora - Homes and Communities	Oppose	<p>Kāinga Ora considers that in its current form amendments are required to clarify the direction of the ECO chapter. Amendments sought.</p>	<p>Kāinga Ora seeks amendments to address the below matters:</p> <ol style="list-style-type: none"> 1. Appropriate differentiation is needed between trimming versus clearance activities in relation to indigenous vegetation and habitat, the function each of these activities plan, and the likely discrepancies in adverse effects. 2. Simplification and consolidation of assessment

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					<p>matters so as to provide greater certainty about the likely adverse effects requiring mitigation.</p> <p>3. Kāinga Ora opposes reference to terms 'high natural character areas' and 'significant amenity features' in that these terms are not defined within the plan, and it is presumed that these areas do not meet the threshold for consideration as 'outstanding natural landscapes and features.' Given the lack of clarity around what constitutes a 'high natural character area' or a 'significant amenity feature,' it is unclear to what degree the plan should have regard to these matters within an RMA context.</p>
ECO - Ecosystems and Indigenous Biodiversity	S132.005	Ernslaw One Limited	Amend	<p>Notably absent from the proposed provisions, is any policy direction or regulation to require stock exclusion from SNA's other than an exclusion in Rule ECO-R3 to allow trimming and clearance within SNA where it is required to construct new fences to exclude stock and pests. This is a critical oversight as biodiversity values will only degrade further where stock are allowed unmitigated access to areas of significant indigenous vegetation and habitat, and it undermines the efforts that other landowners are making in this regard.</p> <p>While the NES Freshwater requires stock exclusion from water bodies and wetlands, the absence of a regulatory mechanism to exclude stock from indigenous vegetation and habitats is a critical gap in biodiversity protection, and a noted inequity in the regulatory approach taken by CHBDC.</p>	<p>Include policy direction and regulatory mechanisms to require that stock is excluded from 'significant indigenous vegetation and habitats'.</p>
ECO - Ecosystems and Indigenous Biodiversity	S134.007	Ngāti Kere Hapū Authority	Amend	<p>We understand that there are land designations that are intended to protect sensitive environmental areas and we are generally supportive of protecting sensitive coastal land - particularly by commercial non-Māori developments. We are however, worried that residual lands owned by Māori that are labelled sensitive under this provision may prevent development by ourselves. In particular, we are</p>	<p>[Ensure provision for papakainga - kaumatua housing in the Proposed Plan is not impeded by 'Significant Natural Area' provisions where these areas overlay residual lands owned by Māori.]</p> <p>We recommend that CHBDC launch an intensive communication and with mana whenua of Tamatea around land and housing development.</p>

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				thinking of Puketahunu Trust land at the Pōrangahau River mouth and Blackhead Village site at Parimahu which we own and may wish to develop. We have had discussions with planners and executives at CHBDC who have exhorted us to believe that the papakainga-kaumatua housing section will ensure that the development of housing for Māori is unlikely to be impeded. We therefore conclude that our lack of faith in the provisions of the Plan is likely to be based on limited understanding of 'planning' and its regulations, and insufficient engagement by the Council to 'bring us on board'.	
ECO - Introduction	S11.037	Hawke's Bay Regional Council	Amend	This amendment is to make it clear to plan readers that the Regional Council also regulate vegetation clearance, albeit for different purposes in line with our functions and responsibilities under the RMA.	Add the following note to ECO-Introduction: 'Note: These rules do not replace regional rules which control vegetation clearance and soil disturbance to address the loss and degradation of soil. These rules must be complied with prior to the activity proceeding.'
ECO-IXX (new issue)	S125.051	Ngā hapū me ngā marae o Tamatea	Amend	There is a relatively small amount of remaining indigenous cover in the plains and coastal areas of Central Hawke's Bay. A study of the natural values of the District shows that remaining habitats of indigenous fauna and flora comprise approximately 10% of the District's total land area. Mana whenua have revered ngahere/forests for their natural beauty, spiritual presence, and bountiful supply of food, medicines, and weaving and building materials. We believe an integrated, holistic approach to environmental management will result in healthy awa, land, body and spirit. Issues include our lack of involvement in decision-making and our inability to exercise kaitiakitanga to protect remaining indigenous vegetation and habitats.	Add a new issue in the 'ECO - Ecosystems and Indigenous Biodiversity' chapter in the Proposed Plan as follows (or alternative wording to similar effect): 'The inability of mana whenua to exercise kaitiakitanga in the protection of Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna.'
ECO-I1	S85.002	Rayonier Matarki Forests	Oppose	There has clearly been no assessment of how the NES-PF provisions are protecting and maintaining indigenous biodiversity and only impacts on farmers have been considered. While the Council wishes to find a balance for its farmers there is no such consideration for plantation forest owners.	Delete ECO-I1, including the associated 'Explanation'.

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				Delete entirely until there is an assessment of the alignment with the NES-PF and impacts on plantation forestry.	
ECO-OXX (new objective)	S120.018	Heretaunga Tamatea Settlement Trust	Amend	Heretaunga Tamatea Settlement Trust (HTST) support in principle the importance the protection and enhancement of ecosystems and indigenous biodiversity is given. We acknowledge the mahi the Council has undertaken to identify the remaining areas of indigenous biodiversity. Tangata whenua has a special relationship with these areas and set out below are the following suggestions to incorporate specific recognition of tangata whenua's relationship. HTST are supportive of the identifying significant indigenous vegetation and indigenous habitat. The use of mātauranga māori could be identified as a criteria to accord with the proposed new objective.	Add a new objective in the 'ECO - Ecosystems and Indigenous Biodiversity' chapter in the Proposed Plan as follows: 'The relationship of tangata whenua and their traditions and culture with indigenous vegetation and fauna are recognised and provided for.'
ECO-OXX (new objective)	S120.020	Heretaunga Tamatea Settlement Trust	Amend	For Māori, water is the essence of all life. All water bodies within the Heretaunga Tamatea Settlement Trust (HTST) area are of significance. Tangata whenua's relationship with freshwater is acknowledged by the Crown through Statutory Acknowledgement Areas in the Heretaunga Tamatea Claims Settlement Act 2018. HTST consider that the Proposed Plan needs to include specific objectives and policies relating to waterbodies that recognise and provide for the relationship of tangata whenua and their culture (to accord with section 6(e) of the RMA) and traditions, values, interests, and associations (statutory acknowledgements) associated with waterbodies.	Include two new objectives in the 'ECO - Ecosystems and Indigenous Biodiversity' chapter in the Proposed Plan as follows: 'ECO-O3 The relationship of tangata whenua and their culture and traditions, values, interests and associations associated with waterbodies are recognised and provided for. ECO-O4 Subdivision, use and development within the District is undertaken in an integrated manner that recognises Te Mana o te Wai for all receiving waters and minimises changes in the hydrological regime of those waters.'
ECO-OXX (new objective)	S121.017	Federated Farmers of New Zealand	Amend	Two new objectives are sought for inclusion to reflect Section 5(2) of the RMA. The suite of objectives also needs one that allows trimming and clearance for some activities, in order to enable people and communities to provide for their health and safety, economic, social and cultural wellbeings to reflect Section 5(2) of the RMA. The rules provide for some activities as permitted, such as trimming to keep powerlines and roads safe and clear from encroaching	Add three new objectives in the 'ECO - Ecosystems and Indigenous Biodiversity' chapter in the Proposed Plan as follows: 'Protect the District's areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, particularly those within wetlands, braided rivers, and coastal margins, from activities that may adversely affect them.' 'Maintain indigenous biodiversity within Central Hawke's Bay District.'

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				vegetation, and these need to be recognised in the objectives. As a comparison, NFL-P2 allows some appropriate activities in the ONFL chapter.	'Provide for appropriate trimming and clearance of indigenous vegetation in order to enable the economic, social and cultural wellbeing of people and their health and safety.'
ECO-01	S64.053	Department of Conservation	Support	Support this objective as appropriate. Section 6(c), Policy 11 and 15 of the NZCPS and protection of natural wetlands under the NPS-FM.	Retain ECO-01.
ECO-01	S75.029	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Amend	Support in part. Amend to make it clear it is an 'and' objective.	Amend ECO-01 as follows: 'Protect the District's areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, particularly those within wetlands, braided rivers, and coastal margins, from activities that may adversely affect them.'
ECO-01	S121.015	Federated Farmers of New Zealand	Support	We support this objective on the condition that a new objective is included to reflect Section 5(2) of the RMA. The purpose of objective ECO-01 is to meet the requirements of Section 6(c) of the RMA. Protection is the goal, however the district plan rules do allow some trimming and clearance within SNAs for specific activities, for the purpose of enabling people and communities to provide for their health and safety, economic, social and cultural wellbeings.	Conditional support for ECO-01 on the condition that a new objective is included [refer submission point S121.017].
ECO-02	S64.054	Department of Conservation	Support	Support this objective as appropriate. Section 6(c), Policy 11 and 15 of the NZCPS and protection of natural wetlands under the NPS-FM.	Retain ECO-02.
ECO-02	S75.030	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Amend	Support with amendment. Significant loss and degradation of biodiversity and habitats has occurred in CHB, so 'maintenance' is not sufficient to ensure the wellbeing of the natural environment and of people, or to address the threats of climate change. Enhancement and restoration is therefore required.	Amend ECO-02 as below: 'Maintain and enhance indigenous biodiversity within Central Hawke's Bay District.'
ECO-02	S121.016	Federated Farmers of New Zealand	Support	The purpose of this objective is to meet the requirements of Section 7(c) and (d). The district plan rules do allow some trimming and clearance of indigenous vegetation for specific activities, for the purpose of enabling people and communities to provide for their health and safety, economic,	Conditional support for ECO-01[ECO-02?] on the condition that a new objective is included [refer submission point S121.017].

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				social and cultural wellbeings. We support this objective on the condition that a new objective is included to reflect Section 5(2) of the RMA, and the means for achieving this objective are via non-regulatory methods like ECO-M4 promotion, ECO-M5 advocacy, education and information sharing, ECO-M6 biodiversity accord.	
ECO-PXX (new policy)	S120.021	Heretaunga Tamatea Settlement Trust	Support	For Māori, water is the essence of all life. All water bodies within the Heretaunga Tamatea Settlement Trust (HTST) area are of significance. Tangata whenua's relationship with freshwater is acknowledged by the Crown through Statutory Acknowledgement Areas in the Heretaunga Tamatea Claims Settlement Act 2018. HTST consider that the Proposed Plan needs to include specific objectives and policies relating to waterbodies that recognise and provide for the relationship of tangata whenua and their culture (to accord with section 6(e) of the RMA) and traditions, values, interests, and associations (statutory acknowledgements) associated with waterbodies.	Add a new policy in the 'ECO - Ecosystems and Indigenous Biodiversity' chapter in the Proposed Plan as follows: 'ECO-P10 Recognise, protect and enhance significant indigenous biodiversity and natural wetlands, while recognising and providing for Te Mana o te Wai.'
ECO-PXX (new policy)	S121.027	Federated Farmers of New Zealand	Amend	SNA sites protected by QEII or similar should be deleted from the appendix and don't need to be regulated by the District Plan further. Section 6(c) of the RMA is already being achieved in that these special sites already have constraints on what activities can occur there, and are monitored by the QEII Trust or by DoC. These covenants are very robust and involve landowners defining the land area by survey, and committing to manage the ecosystem to maintain or improve its values. QEII visits covenanted sites biannually, so the site gets closer supervision under QEII than under the Council. A protected site that is not subject to further regulation by the District Plan will be a significant encouragement to landowners to commit to covenants or reserve management plans.	Add a new policy in the 'ECO - Ecosystems and Indigenous Biodiversity' chapter in the Proposed Plan as follows: 'Sites that are already protected by a registered covenant under the Reserves Act 1977, Conservation Act 1986 or Queen Elizabeth the Second National Trust Act 1977; or Reserve Management Plan approved under the Reserves Act 1977; already achieve the protection of significant indigenous vegetation and significant habitats of indigenous fauna as a matter of national importance under Section 6 of the Resource Management Act 1991, and do not need to be regulated by the District Plan further.'
ECO-P1	S64.055	Department of Conservation	Support	Support this objective [policy?] as appropriate. Section 6(c), Policy 11 and 15 of the NZCPS and protection of natural wetlands under the NPS-FM.	Retain ECO-P1.

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ECO-P1	S75.031	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Oppose	<p>We are mostly supportive of this policy and the criteria in it, however there is a contradiction in it. In the chapter, the policy reads 'meet one or more of the criteria below' but in the body of the policy, under criterion 1, it suggests that more than 1 of the criteria needs to be met when it says 'and meets at least one of criteria 2-7'. In this instance, the 'and' suggests criteria 1 must be met, along with 1 of the other criteria. This is an inappropriate test.</p> <p>We assume this is not the intention of the plan and it needs amending for consistency with the start of ECO-P1. Otherwise this is not an appropriate test - i.e. significance should be able to be recognised in any area, regardless of whether that area is on private or public land, or has been recognised (or recommended) for protection before.</p>	Amend ECO-P1 to be clear that only one of the 'Ecological Significance Determination Criteria' needs to be met to be a 'Significant Natural Area'.
ECO-P1	S79.062	Transpower New Zealand Ltd	Support	Transpower supports the identification SNA's on the basis they assist plan users and provides clarity on the application of the Proposed Plan provisions that apply, particularly in context of the directive policy framework.	Retain ECO-P1.
ECO-P1	S85.003	Rayonier Matarki Forests	Support	Mapping provides certainty.	Retain ECO-P1 as proposed.
ECO-P1	S121.018	Federated Farmers of New Zealand	Oppose	Support is given for a policy to identify and map Significant Natural Areas (SNAs) as the first step, using clearly communicated criteria. Knowing where the resource is located is a key step to managing it. However, more than one criteria needs to be met before being classified as an SNA. Identification using only aerial surveying can be inaccurate and ground-truthing is vital to ensure accurate information.	Amend ECO-P1 as follows: 'To identify Significant Natural Areas (being areas of significant indigenous vegetation and/or significant habitats of indigenous fauna) in the District where they meet one two or more of the criteria below, conduct ground-truthing and describe these areas in ECO-SCHED5 and show their location on the Planning Maps.'
ECO-P1	S121.019	Federated Farmers of New Zealand	Oppose	Section 6(c) of the RMA is already being achieved in that these special sites already have constraints on what activities can occur there, and are monitored by the QEII Trust or by DoC. These covenants are very robust and involve landowners defining the land area by survey, and committing to manage the ecosystem to maintain or improve its values. QEII visits covenanted sites biannually, so the site gets closer supervision under QEII than	Amend the 'Ecological Significance Determination Criteria' in ECO-P1 as follows: ' CRITERION 1 Protection Status: It is indigenous vegetation or habitat for indigenous fauna that is currently, or is recommended to be, set aside by Government statute or covenant, or by the Nature Heritage Fund, or Ngā Whenua Rāhui committees, or the Queen Elizabeth the Second National Trust Board of Directors as an Open Space Covenant,

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				<p>under the Council.</p> <p>There are many advantages to all parties in deleting these protected sites from the SNA appendix: The end goal of protected biodiversity is already being achieved; the Council will not have to monitor and enforce these sites and can use these resources elsewhere; the landowners will only have to deal with the agency that they voluntarily entered into a protection partnership with; and the protection agency will not have to deal with inconsistencies between their covenants and District Plan rules.</p> <p>A protected site that is not subject to further regulation by the District Plan will be a significant encouragement to landowners to commit to covenants or reserve management plans.</p>	<p>specifically for the protection of biodiversity, and meets at least one of criteria 2-7.</p> <p>CRITERION 2 ... CRITERION 3 ... CRITERION 4 ... CRITERION 5 ... CRITERION 6 ... CRITERION 7 Ecological Context: It is an area of indigenous vegetation or naturally occurring habitat that:</p> <ul style="list-style-type: none"> • is moderate to large..... <p>OR</p> <ul style="list-style-type: none"> • is critical to the self-sustainability.... <p>OR</p> <ul style="list-style-type: none"> • is a site that provides a full or partial buffer.... <p>Refer District Plan ECO-APP1 for Quantifying Thresholds and Attribute Assessment Guidance.</p> <p>Exemptions:</p> <ul style="list-style-type: none"> - Indigenous vegetation or habitat for indigenous fauna that is currently, or is recommended to be, set aside by Government statute or covenant, or by the Nature Heritage Fund, or Ngā Whenua Rāhui committees, or the Queen Elizabeth the Second National Trust Board of Directors as an Open Space Covenant, specifically for the protection of biodiversity, are exempt from becoming an SNA. - Areas of domestic or ornamental landscape planting; planted shelter belts and riparian areas; plantation forestry undergrowth; and planted indigenous forestry.'
ECO-P1	S125.052	Ngā hapū me ngā marae o Tamatea	Support	<p>Mana whenua have been significantly prejudiced because they have been unable to exercise kaitiakitanga in respect of ecosystems and indigenous biodiversity, and their rights and interests have been excluded in resource management decision-making.</p> <p>Mana whenua want to be directly and meaningfully involved in decision-making that affects our natural environment both as kaimahi (at an operational</p>	Retain ECO-P1 as notified.

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				level), and as partners at a governance/leadership level. We support the policies in this section of the Plan in that they provide protection for the remaining habitats.	
ECO-P2	S64.056	Department of Conservation	Support	Support this objective [policy?] as appropriate. Section 6(c), Policy 11 and 15 of the NZCPS and protection of natural wetlands under the NPS-FM.	Retain ECO-P2.
ECO-P2	S75.032	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain ECO-P2 as proposed.
ECO-P2	S85.005	Rayonier Matarki Forests	Amend	Only areas that are mapped should be protected otherwise there is uncertainty for landowners. Do not support the inclusion of earthworks and vegetation clearance as this would affect plantation forestry operations and no assessment has been undertaken of the effects of the provisions of the NES-PF.	Amend ECO-P2 as follows: 'To protect areas identified and mapped in the district plan of significant indigenous vegetation and/or significant habitats of indigenous fauna from the adverse effects of landuse and development, including earthworks and vegetation clearance. '
ECO-P2	S121.020	Federated Farmers of New Zealand	Oppose	Not all adverse effects on SNAs will be avoided, some are permitted by the District Plan, such as clearance for safety. The policy must be amended to be consistent with the rule regime which allows for some appropriate activities.	Amend ECO-P2 as follows: 'To protect areas of significant indigenous vegetation and/or significant habitats of indigenous fauna from the inappropriate adverse effects of landuse and development, including earthworks and vegetation clearance, while providing for some appropriate activities. '
ECO-P2	S125.053	Ngā hapū me ngā marae o Tamatea	Support	Mana whenua have been significantly prejudiced because they have been unable to exercise kaitiakitanga in respect of ecosystems and indigenous biodiversity, and their rights and interests have been excluded in resource management decision-making. Mana whenua want to be directly and meaningfully involved in decision-making that affects our natural environment both as kaimahi (at an operational level), and as partners at a governance/leadership level. We support the policies in this section of the Plan	Retain ECO-P2 as notified.

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				in that they provide protection for the remaining habitats.	
ECO-P3	S64.057	Department of Conservation	Support	Support this objective [policy?] as appropriate. Section 6(c), Policy 11 and 15 of the NZCPS and protection of natural wetlands under the NPS-FM.	Retain ECO-P3.
ECO-P3	S75.033	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	It is consistent with the New Zealand Coastal Policy Statement, particularly Policy 11.	Retain ECO-P3 as proposed.
ECO-P3	S121.021	Federated Farmers of New Zealand	Oppose	Not all adverse effects on biodiversity will be avoided, some are permitted by the District Plan, such as clearance for safety. We are not sure why SNA vegetation in the coastal environment has a distinct status to other SNAs requiring its own policy, given that there is no special coastal criterion. SNAs in the coastal environment will enjoy the same protection under the general SNA provisions.	Delete ECO-P3.
ECO-P3	S125.054	Ngā hapū me ngā marae o Tamatea	Support	Mana whenua have been significantly prejudiced because they have been unable to exercise kaitiakitanga in respect of ecosystems and indigenous biodiversity, and their rights and interests have been excluded in resource management decision-making. Mana whenua want to be directly and meaningfully involved in decision-making that affects our natural environment both as kaimahi (at an operational level), and as partners at a governance/leadership level. We support the policies in this section of the Plan in that they provide protection for the remaining habitats.	Retain ECO-P3 as notified.
ECO-P4	S39.008	Kathryn Bayliss	Amend	We are encouraged by government, and Hawke's Bay Regional Council, who provide some funding, to plant trees to help control erosion, reduce climate change, enhance our natural environment and help people connect with nature to improve their wellbeing. It has negative effects to allow any indigenous vegetation to be cleared. Protecting naturally re-grown indigenous vegetation can save time, labour and money.	ECO-P4(2) should include all waterbodies.

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ECO-P4	S64.058	Department of Conservation	Support	Support this objective [policy?] as appropriate. Section 6(c), Policy 11 and 15 of the NZCPS and protection of natural wetlands under the NPS-FM.	Retain ECO-P4.
ECO-P4	S75.034	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Amend	This policy contains too many qualifying terms. While we support that the policy addresses all 'adverse effects' (rather than just significant effects), clearance of small areas of vegetation, or areas that are not 'intact' should be covered. References to wetlands and braided rivers could be clearer. It is also not clear why this only applies to braided rivers.	Amend ECO-P4 as follows (or relief to similar effect): 'To avoid, remedy or mitigate adverse effects, including cumulative adverse effects of subdivision, use and development that would result in a loss of indigenous biodiversity values from: 1. Clearance, modification, damage or destruction of large areas of intact indigenous vegetation or habitats of indigenous fauna; 2. Clearance of indigenous vegetation in and on the margins of Lake Whatuma, and other natural wetlands, and braided rivers; ...'
ECO-P4	S85.006	Rayonier Matarki Forests	Oppose	This provision would require resource consent for harvesting plantation forests. The definition of indigenous vegetation would include understorey in plantation forests along with failed crop areas and the like.	Amend ECO-P4 to state that this policy does not apply to plantation forestry under the NES-PF.
ECO-P4	S121.022	Federated Farmers of New Zealand	Oppose	Some loss of biodiversity values is allowed by the district plan, by having permitted activities. The policy is not clear whether it applies to only SNAs, or to vegetation and habitats outside SNAs. This policy will link to Objective ECO-02, in order to meet the requirements of Section 7(c) and (d). The means for achieving this policy need to be via the proposed non-regulatory methods like ECO-M4 promotion, ECO-M5 advocacy, education and information sharing, ECO-M6 biodiversity accord.	Delete ECO-P4.
ECO-P4	S125.055	Ngā hapū me ngā marae o Tamatea	Support	Mana whenua have been significantly prejudiced because they have been unable to exercise kaitiakitanga in respect of ecosystems and indigenous biodiversity, and their rights and interests have been excluded in resource management decision-making. Mana whenua want to be directly and meaningfully involved in decision-making that affects our natural environment both as kaimahi (at an operational	Retain ECO-P4 as notified.

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				level), and as partners at a governance/leadership level. We support the policies in this section of the Plan in that they provide protection for the remaining habitats.	
ECO-P5	S64.059	Department of Conservation	Support	Support this objective [policy?] as appropriate. Section 6(c), Policy 11 and 15 of the NZCPS and protection of natural wetlands under the NPS-FM.	Retain ECO-P5.
ECO-P5	S121.023	Federated Farmers of New Zealand	Support	Federated Farmers support the inclusion of principles for biodiversity offsets.	Retain ECO-P5 as proposed.
ECO-P5	S125.056	Ngā hapū me ngā marae o Tamatea	Support	Mana whenua have been significantly prejudiced because they have been unable to exercise kaitiakitanga in respect of ecosystems and indigenous biodiversity, and their rights and interests have been excluded in resource management decision-making. Mana whenua want to be directly and meaningfully involved in decision-making that affects our natural environment both as kaimahi (at an operational level), and as partners at a governance/leadership level. We support the policies in this section of the Plan in that they provide protection for the remaining habitats.	Retain ECO-P5 as notified.
ECO-P5	S132.007	Ernslaw One Limited	Support	Ernslaw supports the proposed Policy ECO-P5 and accompanying provisions ECO-M3, and ECOAPP2 to give effect to the Principles for Biodiversity Offsets where they are proposed as part of resource consent applications.	Retain ECO-P5.
ECO-P6	S64.060	Department of Conservation	Support	Support this objective [policy?] as appropriate. Section 6(c), Policy 11 and 15 of the NZCPS and protection of natural wetlands under the NPS-FM.	Retain ECO-P6.
ECO-P6	S75.035	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	This is vital to creating resilient and healthy landscapes with strong ecological values.	Retain ECO-P6 as proposed.
ECO-P6	S121.024	Federated Farmers of New Zealand	Support	Support is given for the focus on encouragement and the associated non-regulatory methods. A significant way of encouraging or assisting landowners to commit to covenants or reserve management plans, would be to not regulate such	Retain ECO-P6 as proposed.

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				sites by the District Plan and include a new policy to that effect.	
ECO-P6	S125.057	Ngā hapū me ngā marae o Tamatea	Support	<p>Mana whenua have been significantly prejudiced because they have been unable to exercise kaitiakitanga in respect of ecosystems and indigenous biodiversity, and their rights and interests have been excluded in resource management decision-making.</p> <p>Mana whenua want to be directly and meaningfully involved in decision-making that affects our natural environment both as kaimahi (at an operational level), and as partners at a governance/leadership level.</p> <p>We support the policies in this section of the Plan in that they provide protection for the remaining habitats.</p>	Retain ECO-P6 as notified.
ECO-P7	S64.061	Department of Conservation	Support	Support this objective [policy?] as appropriate. Section 6(c), Policy 11 and 15 of the NZCPS and protection of natural wetlands under the NPS-FM.	Retain ECO-P7.
ECO-P7	S75.036	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	We support the explicit note that practices must be associated with protecting and maintaining areas. We do wonder: how will landowners' current practices be recognised?	Retain ECO-P7 as proposed.
ECO-P7	S121.025	Federated Farmers of New Zealand	Support	Support is given for recognising the considerable efforts of landowners who maintain and enhance their indigenous vegetation as a public good service. A good method to achieve this is the existing rates remission policy for QEII and land protected for natural conservation. Given that this land represents a farmer's personal contribution to the public good of biodiversity, it shouldn't be rated. As a comparison, Department of Conservation land is rates-exempt.	Retain ECO-P7 as proposed.
ECO-P7	S125.058	Ngā hapū me ngā marae o Tamatea	Support	<p>Mana whenua have been significantly prejudiced because they have been unable to exercise kaitiakitanga in respect of ecosystems and indigenous biodiversity, and their rights and interests have been excluded in resource management decision-making.</p> <p>Mana whenua want to be directly and meaningfully involved in decision-making that affects our natural environment both as kaimahi (at an operational</p>	Retain ECO-P7 as notified.

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				level), and as partners at a governance/leadership level. We support the policies in this section of the Plan in that they provide protection for the remaining habitats.	
ECO-P7	S132.010	Ernslaw One Limited	Support	Ernslaw supports proposed Policy ECO-P7 and the approach to recognise landowners' stewardship and current management practices.	Retain ECO-P7.
ECO-P8	S64.062	Department of Conservation	Support	Support this objective [policy?] as appropriate. Section 6(c), Policy 11 and 15 of the NZCPS and protection of natural wetlands under the NPS-FM.	Retain ECO-P8.
ECO-P8	S75.037	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Provided this is not a substitute for regulatory measures (and covenants are not a pathway 'around' SNA rules), we are supportive of efforts to add layers of protection and restoration for these areas.	Retain ECO-P8 as proposed.
ECO-P8	S121.026	Federated Farmers of New Zealand	Support	Support is given for non-regulatory methods, assistance and incentives as a way of protecting or maintaining biodiversity. A significant way of encouraging or assisting landowners to commit to covenants or reserve management plans would be to not regulate such sites by the District Plan and include a new policy to that effect.	Retain ECO-P8 as proposed.
ECO-P8	S125.059	Ngā hapū me ngā marae o Tamatea	Support	Mana whenua have been significantly prejudiced because they have been unable to exercise kaitiakitanga in respect of ecosystems and indigenous biodiversity, and their rights and interests have been excluded in resource management decision-making. Mana whenua want to be directly and meaningfully involved in decision-making that affects our natural environment both as kaimahi (at an operational level), and as partners at a governance/leadership level. We support the policies in this section of the Plan in that they provide protection for the remaining habitats.	Retain ECO-P8 as notified.
ECO-P8	S132.011	Ernslaw One Limited	Support	Ernslaw supports proposed Policy ECO-P8 which provides assistance and incentives to landowners to maintain areas of significant indigenous vegetation and habitat.	Retain ECO-P8.

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ECO-P9	S64.063	Department of Conservation	Support	Support this objective [policy?] as appropriate. Section 6(c), Policy 11 and 15 of the NZCPS and protection of natural wetlands under the NPS-FM.	Retain ECO-P9.
ECO-P9	S79.063	Transpower New Zealand Ltd	Support	Notwithstanding Transpower's submission point seeking a specific new policy for the Network Utilities chapter specific to the planning and development for the National Grid, Transpower supports ECO-P9 which recognises functional and operational needs. While not specific to the National Grid, the policy gives effect to Policy 3 of the NPSET that recognises the technical and operational requirements of the National Grid.	Retain ECO-P9.
ECO-P9	S125.060	Ngā hapū me ngā marae o Tamatea	Support	<p>Mana whenua have been significantly prejudiced because they have been unable to exercise kaitiakitanga in respect of ecosystems and indigenous biodiversity, and their rights and interests have been excluded in resource management decision-making.</p> <p>Mana whenua want to be directly and meaningfully involved in decision-making that affects our natural environment both as kaimahi (at an operational level), and as partners at a governance/leadership level.</p> <p>We support the policies in this section of the Plan in that they provide protection for the remaining habitats.</p>	Retain ECO-P9 as notified.
ECO-RXX (new rule)	S81.073	Horticulture New Zealand	Amend	<p>Need to recognise a biosecurity response. It is important to have rules that enable a rapid biosecurity response should the need arise. Vegetation removal, burial, burning and spraying of material are methods that may be used. It is therefore important that the Plan adequately provides for these activities to be undertaken. We seek a rule that applies across the various rules.</p>	Add a new rule in the 'ECO - Ecosystems and Indigenous Vegetation' chapter that enables a biosecurity response involving indigenous vegetation clearance, where that vegetation is infected by an unwanted organism as declared by the Ministry of Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993.
ECO - Rules	S125.061	Ngā hapū me ngā marae o Tamatea	Amend	<p>Mana whenua would like any remaining remnant ngahere/forest to have the highest level of protection.</p> <p>When Council is making decisions on ecosystems and indigenous biodiversity/ngahere they must have regard to region's hapū and iwi and their relationship with the environment ensuring that</p>	Retain 'ECO - Rules' as notified, but make amendments to ensure that they provide an appropriate pathway for Māori landowners to be able to actively use their whenua.

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				<p>mana whenua are actively involved in all decision-making.</p> <p>The provisions in this section of the Plan should recognise that Māori owned land often has a disproportionate amount of indigenous vegetation on it, the rigorous protection of which can undermine the relationship and interactions with that land. The rules in the Plan should provide an appropriate pathway for Māori landowners to be able to actively use their whenua.</p>	
ECO-R1	S11.040	Hawke's Bay Regional Council	Support	<p>We can see how rules ECO-R1, ECO-R2 and ECO-R4 have been designed to allow for some clearance but this is limited to only young vegetation and therefore protecting older growth indigenous vegetation that will have higher ecological values. We support these rules as drafted.</p>	Support ECO-R1 as drafted.
ECO-R1	S57.060	Fire and Emergency New Zealand	Support	<p>The preventative mitigation of fire risk to property and life through providing for the trimming or clearance of indigenous vegetation within specified areas as a permitted activity is supported. This will enable property owners and occupiers to remove flammable vegetation as required. This is particularly important where property is located outside of a reticulated water network.</p>	Retain ECO-R1 as notified.
ECO-R1	S75.038	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Oppose	<p>It is not clear what is meant by 'plantation forestry undergrowth'.</p> <p>Clearance of this undergrowth could result in a loss of significant values. The draft NPS-IB states in section 3.10(2): 'Within a plantation forest biodiversity area that is a significant habitat for threatened or at-risk indigenous fauna, plantation forestry activities must be managed over the course of consecutive rotations to maintain long-term populations of indigenous fauna species present' and in (3): 'Within a plantation forest biodiversity area that contains threatened or at-risk flora, the adverse effects to these flora from plantation forestry activities must be managed'.</p> <p>While we appreciate the NPS-IB is not in effect, it was developed with maintaining values in mind,</p>	Within ECO-R1, clearance of 'plantation forestry undergrowth' or 'planted indigenous forestry' should not be allowed without conditions of management to ensure values are protected.

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				therefore it is useful for consideration in this context.	
ECO-R1	S81.072	Horticulture New Zealand	Support	<p>Unmanaged including shelter belts, can cause root intrusion or overhang of productive land as well as adverse shading effects, infrastructure (tracks, pipes, buildings) disruption and harbour pests and diseases.</p> <p>Shelterbelts can also be an important management tool for spray drift and wind exposure.</p> <p>This submission seeks a minor change to the definition of shelterbelts so that all shelterbelts are provided for by this permitted activity rule regardless of height.</p>	Retain ECO-R1.
ECO-R1	S85.007	Rayonier Matarki Forests	Support	Understorey in plantation forests should be able to be cleared when harvesting.	Retain ECO-R1 as proposed.
ECO-R1	S121.028	Federated Farmers of New Zealand	Oppose	<p>We support the enabling of trimming and clearance in all areas managed and planted by humans, however a better method to achieve this same goal would be to exclude this type of vegetation from the definition, and the criteria for SNAs.</p>	<p>Delete ECO-R1 as follows: 'Trimming or clearance of indigenous vegetation within any of the following: Areas of domestic or ornamental landscape planting; or Planted shelter belts; or Plantation forestry undergrowth; or Planted indigenous forestry.'</p> <p>And amend the definition of 'Indigenous Vegetation' as follows: 'vegetation or ground cover that are indigenous in or endemic to any of the ecological districts of which the Central Hawke's Bay District is part. Includes vegetation with these characteristics that has been regenerated with human assistance following disturbance. Excludes areas of domestic or ornamental landscape planting; planted shelter belts and riparian areas; plantation forestry undergrowth; and planted indigenous forestry.</p> <p>And exclude 'planted vegetation' from being classified as an SNA [refer submission point S121.237].</p>

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ECO-R1	S132.001	Ernslaw One Limited	Support	Provides for the trimming or clearance of indigenous vegetation in certain conditions, including within plantation forestry undergrowth or planted indigenous forestry. Ernslaw supports this rule as it would enable harvesting operations within the plantation to be undertaken as a permitted activity and is consistent with the NESPF.	Retain ECO-R1.
ECO-R2	S11.041	Hawke's Bay Regional Council	Amend	We can see how rules ECO-R1, ECO-R2 and ECO-R4 have been designed to allow for some clearance but this is limited to only young vegetation and therefore protecting older growth indigenous vegetation that will have higher ecological values. We support these rules as drafted.	Support ECO-R2 as drafted.
ECO-R2	S39.003	Kathryn Bayliss	Oppose	Manuka and kanuka species should be given the same protection and status as other indigenous vegetation species. They are important indigenous colonising and nurse plants that grow quickly and provide ideal conditions for the establishment of other indigenous trees and shrubs. Indigenous vegetation that has naturally regrown is usually more adapted to the area than plantings by people. They help increase the biodiversity. Small, young sizes of indigenous vegetation needs to be allowed to grow and mature as it will eventually replace older vegetation that naturally dies.	Prohibit clearance of indigenous vegetation, except for ECO-R3(1)(b). Trimming should be discretionary and also limited to ECO-R3(1)(b).
ECO-R2	S57.061	Fire and Emergency New Zealand	Support	The preventative mitigation of fire risk to property and life through providing for the trimming or clearance of manuka and kanuka species as a permitted activity, subject to conditions is supported. Manuka and kanuka are highly flammable species and it is important that property owners are able to remove flammable vegetation including other indigenous vegetation as required. This is particularly important where a property is located outside of a reticulated water network.	Retain ECO-R2 as notified.
ECO-R2	S75.039	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Oppose	This rule appears to allow for considerable clearance of vegetation without any consideration of potential values. Stronger conditions are required to protect potential values that have	Amend ECO-R2 to have stronger permitted activity conditions.

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				<p>established in areas that have been cleared before, and to ensure these areas have not 'become' SNAs since they were first cleared. While we recognise vegetation may regenerate in areas that have been cleared previously and that clearance of this vegetation may not compromise the values of SNAs, we do not consider it should be undertaken without conditions.</p> <p>We consider the existing condition in the proposed rule is insufficient to ensure circumstances such as those outlined in the NPS-IB 3.12(4)(C) will be required to meet a higher activity threshold.</p>	
ECO-R2	S85.008	Rayonier Matarki Forests	Oppose	<p>For plantation forestry the provisions of regulation 93 NES-PF should apply. They are specific to the effects of plantation forestry and no assessment has been undertaken to apply farm-centric effects to forestry operations.</p>	<p>Add 'Note' to ECO-R2 (as contained in ECO-R3) as follows:</p> <p>'...Note: Afforestation and vegetation clearance of indigenous vegetation associated with plantation forestry, is subject to the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.'</p>
ECO-R2	S121.029	Federated Farmers of New Zealand	Support	<p>We support the permitted status of manuka and kanuka trimming and clearance, and the unlimited permitted area. Manuka and kanuka can act as weeds on farms and invade pasture, due to its unpalatability to livestock it does tend to grow on pasture and reduce productivity.</p> <p>We support the permitted status of trimming and clearance indigenous vegetation species, and the unlimited permitted area. Many colonising species can act as weeds on farms and invade pasture, and farmers need to be enabled to maintain their productive pasture.</p>	Retain ECO-R2(1) and (3).
ECO-R3	S11.018	Hawke's Bay Regional Council	Amend	<p>HBRC commend the Council for undertaking surveys for SNAs within their district and for introducing provisions to ensure their ongoing protection. We also support the step the Council has taken to manage indigenous vegetation outside of SNAs. We understand that in doing this, allowance has been made to provide for the continuation of existing activities including the</p>	<p>Amend ECO-R3 by removing (1)(a):</p> <p>'1. Activity Status: PER Where the following conditions are met: a. Limited to (whichever is the lesser): i. clearance of no more than 500m² of indigenous vegetation per site per calendar year; or ii. clearance of no more than 1% of the area of a Significant Natural Area identified in ECO-</p>

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				<p>maintenance of pastures in rural areas.</p> <p>Our concern, however, is with the first permitted standard in ECO-R3 that seems to be providing for some indigenous vegetation removal (1% or 500m² per SNA, per year, whichever is the lesser), without any restrictions on the age or maturity of that vegetation. Our concern is that, over a number of years, the plan provides as a permitted activity the removal of a significant amount of potentially old growth indigenous vegetation. This does not align with the RMA's requirement to protect these areas as a matter of national importance, or the proposed district plan objectives ECO-O1 and ECO-O2.</p> <p>If areas of indigenous vegetation have met the criteria outlined in policy ECO-P1, they warrant protection above and beyond areas which have not met that criteria.</p> <p>The other trimming or clearance allowances listed at 2. within ECO-R3 are appropriate in that they provide for good management practices of SNA's, ensure health and safety requirements are considered and seek to provide for the relationship of Māori and their traditions with their taonga.</p>	SCHED5 per calendar year. OR b. ...'
ECO-R3	S39.004	Kathryn Bayliss	Oppose	<p>If allow clearance of a limited area of indigenous vegetation each year, the cumulative extent over years can be substantial. As there is only a small amount of remaining indigenous cover in Central Hawke's Bay, all must be protected.</p>	Prohibit clearance of indigenous vegetation, except for ECO-R3(1)(b). Trimming should be discretionary and limited also to ECO-R3(1)(b).
ECO-R3	S57.062	Fire and Emergency New Zealand	Support	<p>The preventative mitigation of fire risk to property and life through providing for the trimming or clearance of indigenous vegetation inside any area of significant indigenous vegetation and/or significant habitat of indigenous fauna as a permitted activity is supported. It is important that property owners and occupiers are able to remove flammable vegetation, as required. This is particularly important where property is located outside of a reticulated water network.</p> <p>Fire and Emergency specifically supports ECO-R3(b) conditions (i), (v), (vii). These conditions provide for trimming or clearance of indigenous</p>	Retain ECO-R3 as notified.

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				vegetation required; under the Electricity (Hazards from Trees) Regulations 2003, where necessary to avoid an imminent threat to the safety of persons or of damage to lawfully established buildings or structures; and where necessary to provide for the maintenance and safe and efficient operation of existing tracks, drains, formed public roads, private accesses, driveways, right of ways and walkways.	
ECO-R3	S64.064	Department of Conservation	Oppose	It is unclear whether ECO-R3 is meant to only apply within SNAs or also for significant indigenous vegetation and significant habitat of indigenous fauna outside of SNAs. Clearance is required to be qualified by justified reasons listed in point b.	Clarify if ECO-R3 is meant to only apply within SNA areas or also for significant indigenous vegetation and significant habitat of indigenous fauna outside of SNAs. Amend 'Permitted' conditions in ECO-R3(1) to replace the word 'OR' with 'AND' (ie. conditions a and b both required to be met).
ECO-R3	S75.040	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Oppose	This rule allows for significant clearance each year which will result in cumulative impacts and continued loss of biodiversity values over time. It needs to be strengthened significantly to meet the requirements of the RMA, particularly s6. Some of the conditions are inappropriate. For example, allowing clearance 2m on each side of a new fenceline would result in a significant loss of vegetation and is not required to build a fence.	Amend ECO-R3 significantly, to strengthen in line with the Resource Management Act.
ECO-R3	S78.005	Waka Kotahi NZ Transport Agency	Support	Support ECO-R3(1)(b)(vi) and Note (1) as written.	Retain ECO-R3(1)(b)(vi) and Note (1), as written.
ECO-R3	S79.064	Transpower New Zealand Ltd	Support	Notwithstanding the lack of clarity as to the relationship with the Network Utilities Chapter, Transpower supports Rule ECO-R3 and in particular clause (b)(i) and (vi). The NESETA provides for trimming, felling or removal of any trees or vegetation as permitted activities subject to conditions. The provision of a permitted activity rule specific to the National Grid would reflect the permitted activity status within the NESETA. As such, while the NESETA regulates the operation, maintenance and upgrade of existing National Grid assets, Rule ECO-R3 is relevant to	Retain ECO-R3, and in particular clause (b)(i) and (vi).

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				Transpower in so far as it relates to earthworks and vegetation works. While the NESETA activity status applies, R3 is relevant in terms of determining whether consent under Regulations 31 and 32, and 34 and 35 is triggered.	
ECO-R3	S90.030	Centralines Limited	Support	Centralines supports the permitted activity status of this rule, and recognition that works may be required in identified SNAs in accordance with the Electricity (Hazards from Trees) Regulations 2003, or as is necessary to provide for the safe and efficient operation, maintenance, and upgrading of network utilities. Network Utilities are often required to be located within certain areas / environments to maintain their functional, operational, technical and locational needs to service communities.	Retain ECO-R3 as notified.
ECO-R3	S117.056	Chorus New Zealand Limited	Support	The rule is supported, but a definition of what upgrading includes is necessary to better understand the provision (refer submission point S117.022).	Retain ECO-R3.
ECO-R3	S118.056	Spark New Zealand Trading Limited	Support	The rule is supported, but a definition of what upgrading includes is necessary to better understand the provision (refer submission point S117.022).	Retain ECO-R3.
ECO-R3	S119.056	Vodafone New Zealand Limited	Support	The rule is supported, but a definition of what upgrading includes is necessary to better understand the provision (refer submission point S117.022).	Retain ECO-R3.
ECO-R3	S121.030	Federated Farmers of New Zealand	Oppose	We support a wide range of permitted activities for clearance inside SNAs, in order to enable farmers to carry out necessary activities. However ECO-R3 needs amendments to ensure all appropriate clearance activities are included. Activities like modification for fences and tracks, firebreaks, stock crossings and bridges need to be permitted. There is no need to disincentivize an activity like fencing, which has ultimate positive benefit for biodiversity, by requiring a resource consent. [ECO-R3(1)](b)(iv) needs to be amended to allow anyone to undertake pest control. Only allowing DoC or HBRC to carry out pest control activities	Amend ECO-R3 as follows: "Trimming or clearance of indigenous vegetation inside any area of significant indigenous vegetation and/or significant habitat of indigenous fauna (excluding natural wetlands) 1. Activity Status: PER Where the following conditions are met: a. ... OR b. Limited to trimming or clearance that is: ...

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				undermines the HBRC possum control areas programme, which relies on the landowner/occupier undertaking the pest control. [ECO-R3(1)](b)(ii) needs to be amended so anyone can remove deadwood or disease, rather than only a qualified arborist. Only allowing arborists to do this work will hinder the management of biosecurity issues like myrtle rust.	<p>ii. required to remove deadwood, wind-thrown trees, or chronically diseased indigenous vegetation, where an arborist who has attained the New Zealand Qualifications Authority National Certificate in Arboriculture Level 4 or equivalent qualification has certified in writing that the indigenous vegetation is no longer independently viable or poses a risk; or</p> <p>...</p> <p>iv. required for pest control undertaken by the Department of Conservation, Hawke's Bay Regional Council or Central Hawke's Bay District Council, and removal of material infected by an unwanted organism under the Biosecurity Act 1993; or</p> <p>...</p> <p>x. ...; or</p> <p>xi. Required to construct and maintain stock crossings and bridges; or</p> <p>xii. Required for firebreaks.'</p>
ECO-R4	S11.042	Hawke's Bay Regional Council	Amend	We can see how rules ECO-R1, ECO-R2 and ECO-R4 have been designed to allow for some clearance but this is limited to only young vegetation and therefore protecting older growth indigenous vegetation that will have higher ecological values. We support these rules as drafted.	Support ECO-R4 as drafted.
ECO-R4	S39.005	Kathryn Bayliss	Oppose	<p>Manuka and kanuka species should be given the same protection and status as other indigenous vegetation species. They are important indigenous colonising and nurse plants that grow quickly and provide ideal conditions for the establishment of other indigenous trees and shrubs.</p> <p>Small, young sizes of indigenous vegetation needs to be allowed to grow and mature as it will eventually replace older vegetation that naturally dies.</p> <p>If allow clearance of a limited area and size of indigenous vegetation each year, the cumulative extent over years can be substantial. As there is</p>	Prohibit clearance of indigenous vegetation, except for ECO-R3(1)(b). Trimming should be discretionary and also limited to ECO-R3(1)(b).

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				only a small amount of remaining indigenous cover in Central Hawke's Bay, all must be protected.	
ECO-R4	S57.063	Fire and Emergency New Zealand	Support	The preventative mitigation of fire risk to property and life through providing for the trimming or clearance of indigenous vegetation (specifically manuka and kanuka species) outside any area of significant indigenous vegetation and/or significant habitat of indigenous fauna as a permitted activity is supported. It is important that property owners and occupiers are able to remove flammable vegetation, as required. This is particularly important where a property is located outside of a reticulated water network.	Retain ECO-R4 as notified.
ECO-R4	S64.065	Department of Conservation	Oppose	Plan allows for the clearance of one hectare per year as a permitted activity, which, given the largely exotic grassland character of the District, is considered to be a large proportion of the remaining indigenous vegetation of the district.	Amend ECO-R4 to reduce the limit of clearance.
ECO-R4	S75.041	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Oppose	The thresholds in this rule are not sufficient to ensure biodiversity values are protected.	For ECO-R4, further checks are required to ensure the area is not 'significant' and does not meet 'Ecological Significance Determination Criteria' in ECO-APP1.
ECO-R4	S79.065	Transpower New Zealand Ltd	Support	Notwithstanding the lack of clarity as to the relationship with the Network Utilities Chapter, Transpower supports Rule ECO-R4 on the basis the rule applies outside an area of significant indigenous vegetation and therefore the NESETA applies and the rule is therefore not relevant to Transpower.	Retain ECO-R4.
ECO-R4	S85.009	Rayonier Matarki Forests	Oppose	For plantation forestry the provisions of regulation 93 NES-PF should apply. They are specific to the effects of plantation forestry and no assessment has been undertaken to apply farm-centric effects to forestry operations.	Add 'Note' to ECO-R4 (as contained in ECO-R3) as follows: '...Note: Afforestation and vegetation clearance of indigenous vegetation associated with plantation forestry, is subject to the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.'

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ECO-R4	S121.031	Federated Farmers of New Zealand	Oppose	<p>Federated Farmers submits that this rule is deleted and replaced. There is no need to limit the clearance of indigenous vegetation that is not within an SNA. The Council needs to have confidence that the SNA identification process has included all sites of significance, and that it is unnecessary to regulate other areas just in case they've been missed. If it hasn't been identified as an SNA, then it won't be of significance.</p> <p>The Council can rest assured that the SNA regime is meeting RMA Section 6 and Section 31(1)(b)(iii) obligations, and leaving the rest unregulated will not be neglectful in duty. Maintaining and enhancing biodiversity under Section 31 can be further progressed via the non-regulatory methods. It appears there is a double-up on permitted clearance of manuka/ kanuka outside SNAs, ECO-R2 and ECO-R4 both manage this activity. It appears there is a double-up on permitted clearance of indigenous vegetation species outside SNAs, ECO-R2 and ECO-R4 both manage this activity.</p>	<p>Amend ECO-R4 as follows: 'Trimming or clearance of indigenous vegetation outside any area of significant indigenous vegetation and/or significant habitat of indigenous fauna Outside an SNA Manuka and Kanuka Species Only</p> <p>1. Activity Status: PER Where the following conditions are met: a. Unlimited. Limited to: i. clearance of no more than 1 hectare per site per calendar year. ii. Trees to be cleared must be: a. no more than 15cm in diameter measured 1.4m from the highest point of ground level at the base of the tree; and b. must have an average canopy height of less than 6 metres.</p> <p>2. ...</p> <p>All Other Indigenous Vegetation Species</p> <p>3. Activity Status: PER Where the following conditions are met: a. Unlimited. Limited to: i. clearance of no more than 1 hectare per site per calendar year. ii. Trees to be cleared must be: a. no more than 15cm in diameter measured 1.4m from the highest point of ground level at the base of the tree; and b. must have an average canopy height of less than 6 metres.</p> <p>4. ...'</p>
ECO-R4	S132.002	Ernslaw One Limited	Amend	Ernslaw accepts that a District Plan may default back to the NESPF in relation to operations within, and adjacent to SNA's. Ernslaw requests however, that clearer direction is provided in relation to the other rules, in particular Rule ECO-R4, which	Provide clearer direction for 'plantation forestry activities' in respect of the application of ECO-R4.

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				<p>provides permitted activity conditions for clearance of indigenous vegetation and habitat (manuka/kanuka and all other indigenous vegetation respectively) outside of any SNA, with restricted discretionary and discretionary consents required for non-compliance (respectively) where those conditions are not met.</p> <p>Clearer direction is necessary to avoid uncertainty as to which provisions apply for plantation forestry, the proposed plan, or the NESPF, in relation to the activities prescribed in Rules ECO-R4, ECO-R5 and ECO-R6.</p>	
ECO-R5	S39.006	Kathryn Bayliss	Oppose	As there is only a small amount of remaining indigenous cover in Central Hawke's Bay, all must be protected.	Prohibit clearance of indigenous vegetation, except for ECO-R3(1)(b). Trimming should be discretionary and limited also to ECO-R3(1)(b).
ECO-R5	S75.042	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain ECO-R5 as proposed.
ECO-R5	S121.032	Federated Farmers of New Zealand	Oppose	There is no need for a final just-in-case discretionary rule, the bases are covered by the SNA regime, plus the general rules. The Council needs to have confidence that the SNA identification process has included all sites of significance, and that it is unnecessary to regulate other areas or activities 'just in case' they've been missed.	Delete ECO-R5.
ECO-R5	S132.003	Ernslaw One Limited	Amend	<p>Ernslaw accepts that a District Plan may default back to the NESPF in relation to operations within, and adjacent to SNA's. Ernslaw requests however, that clearer direction is provided in relation to the other rules, in particular Rule ECO-R4, which provides permitted activity conditions for clearance of indigenous vegetation and habitat (manuka/kanuka and all other indigenous vegetation respectively) outside of any SNA, with restricted discretionary and discretionary consents required for non-compliance (respectively) where those conditions are not met.</p> <p>Clearer direction is necessary to avoid uncertainty as to which provisions apply for plantation forestry,</p>	Provide clearer direction for 'plantation forestry activities' in respect of the application of ECO-R5.

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				the proposed plan, or the NESPF, in relation to the activities prescribed in Rules ECO-R4, ECO-R5 and ECO-R6.	
ECO-R6	S11.019	Hawke's Bay Regional Council	Amend	HBRC welcome the introduction of provisions to protect indigenous vegetation which forms part of any natural wetland. HBRC undertake wetland restoration work which involves the aerial spraying of willows. This activity may at times inadvertently impact on native vegetation within an SNA. As this activity is already regulated under the RRMP (and now also under the new standards set for the restoration of wetlands in the NES Freshwater 2020), we do not deem it necessary to also require a consent under the District Plan if the activity impacts on indigenous vegetation within an SNA. We therefore propose that an exception to this rule be designed to allow for wetland restoration work as permitted activity. We suggest the wording provided, or any alternative wording with the same effect.	Add Note to ECO-R6 as follows: 'Note: Wetland restoration work managed by the Department of Conservation, Hawke's Bay Regional Council or Central Hawke's Bay District Council is regulated by the Regional Resource Management Plan and the NES Freshwater 2020 and therefore exempt from this rule.'
ECO-R6	S39.007	Kathryn Bayliss	Oppose	As there is only a small amount of remaining indigenous cover in Central Hawke's Bay, all must be protected.	Prohibit clearance of indigenous vegetation, except for ECO-R3(1)(b). Trimming should be discretionary and limited also to ECO-R3(1)(b).
ECO-R6	S75.043	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain ECO-R6 as proposed.
ECO-R6	S79.066	Transpower New Zealand Ltd	Amend	Notwithstanding the lack of clarity as to the relationship with the Network Utilities Chapter, and while of limited relevance to Transpower given the NESETA regulates trimming, felling or removal of any trees or vegetation within a SNA (natural area), Transpower has concerns as to the non-complying activity status for tree works associated with infrastructure and the relationship of the rule to the NESFM.	Amend ECO-R6 to provide a discretionary activity status for tree trimming and clearance necessary to provide for the 'ongoing safe and efficient operation, maintenance and upgrading of network utilities, but excluding their expansion, where carried out by the respective network utility operator'.
ECO-R6	S121.033	Federated Farmers of New Zealand	Oppose	The non-complying status of all trimming or clearance of indigenous vegetation in wetlands is onerous, and does not allow for activities necessary for safety, nor activities that have a positive environmental outcome like fencing for	Delete ECO-R6. And replace with a provision in ECO-R3 that permits some activities within a wetland SNA. And wetland locations and extent within SNAs needs to be identified in the Schedule to provide

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				stock exclusion or weed control. The non-complying status requires wetland SNAs to be clearly identified in the schedule, to ensure resource users know exactly where this rule would apply.	certainty as to where any specific wetland provisions apply.
ECO-R6	S132.004	Ernslaw One Limited	Amend	Ernslaw accepts that a District Plan may default back to the NESPF in relation to operations within, and adjacent to SNA's. Ernslaw requests however, that clearer direction is provided in relation to the other rules, in particular Rule ECO-R4, which provides permitted activity conditions for clearance of indigenous vegetation and habitat (manuka/kanuka and all other indigenous vegetation respectively) outside of any SNA, with restricted discretionary and discretionary consents required for non-compliance (respectively) where those conditions are not met. Clearer direction is necessary to avoid uncertainty as to which provisions apply for plantation forestry, the proposed plan, or the NESPF, in relation to the activities prescribed in Rules ECO-R4, ECO-R5 and ECO-R6.	Provide clearer direction for 'plantation forestry activities' in respect of the application of ECO-R6.
ECO - Assessment Matters	S125.075	Ngā hapū me ngā marae o Tamatea	Amend	Mana whenua would like any remaining remnant ngahere/forest to have the highest level of protection. When Council is making decisions on ecosystems and indigenous biodiversity/ngahere they must have regard to region's hapū and iwi and their relationship with the environment ensuring that mana whenua are actively involved in all decision-making. The provisions in this section of the Plan should recognise that Māori owned land often has a disproportionate amount of indigenous vegetation on it, the rigorous protection of which can undermine the relationship and interactions with that land.	Amend 'ECO - Assessment Matters' to ensure that the rules provide an appropriate pathway for Māori landowners to be able to actively use their whenua.
ECO-AM1	S11.038	Hawke's Bay Regional Council	Amend	When consents for clearance of manuka or kanuka vegetation are being considered, HBRC deem it important to consider the impact this may have on any adjoining SNA, and on the role that kanuka and manuka play in ecological corridors.	Add the following assessment matter to ECO-AM1 (following ECO-AM1(5)) as follows: 'Whether the area is adjacent to an SNA or part of an ecological corridor for threatened or at-risk species and the impact that the clearance may

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				Where manuka and kanuka adjoin existing native forest it provides an important buffering role. The edge of a forest remnant has a distinctive microclimate, particularly in terms of light intensity, air temperature and vapour pressure, which are different to that of inner forest. Also to consider is that stands of manuka or kanuka can be an important part of an ecological corridor that improve connectivity between fragmented indigenous habitats.	have on these areas.'
ECO-AM1	S57.064	Fire and Emergency New Zealand	Amend	ECO-AM1 is supported in part, however considers that a new assessment matter should be added in order to ensure that fire risk mitigation is taken into account when assessing applications to trim or remove indigenous vegetation in areas subject to high fire risk.	Add new assessment matter to ECO-AM1 as follows: '... 12. The degree to which the trimming or removal of affected vegetation will provide for the health and safety of people, property, and the environment through the management of fire risk.'
ECO-AM1	S64.066	Department of Conservation	Support	Broadly agree that ECO-AM1 reflects best practice. Support these assessment matters.	Retain ECO-AM1.
ECO-AM1	S75.044	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support that this matter is not exhaustive.	Retain ECO-AM1 as proposed.
ECO-AM2	S57.065	Fire and Emergency New Zealand	Amend	ECO-AM2 is supported in part, however considers that a new assessment matter should be added in order to ensure that fire risk mitigation is taken into account when assessing applications to trim or remove indigenous vegetation in areas subject to high fire risk.	Add new assessment matter to ECO-AM2 as follows: '... 12. The degree to which the trimming or removal of affected vegetation will provide for the health and safety of people, property, and the environment through the management of fire risk.'
ECO-AM2	S75.045	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support that this matter is not exhaustive.	Retain ECO-AM2 as proposed.
ECO - Methods	S125.076	Ngā hapū me ngā marae o Tamatea	Amend	Mana whenua would like any remaining remnant ngahere/forest to have the highest level of protection. When Council is making decisions on ecosystems	Amend 'ECO - Methods' to ensure that the rules provide an appropriate pathway for Māori landowners to be able to actively use their

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				<p>and indigenous biodiversity/ngahere they must have regard to region's hapū and iwi and their relationship with the environment ensuring that mana whenua are actively involved in all decision-making.</p> <p>The provisions in this section of the Plan should recognise that Māori owned land often has a disproportionate amount of indigenous vegetation on it, the rigorous protection of which can undermine the relationship and interactions with that land.</p>	whenua.
ECO-MXX (new method)	S120.022	Heretaunga Tamatea Settlement Trust	Support	<p>For Māori, water is the essence of all life. All water bodies within the Heretaunga Tamatea Settlement Trust (HTST) area are of significance. Tangata whenua's relationship with freshwater is acknowledged by the Crown through Statutory Acknowledgement Areas in the Heretaunga Tamatea Claims Settlement Act 2018.</p> <p>HTST consider that the Proposed Plan needs to include specific objectives and policies relating to waterbodies that recognise and provide for the relationship of tangata whenua and their culture (to accord with section 6(e) of the RMA) and traditions, values, interests, and associations (statutory acknowledgements) associated with waterbodies.</p>	Add a new method in the 'ECO - Ecosystems and Indigenous Biodiversity' chapter in the Proposed Plan as follows: 'Methods to recognise and provide for Te Mana o te Wai in receiving waters.'
ECO-M1	S75.046	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support, provided this means any new SNAs that meet the criteria are added. We also assume this means all SNAs, whether on private or public land, have been/will be identified.	Retain ECO-M1 as proposed.
ECO-M3	S75.047	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Amend	Support, and ensure other provisions that reference offsetting are consistent in approach with the recommendations of these documents and best practice.	Retain ECO-M3 as proposed, and ensure other provisions that reference offsetting are consistent. Internal cross-reference should also be made here to ECO-APP2 'Principles for Biodiversity Offsetting'.
ECO-M3	S132.008	Ernslaw One Limited	Support	Ernslaw supports the proposed Policy ECO-P5 and accompanying provisions ECO-M3, and ECOAPP2 to give effect to the Principles for Biodiversity Offsets where they are proposed as part of resource consent applications.	Retain ECO-M3.

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ECO-M4	S75.048	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Amend	Support. Clarification needed as to where/when rates relief or other financial assistance would be granted.	Amend ECO-M4 to clarify where/when rates relief or other financial assistance would be granted.
ECO-M5	S75.049	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain ECO-M5 as proposed.
ECO-M6	S75.050	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain ECO-M6 as proposed.
ECO-AER1	S75.051	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain ECO-AER1 as proposed.
ECO-AER2	S75.052	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain ECO-AER2 as proposed.
ECO-AER3	S75.053	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain ECO-AER3 as proposed.
ECO-AER4	S75.054	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain ECO-AER4 as proposed.
ECO-AER5	S75.055	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Oppose	It is unclear how ECO-AER5 fits into this chapter and how it will be achieved by the rules and methods above.	Delete ECO-AER5, or amend to clarify how it fits into the framework.
ECO-AER6	S75.056	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain ECO-AER6 as proposed.
ECO-APP1	S64.067	Department of Conservation	Amend	Criterion 5 requires further consideration. Many of the most threatened naturally uncommon ecosystems have naturally sparse (or no) vegetation. However, because this explanation is limited to vegetation or habitat, they are not able to be assessed.	Amend Criterion 5 in ECO-APP1 to broaden definition to include naturally uncommon ecosystems that do not provide for indigenous vegetation or habitat.

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ECO-APP1	S75.057	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Oppose	<p>Forest & Bird are largely supportive of the criteria/guidance used here. We are also support of the notion in Policy 1[ECO-P1?] that an area only needs to meet one of the criteria to qualify as an SNA.</p> <p>However, in APP1[ECO-APP1?], it appears that to qualify as significant an area needs to meet one of the criteria from 2-7 AND that the area currently be, or is recommended to be, set aside 'specifically for the protection of biodiversity' (i.e. meet Criteria 1). We assume this is not the intention of the plan and it needs amending for consistency with P1[ECO-P1?]. Otherwise this is not an appropriate test - i.e. significance should be able to be recognised in any area, regardless of whether that area is on private or public land, or has been recognised (or recommended) for protection before.</p>	Amend the "Ecological Significance Determination Criteria' in ECO-APP1 to be clear that an area only needs to meet one of any of the criteria from 1-7 to be a 'Significant Natural Area (SNA)'.
ECO-APP1	S85.004	Rayonier Matarki Forests	Amend	There is only reference to farming and there needs to be inclusion of provisions relating to plantation forestry.	<p>Amend 'Criterion 6' of the 'Ecological Significance Determination Criteria' in ECO-APP1 as follows:</p> <p>'CRITERION 6 Distinctiveness:</p> <ul style="list-style-type: none"> - It is indigenous vegetation or habitat on an ecosystem type that is under-represented (30% or less of its known or likely original extent remaining) in an Ecological District, or Ecological Region, or nationally; <p>OR</p> <ul style="list-style-type: none"> - It is wetland, sand dune, braided river or estuarine habitats, or a distinctive assemblage or community of indigenous species habitat for indigenous plant communities and/or indigenous fauna communities (excluding exotic rush/pasture communities and exotic plantation forestry) that has not been created and subsequently maintained for or in connection with: <ul style="list-style-type: none"> + waste treatment; + wastewater renovation; + hydroelectric power lakes; + water storage for irrigation; or + water supply storage, including stock water

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					storage; or → fire ponds.'
ECO-APP1	S121.252	Federated Farmers of New Zealand	Oppose	<p>Federated Farmers supports the use of criteria to ensure that identification has a robust process and is not arbitrary, but some criteria need amendments. More than one criterion should be met before a site is classified as an SNA so [assessment guidance, clause] (b) needs amendment. Some of the criteria on their own will not be robust enough.</p> <p>Support is given for not including habitats of highly mobile fauna as mapped SNAs, because these will be so changeable.</p> <p>SNA sites protected by QEII or similar should be deleted from the appendix and don't need to be regulated by the District Plan further. Section 6(c) of the RMA is already being achieved in that these special sites already have constraints on what activities can occur there, and are monitored by the QEII Trust or by DoC.</p> <p>Criteria used by the District Council needs to exclude planted vegetation and man-made sites. Otherwise it will be a disincentive to plant and create new areas. Federated Farmers is concerned about land that is recently retired or fenced due to the Regional Council Tukituki Plan Change 6 provisions. Much of this vegetation would have been planted by farmers themselves, and farmers will need to retain the ability to maintain these sites.</p>	<p>Amend 'Quantifying Thresholds & Attribute Assessment Guidance' in ECO-APP1 as follows:</p> <p>'... b. For an area to be significant, and ranked as a significant natural area, two or more of criteria 2-7 is to be met.</p> <p>... x. Excludes Indigenous vegetation or habitat for indigenous fauna that is currently, or is recommended to be, set aside by Government statute or covenant, or by the Nature Heritage Fund, or Ngā Whenua Rāhui committees, or the Queen Elizabeth the Second National Trust Board of Directors as an Open Space Covenant, specifically for the protection of biodiversity, are exempt from becoming an SNA. xx. Excludes areas of domestic or ornamental landscape planting; planted shelter belts and riparian areas; plantation forestry undergrowth; and planted indigenous forestry.'</p>
ECO-APP2	S75.058	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain ECO-APP2 as proposed.
ECO-APP2	S132.009	Ernslaw One Limited	Support	Ernslaw supports the proposed Policy ECO-P5 and accompanying provisions ECO-M3, and ECOAPP2 to give effect to the Principles for Biodiversity Offsets where they are proposed as part of resource consent applications.	Retain ECO-APP2.
ECO-SCHED5	S6.001	IA & PD Waldrom	Oppose	Area to be reclassified as it is not an area of significance, as it is an area covered in willows, blackberry and gorse and only inhabitants are	Remove SNA [SNA-27 on land at 307 Tikokino Rd].

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				possums and rabbits. HBRC occasionally fill bait stations down there. Valuation 1076025400.	
ECO-SCHED5	S7.001	Tylee Land Co & Terawini Land Co	Oppose	SNA's on valuations 1092018404 and 1092016900 are not areas of high biodiversity value.	Remove SNAs [SNA-210, SNA-213 & SNA-233 on submitter's land].
ECO-SCHED5	S9.001	Hadley Boyle	Oppose	Our family set aside trees to be harvested in the future to pay for infrastructure and improvements and harvest rights to those trees will be taken away the effective seizure of an asset without compensation. Huge limitations to what we can do through those areas will hinder our future proofing with water storage. As I believe this should be a voluntary process by land owners and have a system set in place to compensate them for loss of assets and opportunity to realise these assets. I believe that all the SNA's that have been marked on our property are wrong and don't meet the criteria of an SNA as in all these areas our family have modified these areas by us planting and draining them over the last 4 generations.	[Remove SNA-27, SNA-44, SNA-62, SNA-80, and SNA-102 & SNA-139 on land at 1407 Makaroro Road]. Scrap the mapping done. Work with farmers instead of hindering them. Help to create plans for sustainable harvest.
ECO-SCHED5	S21.001	Scott Hunter	Amend	We have had the ecologist out to 639 Hunter Road to view SNA-438, which is a man made dam and has a pump there. He did say it should be removed. We have since found it is still on the map.	Remove SNA-438 at 639 Hunter Road.
ECO-SCHED5	S22.001	AJ & MA Smith Family Trust	Oppose	This property is privately owned and should be recognised as such. We are more than willing to work with Council but we are unwilling to be dictated to by poorly thought-out laws. We know we are already protecting our privately owned natural areas (through extensive farming policy and investments in pest control) and do not require any change to the current laws.	No change in current laws (oppose Schedule of SNAs).
ECO-SCHED5	S32.001	Senlac Station Ltd	Amend	SNA-476 is showing as Rimu-Tawa-Kamaha Forest which is in the highest LENZ threat class. To the best of our knowledge, it does not contain any of these species and instead is made up predominately of Kanuka scrub. SNA-476 has been incorrectly identified. It is not the forest species identified in the plan and does not meet the criteria for a Significant Natural Area.	Remove SNA-476 [on land at 780 Te Uri Road].

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ECO-SCHED5	S34.001	Sandra Phillips	Oppose	While appreciating the importance of identifying these areas I am concerned about the erosion of our rights as private land owners. We value these trees greatly as shade and shelter for our livestock, as a breeding and feeding ground for native birds and insects. We would like it noted that they only exist because the previous landowner recognised their worth - as do we. While the offer of money to help care for this stand of trees is noted, we would prefer to keep rates rises to a minimum and be trusted to manage them ourselves.	In relation to SNA-231 and SNA-232 - we would prefer to be trusted to manage them ourselves.
ECO-SCHED5	S35.001	Mark and Lucy Lowry	Oppose	The SNA boundaries are incorrect. The areas were not inspected properly, and the boundary lines drawn for the SNA was a desktop exercise resulting in historical (and evidenced) pastoral land being included in the SNA polygons. Consequently, these areas in the proposed SNA are not significant natural areas. In the proposed SNA, the Council is not recognising the high level of stewardship of the submitters, nor is it recognising the significance of the pastoral land caught in the SNA areas to the overall farming operation. The Council is displaying inconsistencies in the designations of the SNA and the result of this it is unfairly penalising the Lowry farming operation. That being said, the submitters would be prepared to allocate some land for permanent wetland and dunes.	Revise SNA-434 on our property [1376 Blackhead Road].
ECO-SCHED5	S40.001	Lance de Malmanche	Oppose	We believe that the area of SNA-176 has not been identified correctly. There is a large amount of broom, blackberry, pine trees and old mans beard that we would like to be able to control. Yes there is a small amount of native vegetation in this area which we will protect. Also the current fencing is not in the correct position.	SNA-176 has not been identified correctly and should be seen in person before classifying as SNA.
ECO-SCHED5	S44.001	Ben Anderson	Oppose	The area is dissected by both planted and wilding pinus radiata. Furthermore, the planted pinus radiata is on its second rotation and the establishment of an SNA in this area will require us to apply for a resource consent when it	Remove SNA-288.

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				<p>becomes time to mill. This represents a significant additional cost for no perceivable environmental benefit.</p> <p>Lastly, we have previously requested that SNA-288 not be established but this was rejected by Council. This is despite no site visit ever being conducted.</p>	
ECO-SCHED5	S47.001	Claire Bradley	Oppose	<p>We have SNA numbers 39, 40, 41, 42, 43 & part of 59 which are part of our property at 288 North Block Road, Wakarara. We also have half of SNA number 144 (the western half) on a block at 1589 Wakarara Road.</p> <p>We wholly disagree with the concept of SNAs. The bush on the areas at Wakarara deemed 'SNA' are dying. Very few of the SNA identified areas are fenced off. There is valuable grazing land within them. We have bait stations for possum control within these areas as well.</p> <p>It would appear to me that farmers are bearing serious financial costs with unbridled regulation. This SNA legislation is abhorrent and you should be standing up for your farming constituency and saying no to SNAs in this area.</p> <p>The largest irony for us up at Wakarara is that we boundary the most significant natural area in Central Hawkes Bay being the Ruahine Forest Park - haven't you got enough already?</p>	<p>Remove SNA-39, SNA-40, SNA-41, SNA-42, SNA-43 and part of SNA-59 over 288 North Block Road, Wakarara.</p> <p>Remove SNA-144 over 1589 Wakarara Road.</p>
ECO-SCHED5	S50.004	The Surveying Company (HB) Ltd	Oppose	<p>We support the retention and protection of areas of significant natural flora and fauna. The objective is admirable and we have assisted with conserving 1000's of hectares of native bush through our QEII work in Gisborne, Hawke's Bay and Wairarapa. We, along with our clients in the farming community, believe that the SNAs are a step too far.</p> <p>The bush lot [conservation lot?] rule will lead to voluntary conservation of significant stands of bush. Furthermore, they will be fenced to exclude stock which is not provided for as an SNA.</p>	Removal of SNAs from the District Plan.
ECO-SCHED5	S53.001	Sam Bradley	Oppose	<p>We have SNAs 39, 40, 41, 42, 43 & part of 59. Evidential photos have been shown to the Mayor among others at the Tikokino Hall 'about SNAs'</p>	Remove SNAs from District Plan.

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				<p>event. The native beech trees which are the predominant species within all identified SNA areas are progressively dying due to assumed climatic conditions i.e. extremely dry summers. There are already patches of bare land opening up within these areas of trees and they expanding. One, we need to be able to clean them up & secondly if there are no longer any trees within the SNA area - what is the point of having an SNA? My next point relates to SNAs 2, 5, 9, 10, 98 & 99. These SNAs I believe would prohibit any future water storage scheme from being constructed at this site which the consents are still active for. A scheme like this, has the potential to benefit all of HB & beyond.</p> <p>I think that you should dismiss all SNAs as they take away land owners rights to do as they wish on their own private property.</p>	
ECO-SCHED5	S59.002	Karl Tipene	Oppose	<p>I oppose SNA 533. This indicates that it has Kahikatea and Matai forest, which would be nice but it's made up from kanuka/flax and Tutu bush. Landowners are currently looking at options to plant this for carbon farming.</p> <p>Generally I oppose all SNA on Maori land. How has Council actively engaged with the many multiple owners on these matters and other matters affecting Maori land. I appreciate the difficulty in this but I don't see it as a matter of the Marae or Taiwhenua to be doing this work.</p> <p>My worry is that Maori land is generally unproductive, however getting the zoning wrong in this process will make it even harder for these blocks to pull their weight and contribute to the local economy.</p>	Oppose SNA-533. Oppose all SNA on Maori land.
ECO-SCHED5	S61.001	Rodney Bremer	Amend	<p>SNA-417 has been incorrectly identified as significant rushland, its a swamp area from previous dams that have silted up. The dams need cleaning out with a digger and its not a natural rushland as you have proposed. It is a man made area.</p>	Remove SNA-417 from 624 Wilder Road, Porangahau.

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ECO-SCHED5	S63.001	Claire Murphy	Oppose	<p>The majority of our land has been flagged with SNAs (approximately 22 SNAs). We oppose these as a lot of the areas are made up of sparse scrub. We believe in the case of our land the SNAs need to be taken in context of the block as a whole, rather than tagging everything, it is clear there are several large areas of significant bush with many smaller areas being less significant that should not be included.</p> <p>Owners of the land should be able to do as they wish as it is their land. Government/Council should not be able to unilaterally make rules and place obligations on landowners, as this can be detrimental to farming business. However, if SNAs are adopted, then each SNA needs to be looked at on a case-by-case basis, as each SNA will be unique and needs to be carefully considered with the landowner's interests at the forefront. Site visits are an absolute necessity.</p>	Strongly oppose 'Significant Natural Areas' in the Proposed Plan.
ECO-SCHED5	S65.001	Evan & Linda Potter	Amend	<p>Our existing QEII covenants and covenant requirements will achieve better ecological and indigenous biodiversity benefits than a desktop SNA classification. Your proposed SNAs are unnecessary and is a doubling up of bureaucracy adding another layer of unneeded rules and regulations for no additional gain. The existing covenants will in perpetuity, achieve what you are proposing by putting in SNAs.</p> <p>Desktop classification of proposed SNAs should be followed up by a physical site inspection to determine actual significance or naturalness. There are two small areas on our farm that are incorrectly identified as SNAs - have been in gorse or grazed for many years.</p>	Remove two areas classified as SNAs on our property. And recognise that QEII covenants are equal to SNAs.
ECO-SCHED5	S68.001	Paul Robottom	Oppose	<p>There are numerous mistakes in the mapping of our properties.</p> <p>SNA-151 at Pendle Hill Rd contains map of pine trees plantation, grass and willow trees for valuation number 1077004004. Also SNA map faults at valuation 1077003800 Pendle Hill Str. Also incorrect maps at SNA-123 and SNA-34 Ruahine Range - boundary is incorrect and we</p>	Strongly oppose the SNA that is proposed for my property [SNA-1, SNA-27, SNA-34 & SNA-36 on land at Hinerua Road]. Do not proceed with any SNA on private farm land.

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				<p>have ONL/F on our farm land which is steep pasture grassland.</p> <p>We have a covenant with DOC and want the SNA removed for our land, valuation number 1077002101.</p> <p>I want the CHB council to not proceed with any SNA on private farm land like Northland and West Coast councils have done.</p> <p>It takes away property rights without consent.</p>	
ECO-SCHED5	S69.001	Andy & Robbie Hunt	Oppose	<p>We have a number of concerns generally around SNA's and specifically around SNA-192 (borders Monkton Scenic Reserve - DOC). Where does the responsibility of the maintenance of the SNA fall including fencing, pest control and public safety - it is not at all clear who carries the burden for this.</p> <p>In our view there are too many unanswered questions as to where the burden of responsibility lies in maintaining these areas; and the financial burden of who maintains these areas; if that falls on the landowner then will we see rate relief for this land - we don't think so.</p>	Pause or remove all SNAs in the Proposed Plan.
ECO-SCHED5	S72.001	GH Williams Trust	Oppose	<p>SNA sites 47, 48, 49, 51, 53, 54, 55 are protected by QEII and do not need to be regulated by the District Plan further. Section 6(c) of the RMA is already being achieved in that these special sites already have constraints on what activities can occur there, and are monitored by the QEII Trust.</p>	Remove SNA-47, 48, 49, 51, 53, 54 & 55 [on land at 764 Matheson Road, Tikokino].
ECO-SCHED5	S72.002	GH Williams Trust	Oppose	<p>SNA-96 has an incorrect boundary and SNA-60 should be removed.</p>	Remove SNA-60, and alter the boundary of SNA-96 [on land at 764 Matheson Road, Tikokino].
ECO-SCHED5	S75.059	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain ECO-SCHED5 as proposed, including all listed SNAs.
ECO-SCHED5	S83.001	Carlyon Station Limited	Oppose	<p>Our property has been identified as having two Significant Natural Areas (SNA-137 and SNA-140), The total area of these blocks is around 52ha which comprises a large portion of the 474ha total. These areas are worthy of conservation</p>	Do not adopt SNAs in the District Plan.

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				<p>having been independently assessed. As such the directors of Carlyon Station have no intention of clearing or modifying these areas.</p> <p>The reason Carlyon Station opposes the adoption of the SNAs identified in the district plan isn't because we don't support the conservation ideals, it is more due to the lack of any financial support available to achieve these goals. CHBDC need to be willing to cover the costs, otherwise the decision making control needs to remain with the people who have been protecting these areas for decades, and will continue to do so, us the landowners.</p>	
ECO-SCHED5	S86.001	Roundaway Station Ltd, Oueroa Station Ltd, Ngahuaia Station Ltd, & High Borrans Farm Ltd	Oppose	<p>A number of concerns around SNAs:</p> <ul style="list-style-type: none"> - the practicality of fencing. Some of the areas identified are in gullies that are difficult to access easily. - where does the responsibility of maintenance of the SNA fall, including fencing, pest control, and public safety. - if the area is fenced there is very likely to be a massive weed incursion. Will there now be an expectation for us to regenerate this area at considerable financial cost at some point in the future. - a very real concern around public safety. We already have a QEII in place on one of our farms, there are constantly poachers in the area and fear is it will only be a matter of time before someone is shot. Having multiple SNAs only increases this risk. - question the need to identify SNAs that are already protected by QEII covenants as the goal of protection has already been achieved and there is worry that SNA provisions may become more stringent. - concern that grazing will no longer be permitted, or will need to obtain a consent to do so, at financial cost to our farming business. If not permitted, then there is a very real danger of fire risk. 	<p>Continue to treat all the identified SNAs on our property as they currently are and remove them from the District Plan</p> <p>[SNA-301, SNA-302, SNA-304, SNA-305 & SNA-306 on land at 2862 Pouterere Road; SNA-27 & SNA-122 on land at Lookout Road, Ongaonga; SNA-291, SNA-344, SNA-351, SNA-359, SNA-366 & SNA-367 on land at 1824 Farm Road, Waipukurau; and SNA-362, SNA-366, SNA-368 & SNA-376 on land at 352 Farm Road, Waipukurau].</p>

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				If financial burden falls on the landowner, then will we see rates relief - I don't think so.	
ECO-SCHED5	S91.001	Patricia Oldfield	Oppose	SNA is a new proposal that has been listed on privately owned land and want to know how this will affect us for now and in the future.	Relevant answers to the following questions in respect of SNA-133: - How does the SNA affect ownership of land? - What stock can we run in the SNA area that is proposed? - If the SNA goes ahead what can we still do and not do within the area? - Who will maintain the area if the SNA goes ahead? - How will it be managed in CHB and the Tikokino area? - What are the next steps after feedback for the proposed SNA areas when this is closed off?
ECO-SCHED5	S99.001	Curt & Tricia Zant	Oppose	The RMA 1991 is possibly one of the most aggressive and controversial pieces of legislation ever introduced to a free nation that uses the law to usurp private property rights from individual ownership. What should be addressed before invoking the RMA is how many times it can be applied and then reapplied over the same areas. Our farm, for example, had a Significant Natural Area (SNA) identified in its original application of the RMA but today are being told that this area has somehow dramatically multiplied and we will now lose exclusive management rights to this area without compensation. As a rate paying landowner this environmental plan as it stands is yet another name for governmental land grab. Additionally once a SNA has been identified what is stopping future Councils wanting to allow public access to these SNAs. The current plan is possibly gateway legislation, first taking the right of exclusive management to taking the right of exclusive access. The Plan would also result in limitations of future developments of these named areas. Being a grandfather, your plan would prevent expansion and future development for me and my own. Lastly, the Plan punishes landowners for good	Remove SNA from my freehold land [SNA-241 on land at Te Apiti Road].

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				<p>stewardship as it has been our own management that has resulted in significant regeneration of bush on our farm that has been identified as a SNA.</p> <p>Heavy handed government regulation is not welcome. A voluntary scheme would be much more user friendly.</p>	
ECO-SCHED5	S108.001	Samuel Bradley	Oppose	SNA-144 is on a block we own on Wakarara Rd for which the western half is on our land - private land at that. We thoroughly oppose SNAs on private land.	Remove SNAs on private land [SNA-144 on land at 1589 Wakarara Road].
ECO-SCHED5	S121.034	Federated Farmers of New Zealand	Oppose	<p>Federated Farmers submits that the Council carefully considers the submissions of individual landowners regarding SNAs identified on their properties. Landowners have an intimate knowledge of their land and will be vital for ground-truthing SNAs.</p> <p>Some sites appear very small on the maps. Small sites might be vulnerable to a margin of error or even pixelated resolution when it comes to mapping. The District Plan should introduce a minimum area threshold limit which must be met before an area is deemed to be an SNA.</p> <p>SNA sites protected by QEII or similar should be deleted from the [schedule?] appendix and don't need to be regulated by the District Plan further. There are many advantages to all parties in deleting these protect sites from the SNA [schedule?]appendix.</p> <p>A protected site that is not subject to further regulation by the District Plan will be a significant encouragement to landowners to commit to covenants or reserve management plans. Federated Farmers would like to see more information made available to landowners as to what criteria their sites meet.</p>	<p>Adjust SNA boundaries and information according to landowner submissions.</p> <p>And introduce a minimum area threshold limit for sites before it is classified as an SNA to account for the margin of error.</p> <p>And delete SNA sites protected by QEII or similar from ECO-SCHED5.</p> <p>And inform landowners as to what criteria their SNA sites meet.</p>
NFL - Natural Features and Landscapes	S11.020	Hawke's Bay Regional Council	Support	HBRC supports the Natural Features and Landscapes chapter	No changes.

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NFL - Natural Features and Landscapes	S28.004	Gerard Pain	Amend	<p>All in favour of 'Natural Amenity Features' having some restrictions put on them to protect what is left of our indigenous flora and fauna. Such areas are of benefit to the whole community so everyone should share the burden of rates not being levied on such areas.</p> <p>With GPS technology, it would not be difficult to work out the areas involved.</p>	'Natural Amenity Features' should be 'rates free' (like what is available for QEII blocks).
NFL - Natural Features and Landscapes	S79.067	Transpower New Zealand Ltd	Amend	As outlined in earlier submission points, the application and relevance of the Natural Features and Landscapes chapter to Network Utilities is not clear given the statements within the Network Utilities chapter regarding the stand-alone nature of the network utility provisions. Clarification would assist within plan interpretation.	Clarify whether the 'NFL - Natural Features and Landscapes' chapter provisions apply to network utilities.
NFL - Natural Features and Landscapes	S88.002	Robert Eagles	Oppose	<p>The classification of ONFL is unnecessary on this farming land, my family has been custodian of this land for 5 generation everyone of those have tried to leave it better condition than the last. We live here we don't want to degrade the landscape that we enjoy everyday, we want to enhance it.</p> <p>The restrictions that have been suggested for ONFLs are draconian, unnecessary and unworkable and interfering in private property rights.</p>	These rules need to be changed to allow for the normal farming practises to continue without undue regulation.
NFL - Natural Features and Landscapes	S120.019	Heretaunga Tamatea Settlement Trust	Support	Support in part. Heretaunga Tamatea Settlement Trust support the intent of this section of the Proposed Plan. It is important that the objectives and policies acknowledging that natural features and landscapes can have historic heritage values and recognise and provide for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga.	No relief sought.
NFL - Natural Features and Landscapes	S129.063	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora considers that in its current form amendments are required to clarify the direction of the NFL chapter. Amendments sought.	<p>Kāinga Ora seeks amendments to address the below matters:</p> <p>1. Kāinga Ora considers that in its current form, NFL-I1 does not clearly articulate the implications and potential adverse effects resulting from loss of landscape values. This needs to be properly stated and documented in SASM-I1[NFL-I1?], as</p>

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					<p>the potential adverse effects will determine the type of response and degree of management required through subsequent provisions.</p> <p>2. Kāinga Ora opposes reference to terms 'high natural character areas' and 'significant amenity features' in that these terms are not defined within the plan, and it is presumed that these areas do not meet the threshold for consideration as 'outstanding natural landscapes and features.' Given the lack of clarity around what constitutes a 'high natural character area' or a 'significant amenity feature,' it is unclear to what degree the plan should have regard to these matters within an RMA context</p> <p>3. In relation to certain activities, such as earthworks, it is Kāinga Ora's view that there is a disconnect between the objectives and policies, rules and standards, and assessment matters, such that the majority of earthworks even when located within areas of outstanding natural features and landscapes cannot be appropriately managed by Council unless non-compliances to other standards occur.</p>
NFL - Natural Features and Landscapes	S134.008	Ngāti Kere Hapū Authority	Amend	<p>We understand that there are land designations that are intended to protect sensitive environmental areas and we are generally supportive of protecting sensitive coastal land - particularly by commercial non-Māori developments. We are however, worried that residual lands owned by Māori that are labelled sensitive under this provision may prevent development by ourselves. In particular, we are thinking of Puketauhinu Trust land at the Pōrangahau River mouth and Blackhead Village site at Parimahu which we own and may wish to develop. We have had discussions with planners and executives at CHBDC who have exhorted us to believe that the papakainga-kaumatua housing section will ensure that the development of housing for Māori is unlikely to be impeded. We therefore conclude that our lack of faith in the</p>	<p>[Ensure provision for papakainga - kaumatua housing in the Proposed Plan is not impeded by 'Outstanding Natural Feature' and 'Significant Amenity Feature' provisions where such features overlay residual lands owned by Māori.]</p> <p>We recommend that CHBDC launch an intensive communication and with mana whenua of Tamatea around land and housing development.</p>

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				provisions of the Plan is likely to be based on limited understanding of 'planning' and its regulations, and insufficient engagement by the Council to 'bring us on board'.	
NFL - Introduction	S125.062	Ngā hapū me ngā marae o Tamatea	Support	In achieving the sustainable management purpose of the RMA, the protection of outstanding natural features and landscapes is specifically identified as a 'matter of national importance' in section 6(b) of the RMA. Many of these features and landscapes are also of special spiritual, historical or cultural significance to tangata whenua and therefore provisions relating to tangata whenua values must be taken into account.	Retain 'NFL - Introduction' as notified.
NFL-O1	S64.068	Department of Conservation	Support	Support this objective as appropriate. Section 6(a), (b) and (c). Policy 15 of the NZCPS.	Retain NFL-O1.
NFL-O1	S75.060	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Amend	Amendment is required for consistency with the RMA, and to ensure all outstanding features are protected, not just those deemed 'important'.	Amend NFL-O1 as follows: 'Outstanding natural features and landscapes that are important to the identity of the District are retained and protected from inappropriate subdivision, use and development.'
NFL-O1	S79.068	Transpower New Zealand Ltd	Support	Notwithstanding the lack of clarity between chapters, Transpower supports reference within the objective to 'inappropriate' as such reference is consistent with section 6(b) of the RMA and recognises that not all development is to be avoided, rather the emphasis is on that which is inappropriate.	Retain NFL-O1.
NFL-O1	S121.035	Federated Farmers of New Zealand	Support	Support is given for the consistency with RMA Section 6(b) and the focus on 'inappropriate' subdivision use and development as the threat. Some activities will be considered appropriate or have little adverse effect on ONFL values.	Retain NFL-O1 as proposed.
NFL-O2	S64.069	Department of Conservation	Support	Support this objective as appropriate. Section 6(a), (b) and (c). Policy 15 of the NZCPS.	Retain NFL-O2.
NFL-O2	S81.074	Horticulture New Zealand	Oppose	HortNZ does not support the inclusion of significant amenity landscapes within the Plan which don't meet the threshold of s6 outstanding natural features and landscapes. The identified areas cover significant areas of rural production	Delete NFL-O2.

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				and could foreclose on economic opportunities in the district, particularly if the areas impeded development of water storage.	
NFL-O2	S121.036	Federated Farmers of New Zealand	Oppose	<p>Federated Farmers seeks that all provisions for 'Significant Amenity Features' are deleted. We oppose 'Significant Amenity Features' for these reasons:</p> <ol style="list-style-type: none"> 1. There is no RMA direction to identify and manage a category of landscapes/features that are significant; 2. The RMA requirement to protect outstanding natural landscapes and features is already achieved through the ONFL provisions; 3. The RMA requirement to maintain and enhance amenity is already achieved through zoning; 4. It is an added layer of complexity for both landowners and the Council for no benefit; 5. There is little to distinguish a significant amenity feature from normal rural landscapes; 6. It is unfair that significant amenity features share the same assessment matters as ONLs and ONFs, despite not meeting the criteria to be outstanding. 	Delete NFL-O2 [and all provisions relating to 'Significant Amenity Features'].
NFL - Policies	S79.069	Transpower New Zealand Ltd	Amend	On the basis a new 'NU - Network Utilities' policy is provided relating to managing the effects of the National Grid electricity transmission network, Transpower is neutral on the policies within the Natural Features and Landscapes chapter. Should a policy not be provided, Transpower seeks relief consistent with the relief sought as part of seeking the new Network Utilities policy.	Retain policies in 'NFL - Natural Features and Landscapes' chapter. However, should a new 'Network Utilities' policy (as sought in another submission point) not be provided, Transpower seeks relief consistent with that sought in its earlier submission point seeking the new policy.
NFL-P1	S64.070	Department of Conservation	Support	Support this objective [policy?] as appropriate. Section 6(a), (b) and (c). Policy 15 of the NZCPS.	Retain NFL-P1.
NFL-P1	S121.037	Federated Farmers of New Zealand	Amend	Support is given for identification ONFLs by using criteria, but the policy needs to refer to the mapping and schedule. Knowing where the resource is and what values it has is key to managing it. In order for any assessment of resource consents to occur under policy NFL-P3(3), the values must be clearly listed.	<p>Amend NFL-P1 as follows:</p> <p>'To identify the District's outstanding natural features and landscapes having regard to the following criteria:</p> <ol style="list-style-type: none"> 1. ... 2. ... 3. ...ONFLs will be mapped and listed in Schedule 6, along with their identified values.'

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NFL-P1	S125.063	Ngā hapū me ngā marae o Tamatea	Amend	The Māori worldview considers everything living and non-living to be interconnected. Whakapapa describe these connections and tell the story of how people, the landscape, plants and animals came into being.	Amend NFL-P1 so that it meets mana whenua aspirations including a more detailed description of the role of mana whenua in preventing the loss of landscape values.
NFL-P2	S64.071	Department of Conservation	Support	Support this objective [policy?] as appropriate. Section 6(a), (b) and (c). Policy 15 of the NZCPS.	Retain NFL-P2.
NFL-P2	S75.061	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Oppose	Clarity is required in terms of what constitutes an 'existing land use'.	Amend NFL-P2 to clarify what constitutes an 'existing land use'.
NFL-P2	S121.038	Federated Farmers of New Zealand	Amend	Federated Farmers support this enabling policy, people and communities must be enabled to carry out activities that provide for their health and safety, economic, social and cultural wellbeings. It is also important to recognise the existing farming and primary production landuses that occur in the rural ONFLs as appropriate and consistent with the ONFL values. While we acknowledge that it can be possible for some farming landscapes to meet Outstanding criteria, it is vital that existing agricultural land uses are acknowledged and recognised as being appropriate and are not a threat to Outstanding values. It is imperative that existing farming land uses are recognised to be positive contributors to the ONFL, and to provide for the continuation of these farming activities without any undue restriction.	Amend NFL-P2 as follows: 'To allow activities within the District's outstanding natural features and landscapes where they are for existing land uses such as farming , for conservation purposes and customary activities.'
NFL-P3	S64.072	Department of Conservation	Support	Support this objective [policy?] as appropriate. Section 6(a), (b) and (c). Policy 15 of the NZCPS.	Retain NFL-P3.
NFL-P3	S75.062	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	We support the explicit avoid policy in (1) as consistent with Policy 11 in the New Zealand Coastal Policy Statement. We are neutral on the remainder of the policy.	Retain NFL-P3(1) as proposed.
NFL-P3	S121.039	Federated Farmers of New Zealand	Oppose	NFL-P3(1) refers to a single ONL in a coastal landscape, however the only ONL is the Ruahine Ranges and this is certainly not near the coast. NFL-P3(3) can be reworded so as to recognise and provide for some appropriate activities to be consistent with Policy NFL-P2.	Amend NFL-P3 as follows: 'To protect the District's outstanding natural features and landscapes by: 4. avoiding adverse effects from inappropriate activities, including subdivision, which compromise the values of the outstanding natural landscape in the coastal environment;

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					<p>2. avoiding, remedying or mitigating adverse effects from inappropriate activities, including subdivision, which compromise the values of all other outstanding natural landscapes or features, having regard to existing land uses and underlying zoning;</p> <p>3. recognising and providing for some ensuring the erection of structures, earthworks and/or clearance of indigenous vegetation and/or exotic plantation forestry within outstanding natural features and landscapes will be appropriate and will not compromise the values present; and</p> <p>4. recognising the role of tangata whenua as kaitiaki over those outstanding natural features and landscapes which have cultural association.'</p>
NFL-P3	S125.064	Ngā hapū me ngā marae o Tamatea	Amend	<p>The Māori worldview considers everything living and non-living to be interconnected. Whakapapa describe these connections and tell the story of how people, the landscape, plants and animals came into being.</p> <p>Policy NFL-P3 recognises the role of tangata whenua as kaitiaki over those outstanding natural features and landscapes which have cultural association. Despite this, there is no clear connection between this section and the tangata whenua section, and no clear guidance on mana whenua involvement.</p>	Amend NFL-P3 so that it meets mana whenua aspirations including a more detailed description of the role of mana whenua in preventing the loss of landscape values.
NFL-P4	S64.073	Department of Conservation	Support	Support this objective [policy?] as appropriate. Section 6(a), (b) and (c). Policy 15 of the NZCPS.	Retain NFL-P4.
NFL-P4	S75.063	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Oppose	It is not clear when buildings will or will not be allowed in the coastal environment or in an ONFL. Clarity should be provided that this policy would need to be read with other policies, which may prevent the construction of a building in the coastal environment, e.g. to meet the requirements of Policy 11 of the New Zealand Coastal Policy Statement.	Amend NFL-P4 to clarify that this policy should be read in conjunction with other policies which may prevent the construction of a building in the coastal environment.
NFL-P4	S121.040	Federated Farmers of New Zealand	Oppose	This policy needs to include existing land uses in NFL-P4(1) when discussing what buildings are appropriate to the Outstanding Natural Feature or Landscape (ONFL) location.	Amend NFL-P4 as follows: 'To require that buildings, structures or earthworks locating within the District's outstanding natural landscapes or features avoid adverse visual

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				Agricultural land uses shape the land and contribute positively to its amenity. Fencing, tracking and shelter belts, cultivation, grazed pasture, seasonal cropping and permanent crops, sheds and houses are all evident when we look over a landscape that is used for primary production. Farmers must be able to continue building farm structures and buildings where their farming land use is overlain with an ONFL.	effects in the coastal environment, and avoid, remedy or mitigate adverse visual effects in all other outstanding natural landscapes or features by: 1. ensuring the scale, design and materials of the building and/or structure are appropriate in the location and consistent with existing land uses such as farming ; 2. ... 3. ... 4. ...'
NFL-P5	S39.001	Kathryn Bayliss	Oppose	Water storage within the ONF-4 Mākāroro Gorge is an illegal dam. The Board of Inquiry also found "that there was conjecture about whether the predicted social effects from the Ruataniwha Scheme (RWSS) will occur", and "the economic outcomes might not be assured". More recent reports have said any smaller legal water storage facility on the same site is uneconomical and the site is unsuited to smaller volumes (see August 2020 Tonkin + Taylor CHB Water Security Project - Stage 1 Water Storage Options Assessment). In Hawke's Bay, it has often been proven when irrigation water supplies are available corporate and industrial farmers take over family farms and there are negative social effects with this. Most economic reports have not taken into consideration the benefits of not proceeding with the RWSS. Social benefits of improved water quality and quantity, less land-use intensification, a more natural environment to live in could be more benefit compared to a limited number of people who might get a financial benefit from water storage in the Mākāroro Gorge.	Delete the policy.
NFL-P5	S64.074	Department of Conservation	Support	Support this objective [policy?] as appropriate. Section 6(a), (b) and (c). Policy 15 of the NZCPS.	Retain NFL-P5.
NFL-P5	S75.064	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Oppose	This is inappropriate and inconsistent with the RMA and NPSFM (2020). There are significant conservation values in the gorge and the Public Conservation Land upstream. An ONFL policy should not be carved out specifically for water	Delete NFL-P5.

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				storage in an ONFL - that would not be consistent with 'protection' as per the RMA and other national direction, including the NPSFM (2020).	
NFL-P5	S112.001	Trevor Le Lievre	Oppose	<p>It is not apparent upon what basis this policy has been arrived at:</p> <ol style="list-style-type: none"> 1. What is the 'regional social and economic significance' of water storage within this catchment - this is not quantified? 2. Why support water storage within this catchment, and not others (this appears to simply be a Trojan Horse for monetising the Intellectual Property and consents for the Ruataniwha dam)? 3. Has any work been done, or existing reports consulted, by Council to quantify the conservation values in the Mākāroro Gorge, and further upstream in the Ruahine park conservation estate (i.e. a water storage project in this catchment would have adverse impacts on the environment, which do not appear to have been considered)? 4. Why have Council not included recognition of 'environmental significance' in this policy proposal (i.e. it is possible that (i) there are no environmental benefits, and/or (ii) Council do not value the environment alongside social and economic values)? 5. Can Council confirm that a water storage project in this catchment would be consistent with the Resource Management Act (this seems improbable)? <p>'Water security' is a private sector concern for local agri-business to address. It is not core Council business, nor a matter that should consume any more ratepayer money or resources and which, in consequence, causes unnecessary division within the Central Hawkes Bay community.</p> <p>'Water security' is a private sector concern for local agri-business to address. It is not core Council business, nor a matter that should consume any more ratepayer money or resources and which, in consequence, causes unnecessary division within the Central Hawkes Bay community.</p>	<p>Delete NFL-P5.</p> <p>That Council desist from any further involvement, promotion, or pecuniary support for water storage.</p>

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NFL-P5	S115.001	Clint Deckard	Oppose	<p>I have visited the Mākāroro gorge and river many times. It is a beautiful area and am pleased it is recognised as an Outstanding Natural Feature. The Mākāroro deserves the highest levels of protection; policy NFL-P5 is an anomaly.</p> <p>It is difficult to understand why this policy has been proposed as there is no evidence provided around the 'social and economic significance' of water storage in this particular area as opposed to any other area.</p> <p>The assumptions around which this policy is premised are shaky at best. The Initial Section 32 Scoping Report 2017 states;</p> <p>'The future of the RWSS is now less certain - not only due to the Supreme Court decision above (which would appear to require legislative change and possibly a fresh application to reverse), but also given the change in the Regional Council political climate and community concerns, which has led to a major rethink by the current Regional Council'. Therefore, a 'wait and see' approach in terms of the current District Plan Review is considered appropriate and low risk in the short term, on the basis that if the RWSS proceeds, it's implications can be readily worked through and appropriately addressed during the next District Plan Review cycle. Implications for this District Plan Review: - The implications of the RWSS for Central Hawke's Bay are not expected to be felt over the 10- year life of the next District Plan. - Therefore, it is considered low risk to take a 'wait and see' approach, in the knowledge that there will be a substantial lead-in time and ability to respond in a timely manner during the next District Plan Review cycle, whatever the outcome of the RWSS'.</p> <p>Given this scoping information; why is it necessary to include NFL-P5 and what is its purpose? There is no additional information about this policy in the Section-32-Natural-Features-Landscapes-ReportMay-2021.</p>	Delete NFL-P5.

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NFL-P5	S121.041	Federated Farmers of New Zealand	Support	Federated Farmers supports policies that recognise the importance of water storage.	Retain NFL-P5 as proposed.
NFL-P6	S64.075	Department of Conservation	Support	Support this objective [policy?] as appropriate. Section 6(a), (b) and (c). Policy 15 of the NZCPS.	Retain NFL-P6.
NFL-P6	S81.075	Horticulture New Zealand	Oppose	HortNZ does not support inclusion of significant amenity areas within the plan.	Delete NFL-P6.
NFL-P6	S121.042	Federated Farmers of New Zealand	Oppose	Federated Farmers seeks that all provisions for 'significant amenity features'. The policy admits these landscapes do not meet ONFL criteria, so there is no need to identify and regulate them above normal zoning provisions. The SAF category is not needed to meet Section 6(c) which is already managed via ONFLs, nor Section 7(c) RMA requirements which is already managed via zoning. The most concerning aspect of the Significant Amenity Features is that they occur exclusively over farmland. There is little to distinguish a significant amenity feature from normal rural landscapes.	Delete NFL-P6.
NFL-P7	S64.076	Department of Conservation	Support	Support this objective [policy?] as appropriate. Section 6(a), (b) and (c). Policy 15 of the NZCPS.	Retain NFL-P7.
NFL-P7	S81.076	Horticulture New Zealand	Oppose	HortNZ has sought that significant amenity areas be deleted from the Plan. If retained there should be an additional point added to P7 to provide for water storage.	Delete NFL-P7. If not deleted, add to NFL-P7 as follows: 'To avoid, remedy or mitigate potential adverse effects of subdivision, use and development on the District's significant amenity features, including having regard to the following matters: 1. 7. the importance of water storage to regional and district social and economic development.'
NFL-P7	S121.043	Federated Farmers of New Zealand	Oppose	Federated Farmers seeks that all provisions for 'significant amenity features' are deleted. The SAF category is not needed to meet Section 6(c) which is already managed via ONFLs, nor Section 7(c) RMA requirements which is already managed via zoning. It is unfair that significant amenity features share the same assessment matters as ONLs and ONFs, despite not meeting the criteria to be	Delete NFL-P7.

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				outstanding. There is little to distinguish a significant amenity feature from normal rural landscapes, except the landowner unlucky to have a significant amenity feature mapped on their property will have their rural activities tested against policies such as NFL-P7, compared to their peers in the rest of the rural zone.	
NFL-P8	S64.077	Department of Conservation	Support	Support this objective [policy?] as appropriate. Section 6(a), (b) and (c). Policy 15 of the NZCPS.	Retain NFL-P8.
NFL-P8	S75.065	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain NFL-P8 as proposed.
NFL-P8	S121.044	Federated Farmers of New Zealand	Oppose	Federated Farmers seeks that all provisions for 'significant amenity features' are deleted. The SAF category is not needed to meet Section 6(c) which is already managed via ONFLs, nor Section 7(c) RMA requirements which is already managed via zoning. The most concerning aspect of the Significant Amenity Features is that they occur exclusively over farmland. There is little to distinguish a significant amenity feature from normal rural landscapes.	Delete NFL-P8.
NFL - Rules	S79.070	Transpower New Zealand Ltd	Support	Transpower supports the clarification within the note that the rules in the Natural Features and Landscapes chapter do not apply to network utilities. Such clarification assists with plan interpretation and application.	Retain 'Note' at start of 'NFL - Rules' stating 'Rules relating to network utilities within the identified ONL and ONFs are contained in the NU - Network Utilities chapter of the District Plan. The rules in this chapter do not apply to network utilities'.
NFL - Rules	S117.057	Chorus New Zealand Limited	Support	The note included under the Rules heading in this chapter that state: • Rules relating to earthworks in the identified ONL and ONFs are contained in the EW - Earthworks chapter of the District Plan; and • Rules relating to network utilities within the identified ONL and ONFs are contained in the NU - Network Utilities chapter of the District Plan. The rules in this chapter do not apply to network utilities' are appropriate and should be retained.	Retain 'NFL-Rules' section, including notes, as notified.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
NFL - Rules	S118.057	Spark New Zealand Trading Limited	Support	The note included under the Rules heading in this chapter that state: <ul style="list-style-type: none"> • Rules relating to earthworks in the identified ONL and ONFs are contained in the EW - Earthworks chapter of the District Plan; and • Rules relating to network utilities within the identified ONL and ONFs are contained in the NU - Network Utilities chapter of the District Plan. The rules in this chapter do not apply to network utilities' are appropriate and should be retained.	Retain 'NFL-Rules' section, including notes, as notified.
NFL - Rules	S119.057	Vodafone New Zealand Limited	Support	The note included under the Rules heading in this chapter that state: <ul style="list-style-type: none"> • Rules relating to earthworks in the identified ONL and ONFs are contained in the EW - Earthworks chapter of the District Plan; and • Rules relating to network utilities within the identified ONL and ONFs are contained in the NU - Network Utilities chapter of the District Plan. The rules in this chapter do not apply to network utilities' are appropriate and should be retained.	Retain 'NFL-Rules' section, including notes, as notified.
NFL-R1	S64.078	Department of Conservation	Oppose	25 square metre building with a height of three metres may potentially have a significant impact upon an ONFL. Activity status should be restricted discretionary.	Amend NFL-R1 to 'Restricted Discretionary' activity status.
NFL-R1	S75.066	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Oppose	These rules are extremely permissive. It would be more appropriate to allow only alteration to existing buildings within ONFLs as a permitted activity, provided there is no change in floor area or height.	Amend NFL-R1 as follows: 'The activity is an alteration to an existing building, where the following conditions are met: a. Gross floor area of the building or , including any alteration/extension , is less than 25m2. b. Maximum height of any building, including any alteration/extension , is less than 3m.'
NFL-R1	S121.045	Federated Farmers of New Zealand	Amend	We support the permitted status, however the floor area of 25m2 is too small and not fit for purpose for farm buildings. Even a single kitset garage 4.4m x 6.8m exceeds the limit, plus also exceeds the height limit being 3.2m, and farm buildings need to be much bigger than a garage. Rule NFL-R1 should permit farm buildings where	Amend Rule NFL-R1(1) as follows: 'All ONFLs (except ONE-5, ONE-7, ONE-9 & ONE-10) 1. Activity Status: PER Where the following conditions are met: a. Gross floor area of the building or alteration is less than 25m2. The building is for an existing

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				on existing farming landuse, on the ONFLs that already have farming present, such as ONF-5, ONF-6, ONF-8. Providing for farm buildings where farm land uses are already occurring will be consistent with NFL-P3(3).	farm landuse, or b. Gross floor area of the building or alteration is less than 25m2 and Maximum height of any building is less than 3m.'
NFL-R1	S121.046	Federated Farmers of New Zealand	Amend	<p>Given that we submit above that NFL-R1 for all Outstanding Natural Features or Landscapes (ONFLs) should apply to ONFLs with existing farm land uses, this second permitted rule with the more strict non-complying status if standards aren't met, should apply to the more sensitive ONFLs that do not have farming present. NFL-SCHED6 needs to state what land uses are currently occurring on each ONFL, to ensure continuity with our relief.</p> <p>If our relief above is not granted, we then seek amendments to this rule so that farm buildings on existing farming land uses overlain with ONFLs status are permitted.</p>	<p>Amend NFL-R1(4) to apply only to specific sensitive ONFLs that do not have farming land uses (in conjunction with relief sought in relation to NFL-R1(1)).</p> <p>Or amend NFL-R1(4) as follows: 'ONF-5 (Northern end of Nga Kaihinaki-a-Whata and Te Whata Kokako / ONF-7 (Kairakau) / ONF-9 (Parimahu) / ONF-10 (Porangahau Foredune) 4. Activity Status: PER Where the following conditions are met: a. Gross floor area of the building or alteration is less than 25m2. The building is for an existing farm landuse, or b. Gross floor area of the building or alteration is less than 25m2 and Maximum height of any building is less than 3m.'</p>
NFL - Principal Reasons	S39.002	Kathryn Bayliss	Oppose	<p>Water storage within the ONF-4 Mākāroro Gorge is an illegal dam. The Board of Inquiry also found "that there was conjecture about whether the predicted social effects from the Ruataniwha Scheme (RWSS) will occur", and "the economic outcomes might not be assured". More recent reports have said any smaller legal water storage facility on the same site is uneconomical and the site is unsuited to smaller volumes (see August 2020 Tonkin + Taylor CHB Water Security Project - Stage 1 Water Storage Options Assessment). In Hawke's Bay, it has often been proven when irrigation water supplies are available corporate and industrial farmers take over family farms and there are negative social effects with this. Most economic reports have not taken into consideration the benefits of not proceeding with the RWSS. Social benefits of improved water quality and quantity, less land-use intensification, a</p>	Delete the principal reasons given for the water storage within ONF-4 (Mākāroro Gorge) - being the third to last paragraph under Principal Reasons.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				more natural environment to live in could be more benefit compared to a limited number of people who might get a financial benefit from water storage in the Mākāroro Gorge.	
NFL-SCHED6	S40.002	Lance de Malmanche	Oppose	We as landowners are unlucky to have a significant amenity feature (SAF-6 Tangarewai Stream) mapped on our property which will mean we will constantly have our farming activities tested but yet SAFs are not needed to met the RMA obligations. We have a large about [amount?] of old mans beard in this SAF which we would like to control as well as broom, blackberry, gorse and pine trees. Also the fences are not in the right place.	Delete Significant Amenity Features.
NFL-SCHED6	S54.002	David Bishop	Amend	In the schedule it notes that ONF-8 extends from 'Pourerere to Blackhead, commencing approximately at Paonui Point', however the map shows it commences from roughly mid-way between Mangakuri Beach and Paonui point. This is correct in my view since it incorporates the section of eroded serpentine cliffs, karaka remnants and volcanic rock formations in the tidal zone, all described as an Outstanding Natural Feature at this specific location.	Amend the description for ONF-8 in NFL-SCHED6 to align with it commencing 'mid-way between Mangakuri Beach and Paonui Point'.
NFL-SCHED6	S75.067	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain all the natural features and landscapes listed in NFL-SCHED6.
NFL-SCHED6	S99.002	Curt & Tricia Zant	Oppose	The RMA 1991 is possibly one of the most aggressive and controversial pieces of legislation ever introduced to a free nation that uses the law to usurp private property rights from individual ownership. We will now lose exclusive management rights to this area without compensation. As a rate paying landowner this environmental plan as it stands is yet another name for governmental land grab. Additionally what is stopping future Councils wanting to allow public access to these areas. The current plan is possibly gateway legislation first taking the right of exclusive management to taking the right of exclusive access.	Remove ONF [ONF-7] from my freehold land.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				<p>The Plan would also result in limitations of future developments of these named areas. Being a grandfather your plan would prevent expansion and future development for me and my own. Lastly, the addition of significant natural landscapes classification is over and above legislation that likely cannot be validated when challenges legally. Unless the actual Minister for the Environment has personally required this new classification then it should be removed from the Plan. Even if this new classification was required, first you are required to consider the use of economic instruments to achieve the same ends before legislation can be used. The RMA also requires Councils to have regard to alternatives including education, services or incentives based on the likely benefits and costs of each alternatives. To my knowledge this has not been done.</p> <p>Heavy handed government regulation is not welcome. A voluntary scheme would be much more user friendly.</p>	
NFL-SCHED6	S121.047	Federated Farmers of New Zealand	Oppose	<p>Federated Farmers submits that the Council carefully considers the submissions of individual landowners regarding outstanding natural features or landscapes (ONFLs) identified on their properties. Landowners have an intimate knowledge of their land and will be vital for ground-truthing ONFLs and ensuring boundaries are correct.</p> <p>The description of each individual ONFL needs to state what land uses are currently occurring. This will ensure readers can determine whether or not a proposed activity is appropriate (consistent with existing land uses and ONFL values) or inappropriate (inconsistent with existing land uses and ONFL values) and compliance with objectives and policies such as NFL-P2.</p> <p>Mapping of Makaroro Gorge ONF and Ruahine Ranges ONL1 need to be restricted to Crown land and not take in any private property.</p>	<p>Adjust ONFL boundaries and information according to landowner submissions.</p> <p>And amend NFL-SCHED6, column 2 and 3, to state what existing land uses that are occurring on each ONFL.</p>

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
OSR - Open Space and Recreation	S11.021	Hawke's Bay Regional Council	Support	HBRC supports the Open Space and Recreation chapter.	No changes.
OSR-P2	S81.077	Horticulture New Zealand	Support	Support recognition of reverse sensitivity as an effect to be managed.	Retain OSR-P2.
PA - Public Access	S11.022	Hawke's Bay Regional Council	Support	HBRC supports the Public Access Chapter.	No changes.
PA-I1	S125.065	Ngā hapū me ngā marae o Tamatea	Support	The District Plan includes provisions for taking esplanade reserves, esplanade strips, or access strips on subdivision land - with priority being placed on providing access to the Waipawa, Tukituki and Porangahau rivers, and Lake Whatuma. Public access is largely limited to where rural roads end at the coast. Key issues include the lack of practical and safe access to and along the coast which can restrict cultural practices.	Retain PA-I1 as notified.
PA-O1	S64.079	Department of Conservation	Support	Support this objective as appropriate. Section 6(a) and (d). NZCPS policies 18, 19 and 20.	Retain PA-O1.
PA-O1	S121.048	Federated Farmers of New Zealand	Support	The District Plan needs to be clear that access is not available across private land unless with permission from the landowner. The landowner should not be compelled by the District Plan to always provide access. Support is given for the wording that access will respect private property. Many rural landowners, particularly coastal or riparian margin landowners, have encounters with unwelcome trespassers, some with dogs, that are disruptive to their farming operations, put themselves into dangerous situations, or create nuisance effects like littering or human waste. It will be appropriate and legal to limit access across private property when this will be unsafe or will disrupt farming activities, such as when tree felling or earthmoving is occurring, or during harvest or lambing activities.	Retain PA-O1 as proposed.
PA-O1	S125.066	Ngā hapū me ngā marae o Tamatea	Support	Public access to lakes, rivers and the coast on natural character, landscape, indigenous biodiversity, historical heritage or cultural values.	Retain PA-O1 as notified.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
PA-XX (new policy)	S121.051	Federated Farmers of New Zealand	Amend	We remind the Council that compensation is payable under Sections 237E.2 and 237F. Landowners should not be compelled to gift land without compensation.	Add a new policy in the 'PA - Public Access' chapter in the Proposed Plan as follows: 'Compensation will be payable for esplanades reserves and strips vested in accordance with Section 237E and 237F of the RMA, unless agreed otherwise.'
PA-XX (new policy)	S121.054	Federated Farmers of New Zealand	Amend	A new policy is needed for education of the public as to where public access is available, and where landowner permission is required. The District Plan maps multiple categories that plan users may believe are freely available for public access, like SNAs, ONFLs, rivers and lakes, and the coastal environment, yet many of these are on private land and access is only by the permission of the landowner. We do not want users of the District Plan to think they can wander over private land at will. Sometimes private land will extend right down to the water or further, depending on the Certificate of Title. Sometimes esplanade reserves will not be continuous but be interspersed with private land. Both of these situations might mean that the public will want to cross private land, and must understand where public access is available and where landowner permission is needed.	Add a new policy in the 'PA - Public Access' chapter in the Proposed Plan as follows: 'To provide information and education to the public regarding where public access is available, and that access over private land is only by the permission of the landowner.'
PA - Policies	S125.067	Ngā hapū me ngā marae o Tamatea	Amend	Sometimes mana whenua find it difficult to access wāhi tapu on private land or to cross private land to sites of particular significance. Access to wāhi tapu is important for Māori and the District Plan provisions for taking esplanade reserves and strips and access strips goes some way to alleviate this. We would like safe access to practice traditional rituals and ceremonies, including the practice of kaitiakitanga and restoration of particular waterbodies.	Redraft the policies in 'PA - Policies' to more fully and accurately reflect the history, relationships and whakapapa of Māori in the rohe. It needs to meet mana whenua aspirations to access key sites of significance and protect and provide for freshwater, coastal and cultural enhancement. Outside of these uses access should be managed to protect the cultural safety of freshwater and coastal waterbodies. The amended wording should be drafted collaboratively with the mana whenua of the District.
PA-P1	S64.080	Department of Conservation	Support	Support this objective [policy?] as appropriate. Section 6(a) and (d). NZCPS policies 18, 19 and 20.	Retain PA-P1.

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PA-P1	S121.049	Federated Farmers of New Zealand	Amend	We submit that the ability to waiver the requirements for esplanade reserves and strips is built into the policies, similar to the Hastings District Plan RMP4. Even along priority waterbodies there will be circumstances where waiving is necessary, such as for safety (eg where the site is industrial) impractical (eg where the site has steep cliffs) or financial (eg if the Council does not have the resources to provide fair compensation.) Although policy PA-P2 provides for waivers, this only applies to non-priority waterbodies. The Hastings policy RMP4 for waivers applies to all waterbodies.	Amend PA-P1 as follows: 'To require provide for the establishment of esplanade reserves, esplanade strips or access strips when subdividing land adjacent to priority water bodies shown on the Planning Maps, except when a waiver would be appropriate. '
PA-P2	S121.050	Federated Farmers of New Zealand	Support	Support is given for waiving in appropriate circumstances, such as for safety (eg where the site is industrial) impractical (eg where the site has steep cliffs) or financial (eg if the Council does not have the resources to provide fair compensation.) We remind the Council that compensation is payable under Sections 237E.2 and 237F. Landowners should not be compelled to gift land without compensation.	Retain PA-P2 as proposed.
PA-P3	S64.081	Department of Conservation	Support	Support this objective [policy?] as appropriate. Section 6(a) and (d). NZCPS policies 18, 19 and 20.	Retain PA-P3.
PA-P3	S121.052	Federated Farmers of New Zealand	Support	Support is given for the encouragement of public access. Public access across private land is a matter for the landowner so the District Plan must not compel it, however Council encouragement is appropriate.	Retain PA-P3 as proposed.
PA-P4	S64.082	Department of Conservation	Support	Support this objective [policy?] as appropriate. Section 6(a) and (d). NZCPS policies 18, 19 and 20.	Retain PA-P4.
PA-P4	S121.053	Federated Farmers of New Zealand	Amend	This policy needs to include private property as a consideration when providing public access that does not cause damage. As a group, farmers provide more public access across their private property than other landowners (such as residential or industrial), and are familiar with the adverse effects such as rubbish, weed incursions or nuisance effects on their homes and places of work. Weed incursions are a particular concern	Amend PA-P4 as follows: 'To ensure that where new access to the coast is to be provided, that it is practical and safe, and is constructed to avoid, remedy or mitigate damage to: 1. 6. Private property. '

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				with Chilean Needle Grass and Yellow Bristle Grass now in the region, which can create significant damage to livestock welfare and pasture quality.	

CENTRAL HAWKE'S BAY PROPOSED DISTRICT PLAN

SUMMARY OF SUBMISSIONS BY PLAN PROVISION

Part 2: Subdivision

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
SUB - Subdivision	S11.023	Hawke's Bay Regional Council	Amend	HBRC are in general support for the subdivision provisions as drafted, with some amendment to improve policy wording to ensure the overall direction is consistent with the issues and objectives in the Regional Policy Statement. We particularly support the Council in their efforts to address matters associated with protecting the rural land resource (productive soils) and areas of significant indigenous vegetation, landscapes and the coastal environment from the adverse effects of subdivision.	General support for the subdivision provisions, with some amendment to policy wording.
SUB - Subdivision	S15.001	Jason Woodyard	Amend	This could have a favourable outcome for the district and has worked well in other regions. It provides the ability to relocate titles from less desirable locations to areas that have better infrastructure and location to support residential intensification.	Transferable Titles - adopt the ability to Transfer titles within Central Hawkes Bay.
SUB - Subdivision	S28.001	Gerard Pain	Amend	Support the concept of protecting production zone land from subdivision for housing but if an applicant can present compelling evidence that a small area within encompassing Land Use Classification 1, 2 or 3 is not that productive (say for example it is former creek or river bed), then should be considered.	Consideration should be allowed for exceptions.
SUB - Subdivision	S28.002	Gerard Pain	Amend	Rumour has it that a particular farm in the Ongaonga district is to be subdivided - initially was 60 lifestyle lots and figure has risen to 312 house lots. Suspect this farm is in the LUC 1, 2 or 3 zone. Bewildered that lifestyle subdivision of this farm could be considered consistent with 'protecting our land resources' let alone providing 'sustainable growth', (protecting) rural townships', or	If not a rumour, the resource consent process for the 312-lot subdivision near Ongaonga needs to be open to the public for meaningful consultation.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				'recognising our cultural values and heritage areas'.	
SUB - Subdivision	S79.071	Transpower New Zealand Ltd	Amend	As proposed, the structure of the Proposed Plan provides for activities undertaken by Transpower to be managed within the Network Utilities Chapter, whereas activities undertaken by other parties within the National Grid Yard and National Grid Subdivision Corridor are managed in the respective activity or zone chapter. Specific to the PDP Subdivision Chapter, Policy NU-P53 (as sought to be amended in this submission) within the Network Utilities Chapter provides the policy framework for subdivision within the National Grid Subdivision Corridor. However, the associated rules are provided within the Subdivision Chapter (Rule SUB-R1, R3-R7). This disconnection is potentially confusing to plan users.	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.
SUB - Subdivision	S84.015	Kairakau Lands Trust	Oppose	Change of land use, through subdivision, especially of farmland, puts many of our cultural sites at serious risk. The current processes are not adequate at protecting our cultural sites and landscapes. Any areas where cultural activity is suspected should be checked by an archaeologist or suitably experienced person.	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.
SUB - Subdivision	S125.068	Ngā hapū me ngā marae o Tamatea	Amend	When Council is making decisions about subdivisions it must have regard to the region's iwi and hapū and their relationship with the environment ensuring that mana whenua are actively involved to participate in decision-making. Mana whenua want all housing and infrastructure development to respect the natural environment and tikanga Māori. There is an opportunity to incorporate Māori values into urban design through the Whānau Ora Outcomes Framework,	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: a) Whānau are self-managing and empowered leaders. b) Whānau are leading healthy lifestyles.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				which provides for a range of housing choices and affordability, supports healthy, environmentally sustainable, functionally efficient outcomes, while also retaining and restoring values important to mana whenua.	<p>c) Whānau are confidently participating in Te Ao Māori (the Māori world).</p> <p>d) Whānau are participating fully in society</p> <p>e) Whānau are economically secure and successfully involved in wealth creation.</p> <p>f) Whānau are cohesive, resilient and nurturing.</p> <p>g) Whānau are responsible stewards of their living and natural environment.</p>
SUB - Subdivision	S128.001	Surveying the Bay Ltd	Amend	The Farm Park approach takes a very holistic approach to subdivision, does not remove all of a landholding from productive use, and brings restrictions on further subdivision of the land in question. This approach often requires inputs from a range of experts and can be an expensive consenting process. Where this is the only rule framework in the District for the creation of multiple lifestyle sites it can be justified for properties suited to high quality lifestyle site development. Some of the premier lifestyle developments undertaken in recent years in Hawke's Bay have been completed under the Farm Park rules of the Hastings District Plan. These rules apply in both the Rural and the Rural Residential Zones of Hastings District.	Adopt the Hastings District Plan framework for 'Farm Park' lifestyle developments, into the 'SUB - Subdivision' section of the Proposed Plan for the corresponding zones of Central Hawke's Bay (but not the 'Rural Production Zone') [ie. 'General Rural' and 'Rural Lifestyle' zones?].
SUB - Introduction	S42.021	New Zealand Pork Industry Board	Support	Inappropriate subdivision and land use that introduces sensitive elements into the rural environment. Retain the recognition that new sensitive activities established through subdivision could potentially constrain existing uses nearby.	Retain introduction as proposed.
SUB - Introduction	S79.072	Transpower New Zealand Ltd	Support	Notwithstanding the sought relocation of the subdivision provisions to the Network Utilities chapter, as highlighted in the higher order policy document (specifically the NPSET) a significant resource management issue in the district and across New Zealand is inappropriate development, land use and subdivision in close proximity to the National Grid which can compromise its operation, maintenance, development and upgrade. Recognition of the reverse sensitivity effects of subdivision is supported, as is the increased risk of infrastructure being compromised.	Retain last two points in paragraph 3 of 'SUB - Introduction'.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
SUB-I1	S129.064	Kāinga Ora - Homes and Communities	Oppose	<p>Kāinga Ora generally supports the intent of SUB-I1, however considers that it needs to be re-framed so as to clarify the key issue and potential consequences should it not be adequately managed.</p> <p>As discussed in subsequent submission points, Kāinga Ora seeks inclusion of a new subdivision activity to provide for 'residential subdivision in accordance with an approved land use consent', thereby enabling residential development and subdivision at greater intensities where the effects of the land use have demonstrably been deemed acceptable through the approval of a land use consent. Amendments sought.</p>	<p>Amend SUB-I1 as follows: 'Lot Size and DimensionThe 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 amenitymaintain or enhance landscape and amenity values; and avoid or mitigate any potential reverse sensitivity effects in the area where they are located.'</p>
SUB-I2	S129.065	Kāinga Ora - Homes and Communities	Oppose	<p>Kāinga Ora generally supports the intent of SUB-I2, however considers that it needs to be re-framed so as to clarify the key issue and potential consequences should it not be adequately managed. Amendments sought.</p>	<p>Amend SUB-I2 as follows: 'ServicingSubdivision usually requiresto enable future owners of the land to carry out their planned activities. 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. ...'</p>
SUB-I3	S129.066	Kāinga Ora - Homes and Communities	Oppose	<p>Kāinga Ora generally supports the intent of SUB-I3, however considers that it needs to be re-framed so as to clarify the key issue and potential consequences should it not be adequately managed.</p> <p>In the case of natural hazards, Kāinga Ora acknowledges that where new vacant allotments</p>	<p>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.</p>

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				are created it often enables land use activities which have the potential to pose risks to people and property. Amendments sought.	...'
SUB-O1	S55.055	Heritage New Zealand Pouhere Taonga	Support	The inclusion of the potential effects of subdivision on historic heritage items and sites and areas of significance to Māori, is supported.	Retain SUB-O1(3) as notified.
SUB-O1	S75.024	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	We support SUB-O1(2) as it is consistent with RMA s6(b) and (c) and the NZCPS - i.e. to 'protect' ONFLs, SNAs, and the coastal environment. We note it is somewhat confusing that it refers to SNAs and 'areas of significant indigenous vegetation...' separately, however we appreciate these are defined as the same thing in the definitions. We support SUB-O1(3) as it is consistent with RMA s6(f) 'the protection of...'	Retain SUB-O1(2) and SUB-O1(3).
SUB-O1	S81.078	Horticulture New Zealand	Support	It is important to link to the direction for each respective zone and the strategic direction of the Plan. HortNZ as a specific interest in (1) safeguarding rural land resource; it is important to link Strategic Direction across chapters.	Retain SUB-O1.
SUB-O1	S116.020	Silver Fern Farms Limited	Support	Silver Fern Farms supports this objective, subject to the amendments it seeks elsewhere in this submission in relation to subdivision within the Rural Production Zone.	Retain SUB-O1.
SUB-O1	S129.067	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the objective as proposed, however seeks minor changes to some wording.	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 -

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
					Coastal Environment provisions in the District Plan); ...'
SUB-O2	S105.012	James Bridge	Oppose	<p>New lots created by subdivision need not be suitable to accommodate the range of activities able to be undertaken with the relevant zone, provided they are suitable for their intended use, and that intended use is either provided for as a permitted activity within that zone, or the required land use consent is obtained in conjunction with the subdivision consent.</p> <p>Where there is no predetermined intended use, the relevant minimum lot size requirements should be sufficient to ensure that the lot is suitable for a range of activities. This is consistent with proposed assessment criteria SUB-AM1(1).</p>	<p>Amend SUB-O2 as follows: 'Lots created by subdivision are physically suitable for a range of land and their intended use activities allowed by the relevant rules of the District Plan which is not prohibited in the relevant zone.'</p>
SUB-O2	S129.068	Kāinga Ora - Homes and Communities	Amend	<p>Kāinga Ora generally supports the intent and direction of SUB-O2, however seeks changes to wording to reflect that where subdivision and land use consents are sought concurrently, the outcomes are well understood and deemed acceptable for the zone through approval of land use consent.</p> <p>To this end, Kāinga Ora supports imposition of minimum lot size requirements for vacant lot subdivision to ensure that they are of sufficient size to accommodate anticipated land use activities on resulting allotments. Amendments sought.</p>	<p>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.'</p>
SUB-O3	S57.066	Fire and Emergency New Zealand	Support	<p>SUB-O3 is supported as it promotes the provision of appropriate services 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. 'Service' as per the proposed definition includes a water supply system and any provisions of access to land in the subdivision (including roads and private access) which services vital to the operational requirements of Fire and Emergency.</p> <p>This objective appropriately recognises the</p>	Retain SUB-O3 as notified.

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				importance of protecting the health, safety and wellbeing of communities from the adverse effects of land use and development, consistent with section 5 of the RMA.	
SUB-O3	S90.031	Centralines Limited	Amend	Centralines support the principle behind Objective SUB-O3 in regard to the servicing of subdivision; however, Centralines notes that the PDP definition of "SERVICES" does not include network infrastructure such as the electricity distribution network. Centralines consider that the coverage of the Objective is broadened to include all Infrastructure (such as the electricity distribution network). Centralines seek that Objective SUB-O3 is suitably expanded upon so as to include all key infrastructure and not favour Council's services.	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.'
SUB-O3	S117.058	Chorus New Zealand Limited	Amend	The objective is supported in that it requires services to allotments. This submission seeks that the term services as deleted from the definitions, as the term as notified solely relied on Council services, and not other infrastructure which is necessary to ensure the health and safety of people and communities, such as telecommunications. A consequential amendment is necessary to this objective.	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.'
SUB-O3	S118.058	Spark New Zealand Trading Limited	Amend	The objective is supported in that it requires services to allotments. This submission seeks that the term services as deleted from the definitions, as the term as notified solely relied on Council services, and not other infrastructure which is necessary to ensure the health and safety of people and communities, such as telecommunications. A consequential amendment is necessary to this objective.	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.'
SUB-O3	S119.058	Vodafone New Zealand Limited	Amend	The objective is supported in that it requires services to allotments. This submission seeks that the term services as deleted from the definitions, as the term as notified solely relied on Council services, and not other infrastructure which is necessary to ensure the health and safety of people and communities, such as	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.'

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				telecommunications. A consequential amendment is necessary to this objective.	
SUB-O3	S129.069	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the intent but currently does not read as an objective.	Amend SUB-O3 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.'
SUB-O4	S42.022	New Zealand Pork Industry Board	Amend	Retain specific subdivision objective that requires avoidance where practicable, or mitigation where avoidance is not practicable of reverse sensitivity effects of subdivision on existing lawfully established activities. The reference should be extended to network utilities and primary production activities to follow the policy structure.	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.'
SUB-O4	S78.024	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain SUB-O4 as written.
SUB-O4	S79.073	Transpower New Zealand Ltd	Amend	Transpower supports the provision of an objective specific to reverse sensitivity. However, it is not only reverse sensitivity that can compromise the National Grid. Policy NU-P5 appropriately articulates the issues for the National Grid.	Retain SUB-O4, provided NU-P5 is amended as sought. Should NU-P5 not be amended as sought, Transpower seeks amendment to SUB-O4 to give effect to the NPSET.
SUB-O4	S81.079	Horticulture New Zealand	Amend	We support the recognition of the need to manage reverse sensitivity through subdivision - however consider that primary production is also a key activity of relevance to this which could be stated more explicitly.	Retain SUB-O4, 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.'
SUB-O4	S90.032	Centralines Limited	Support	Centralines supports SUB-O4.	Retain SUB-O4 as notified.
SUB-O4	S98.019	Hatuma Lime Co Ltd	Support	Hatuma Lime supports the intent of this objective.	Retain SUB-O4 as proposed.
SUB-O4	S116.021	Silver Fern Farms Limited	Support	Silver Fern Farms supports this objective.	Retain SUB-O4.

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SUB-O4	S117.059	Chorus New Zealand Limited	Support	The objective is appropriate in that it seeks the protection of network utilities from reverse sensitivity effects that can arise from subdivision.	Retain SUB-O4 as notified.
SUB-O4	S118.059	Spark New Zealand Trading Limited	Support	The objective is appropriate in that it seeks the protection of network utilities from reverse sensitivity effects that can arise from subdivision.	Retain SUB-O4 as notified.
SUB-O4	S119.059	Vodafone New Zealand Limited	Support	The objective is appropriate in that it seeks the protection of network utilities from reverse sensitivity effects that can arise from subdivision.	Retain SUB-O4 as notified.
SUB-O4	S129.070	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora seeks amendments to recognise that subdivision is at times what enables the establishment of new activities to which reverse sensitivity effects directly relate. Amendments sought.	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.'
SUB-O5	S57.067	Fire and Emergency New Zealand	Support	SUB-O5 is supported as it promotes the avoidance of subdivision in locations where there is significant risk from natural hazards. This objective achieves the purpose of the RMA by providing for the safety and wellbeing of people and communities and addresses the risk to property across the district.	Retain SUB-O5 as notified.
SUB-O5	S75.025	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Oppose	This objective should be changed to deter subdivision on grounds wider than where ecological effects can't be mitigated - i.e. also where there is risk from climate change etc., as these will lead to poor decision making and 'path dependency'. It will also mean any managed retreat or move out of these risky areas will be more difficult in future.	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. '
SUB-O5	S129.071	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the intent of the objective, however seeks amendments to reflect that subdivision in areas of natural hazards may be appropriate where mitigation is proposed. Amendments sought.	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.'
SUB-PXX (new policy)	S55.058	Heritage New Zealand Pouhere Taonga	Oppose	Policy 2 deals with lifestyle block developments, and Policy 15 addresses the effects of earthworks which are associated with subdivisions. However	Add new policy as follows: ' Only allow subdivision of sites containing scheduled heritage items or Sites and Areas of

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				there is no policy which explicitly manages the effects of subdivision on Historic Heritage values and values of Sites and Areas of Significance to Māori. A policy along these lines would help to support rules which recognise the presence of such sites.	Significance to Māori where it can be demonstrated that the values of the scheduled item can be maintained and there is sufficient land provided around the scheduled place to protect associated cultural and heritage values.'
SUB-P1	S105.013	James Bridge	Oppose	The setting of standards for minimum lot sizes is a means by which the objectives and policies of the plan are given effect to, and not a policy as such.	Delete SUB-P1.
SUB-P1	S129.072	Kāinga Ora - Homes and Communities	Oppose	As noted in preceding and subsequent submission points, Kāinga Ora does not support minimum lot sizes for residential subdivision compliant with bulk and location standards or otherwise in accordance with an approved land use consent. Amendments sought.	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.'
SUB-P2	S55.056	Heritage New Zealand Pouhere Taonga	Support	The intent of this policy as a way of protecting significant natural and historic features is supported.	Retain SUB-P2 as notified.
SUB-P2	S75.026	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Amend	We support legal and physical protection of SNAs and other areas. However, this policy needs to be amended to be clear that protection of these areas when areas around them are being subdivided is mandatory.	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 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).'
SUB-P2	S129.073	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports this policy as proposed.	Retain SUB-P2 as notified.
SUB-P3	S90.033	Centralines Limited	Support	Centralines supports SUB-P3, both from the perspective of a network utility operator, but also in regard to enabling subdivision around sites accommodating renewable electricity generation.	Retain SUB-P3 as notified.

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SUB-P3	S117.060	Chorus New Zealand Limited	Support	The policy is appropriate in that it allows the subdivision of land for network utility purposes that does not have to meet the minimum lot size for the zone it is in.	Retain SUB-P3 as notified.
SUB-P3	S118.060	Spark New Zealand Trading Limited	Support	The policy is appropriate in that it allows the subdivision of land for network utility purposes that does not have to meet the minimum lot size for the zone it is in.	Retain SUB-P3 as notified.
SUB-P3	S119.060	Vodafone New Zealand Limited	Support	The policy is appropriate in that it allows the subdivision of land for network utility purposes that does not have to meet the minimum lot size for the zone it is in.	Retain SUB-P3 as notified.
SUB-P3	S129.074	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora acknowledges the critical role special purpose allotments serve in providing for urban development, and generally supports the intent of the policy with minor changes to ensure provisions enabling the creation of such allotments are sufficiently flexible.	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.'
SUB-P4	S11.024	Hawke's Bay Regional Council	Amend	The addition of the word cycling here reflects CHB District Council's contribution and commitment to the Regional Land Transport Plan (RLTP) which seeks a reduction in the use of private vehicles by 20%.	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.'
SUB-P4	S78.025	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain SUB-P4 as written.
SUB-P4	S129.075	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the intent of the policy however considers that reframing may provide increased clarity to applicants and plan users. Amendments sought.	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.'

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SUB-P5	S104.015	Central Hawkes Bay District Council	Amend	As the ONRC classifications are now essentially replaced by the ONF classifications, CHBDC sees the introduction of the new ONF classifications are more appropriate. The change is not considered to have any adverse effect nor materially change the extent to which the Proposed Plan meets relevant statutory obligations.	Amend SUB-P5 as follows: 'To encourage in the General Residential Zone, subdivision design that develops or uses subsidiary roads, in order to avoid an increase in the number of direct access crossings onto roads classified Transit Corridors, Urban Connectors, Activity Streets, City Hubs, Main Streets, arterial roads for traffic safety purposes.'
SUB-P5	S129.076	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora supports this policy, and requests the inclusion of 'accessways' to reflect the role that not only vested roads but also provision of jointly owned access lots can play in minimising vehicle accesses onto higher order roads. Amendments sought.	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.'
SUB-P6	S57.068	Fire and Emergency New Zealand	Support	SUB-P6 is strongly supported as it requires that upon subdivision or development, all new lots or buildings are provided with a connection to a reticulated water supply where such adequate reticulated systems are available. Fire and Emergency requires adequate water supply be available for firefighting activities. It is therefore critical to Fire and Emergency that any new subdivision or development has access to an adequate firefighting water supply. This essential emergency supply will provide for the health, safety and wellbeing of people and the wider community, and therefore achieves the purpose of the RMA.	Retain SUB-P6 as notified.
SUB-P6	S117.061	Chorus New Zealand Limited	Amend	The policy seeks that all new lots are appropriately connected to Council services. This should be widened to include other infrastructure which provides for the health and safety and economic and social wellbeing of the future lot occupants.	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. '

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SUB-P6	S118.061	Spark New Zealand Trading Limited	Amend	The policy seeks that all new lots are appropriately connected to Council services. This should be widened to include other infrastructure which provides for the health and safety and economic and social wellbeing of the future lot occupants.	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. '
SUB-P6	S119.061	Vodafone New Zealand Limited	Amend	The policy seeks that all new lots are appropriately connected to Council services. This should be widened to include other infrastructure which provides for the health and safety and economic and social wellbeing of the future lot occupants.	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. '
SUB-P6	S129.077	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports this policy as proposed.	Retain SUB-P6 as notified.
SUB-P7	S57.069	Fire and Emergency New Zealand	Support	SUB-P7 is strongly supported as it ensures that where sites are not connected to a public water supply, suitable provision can be made on each lot for an alternative water supply, which can protect the health and safety of residents and avoid or mitigate adverse effects on the environment. The provision for adequate water supply, especially in rural and/or isolated areas that do not have access to the reticulated network is critical.	Retain SUB-P7 as notified.
SUB-P7	S129.078	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora supports the intent of the policy, however requests amendments to reflect that alternative means of servicing should only be sought in cases where public infrastructure is not available and/or easily accessible. Amendments sought.	Amend SUB-P7 as follows: 'To ensure that where sites lots 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 that they are otherwise servicing those activities reasonably anticipated within the zone in a way which protects the health and

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					safety of residents and avoids or mitigates adverse effects on the environment.'
SUB-P8	S129.079	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora opposes policies which require retention of the existing character, and suggests a more pragmatic and proactive approach. In this regard, amendments are requested to recognise that character and amenity values are likely to evolve with time as household demographics and demand change, and as development occurs under the proposed plan provisions.	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. '
SUB-P9	S11.025	Hawke's Bay Regional Council	Amend	HBRC wish to encourage the planting of native plant species where appropriate to improve biodiversity outcomes in the region.	Amend SUB-P9 as follows: 'To encourage the incorporation of public open space and native plantings within subdivision design for amenity purposes.'
SUB-P9	S129.080	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora requests changes and inclusion of the qualifier 'where appropriate', to reflect that new public open space may not always be possible or practicable through subdivision. Amendments sought.	Amend SUB-P9 as follows: ' Where appropriate, t To encourage the incorporation of public open space and plantings within subdivision design for amenity purposes.'
SUB-P10	S11.026	Hawke's Bay Regional Council	Amend	The addition of the word cycling here reflects CHB District Council's contribution and commitment to the Regional Land Transport Plan (RLTP) which seeks a reduction in the use of private vehicles by 20%.	Amend SUB-P10 as follows: 'To provide pedestrian, cycling and amenity linkages where useful linkages can be achieved or further developed.'
SUB-P10	S129.081	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora requests changes and inclusion of the qualifier 'where appropriate', to reflect that new accessways and linkages may not always be possible or practicable to provide through subdivision. Amendments sought.	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.'
SUB-P11	S129.082	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the intent of the policy, however considers that amendments are necessary to recognise that providing some flexibility can provide opportunity for innovation in achieving improved urban development outcomes.	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

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					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.'
SUB-P12	S90.034	Centralines Limited	Amend	Centralines assets include distribution lines and associated infrastructure throughout the district. Undergrounding across the distribution (11kV and 400V) networks is undertaken when appropriate as part of Centralines' Lifecycle Asset Management Process. Centralines therefore seeks recognition in the policy that in cases where this is not technically or commercially feasible, that there is room for flexibility.	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. '
SUB-P12	S117.062	Chorus New Zealand Limited	Amend	This policy is appropriate in more visually sensitive areas, but it is inefficient in less visually sensitive areas. Acknowledgement of this should be made within the Policy.	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. '
SUB-P12	S118.062	Spark New Zealand Trading Limited	Amend	This policy is appropriate in more visually sensitive areas, but it is inefficient in less visually sensitive areas. Acknowledgement of this should be made within the Policy.	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. '
SUB-P12	S119.062	Vodafone New Zealand Limited	Amend	This policy is appropriate in more visually sensitive areas, but it is inefficient in less visually sensitive areas. Acknowledgement of this should be made within the Policy.	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. '

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SUB-P12	S129.083	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora requests deletion to reference of 'physical effects' which are more appropriately addressed in other objectives and policies. Amendments sought.	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. '
SUB-P13	S57.070	Fire and Emergency New Zealand	Support	SUB-P13 is supported as it ensures that where land is being subdivided, the land is not subject to significant risk of material damage by the effects of natural hazards. This policy achieves the purpose of the RMA by providing for the safety and wellbeing of people and communities and addresses the risk to property across the district.	Retain SUB-P13 as notified.
SUB-P13	S129.084	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the intent of the policy, however seeks amendments to reflect that subdivision in areas of natural hazards may be appropriate where mitigation is proposed. Amendments sought.	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.'
SUB-P14	S75.027	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Oppose	Policy should be amended to avoid all adverse effects.	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.'
SUB-P14	S129.085	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes this policy to the extent that it seems to be more appropriately suited for land use provisions, rather than the subdivision chapter.	Delete SUB-P14.
SUB-P15	S55.057	Heritage New Zealand Pouhere Taonga	Support	The inclusion of potential adverse effects on sites and areas of significance to Māori and historic heritage items when considering earthworks associated with subdivisions is supported.	Retain SUB-P15 as notified.

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SUB-P15	S129.086	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora supports this policy, however considers that the phrase 'detract from the visual amenities of the area' may be difficult to define or measure. Amendments sought.	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.'
SUB-P16	S42.023	New Zealand Pork Industry Board	Amend	Avoidance of reverse sensitivity effects of subdivision on existing lawfully established primary production activities should be the principal outcome to achieve.	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.'
SUB-P16	S81.080	Horticulture New Zealand	Support	Support avoidance as the priority in terms of managing reverse sensitivity effects.	Retain SUB-P16.
SUB-P16	S116.022	Silver Fern Farms Limited	Amend	Silver Fern Farms supports this objective subject to amendments to ensure 'rural industry' is specifically referred to, given the significant potential for reverse sensitivity effects on that activity.	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.'
SUB-P16	S129.087	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes this policy in that typically reverse sensitivity effects relate to the land use activity, and as such should be appropriately managed through relevant zone provisions.	Delete SUB-P16.
SUB-P17	S78.026	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain SUB-P17 as written.
SUB-P17	S79.074	Transpower New Zealand Ltd	Amend	Given the national significance of the National Grid, inappropriate development is a potential issue. In order to manage subdivision that has the potential to compromise the operation,	Retain SUB-P17, provided NU-P5 is amended as sought. Should NU-P5 not be amended as sought,

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				<p>maintenance, upgrading and development of the National Grid, Transpower supports the provision of a corridor management approach which allows for the reasonable use of land inside the transmission line corridor, with several standards and rules imposed to ensure that any subdivision that might compromise the Grid is either avoided or managed.</p> <p>Notwithstanding its location, Transpower supports Policy SUB-P17 (noting SUB-P18 addresses the issue of ensuring network utilities are not compromised).</p>	<p>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').</p>
SUB-P17	S90.035	Centralines Limited	Amend	<p>Centralines supports the intent and direction of SUB-P17; however, as worded, the policy refers to 'regionally significant infrastructure'. Centralines notes that this is not a defined term in the Proposed Plan, nor is it defined in the Hawke's Bay Regional Policy Statement (HBRPS). In regard to the latter, Centralines notes that the HBRPS has a definition of 'Strategic Infrastructure'.</p> <p>Centralines supports the policy but suggests that a definition for either regionally significant infrastructure, or strategic Infrastructure should be included.</p>	<p>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.'</p>
SUB-P17	S98.020	Hatuma Lime Co Ltd	Support	<p>Hatuma Lime supports the intent of this objective[policy?], which states: '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' [SUB-P17].</p>	<p>Retain SUB-P17 as proposed.</p>
SUB-P17	S117.063	Chorus New Zealand Limited	Support	<p>This policy supports the direction set by SUB-O4.</p>	<p>Retain SUB-P17 as notified.</p>
SUB-P17	S118.063	Spark New Zealand Trading Limited	Support	<p>This policy supports the direction set by SUB-O4.</p>	<p>Retain SUB-P17 as notified.</p>
SUB-P17	S119.063	Vodafone New Zealand Limited	Support	<p>This policy supports the direction set by SUB-O4.</p>	<p>Retain SUB-P17 as notified.</p>

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SUB-P17	S129.088	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the policy as proposed, but seeks minor amendments for grammatical reasons.	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.'
SUB-P18	S78.027	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain SUB-P18 as written.
SUB-P18	S79.075	Transpower New Zealand Ltd	Amend	Given the national significance of the National Grid, inappropriate development is a potential issue. In order to manage subdivision that has the potential to compromise the operation, maintenance, upgrading and development of the National Grid, Transpower supports the provision of a corridor management approach which allows for the reasonable use of land inside the transmission line corridor, with several standards and rules imposed to ensure that any subdivision that might compromise the Grid is either avoided or managed. While Transpower supports SUB-P18, it is not explicitly directive to give effect to the NPSET.	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').
SUB-P18	S129.089	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora supports the intent of the policy, however seeks amendments to acknowledge that a balance is achieved between the need to manage reverse sensitivity effects and the need to provide for and facilitate growth. Amendments sought.	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.'
SUB - Rules	S50.009	The Surveying Company (HB) Ltd	Amend	Farm Parks should be included as an option for subdivision in the rural zones. Farm Parks are an effective way of allowing for rural residential living and maintaining a working farm. Request to discuss this with you in more detail.	Inclusion of a Farm Park option within the rural zones, similar to the Hastings District Council rules.
SUB - Rules	S75.028	Royal Forest and Bird	Oppose	The subdivision rules are too permissive.	Amend to strengthen protection for SNAs and ONFLs in particular, and to be consistent with

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		Protection Society NZ (Forest & Bird)			NZCPS and RMA, as well as NPS-IB (if one is notified).
SUB - Rules	S79.077	Transpower New Zealand Ltd	Amend	<p>As proposed the PDP Subdivision Chapter provides for the subdivision provisions relating to the National Grid Subdivision Corridor provided as a standard within SUB-S4, which is then referenced in each of the relevant rules. While Transpower supports a specific standard relating to subdivision within the National Grid Subdivision Corridor, Transpower seeks a stand-alone rule and a specific standard and activity status that appropriately manages subdivision within proximity of the National Grid.</p> <p>In relation to a stand-alone rule, Transpower seeks a stand-alone rule (to be located within the Network Utilities chapter) as it would provide clarity to plan users.</p> <p>In relation to activity status, Transpower seeks that subdivision within the National Grid Subdivision Corridor be a restricted discretionary activity (as opposed to being controlled as notified) where the newly created lots comply with the standards SUB-S4. A restricted discretionary activity status for subdivision that demonstrates a building platform outside the National Grid Yard, and where vehicle access to support structures is maintained, provides an appropriate incentive to design subdivision layouts that avoid building sites within the National Grid Yard.</p> <p>The default non-complying activity status is supported on the basis it is considered the most effective means of giving effect to the NPSET's objective of managing the adverse effects of the network and managing the adverse effects of other activities on the network.</p>	<p>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</p> <p>All Zones</p> <p>1. Activity Status: RDIS</p> <p>Where the following condition is met:</p> <p>a. Compliance with: SUB-S4(2) and SUB-S4(3) National Grid Subdivision Corridor.</p> <p>Matters of discretion are restricted to:</p> <p>The matters in SUB-AM172.</p> <p>Activity status where compliance with SUB-S4(2) and SUB-S4(3) is not achieved: NC Notification</p> <p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p> <p>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>
SUB - Rules	S94.005	Surveying the Bay Ltd	Amend	The Hastings District Plan includes provision for Farm Park developments, some of which have been successfully established.	Include provision for 'Farm Parks' in the 'General Rural Zone'.
SUB-RXX (new rule)	S129.097	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora seeks the introduction of a new subdivision activity 'subdivision in accordance with an approved land use consent' for certain urban	Add a new rule in the 'SUB - Subdivision' chapter in the Proposed Plan as follows: '[SUB-RX?]

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				<p>zones where, if land use and subdivision are applied for concurrently, the residential development and associated subdivision can be provided for at greater intensities where the effects of the land use have demonstrably been deemed acceptable through the approval of the land use consent. New matters of control are sought which will ensure that any effects resulting from the subdivision itself can be appropriately managed. Where compliance with SUB-RX(1) is not achieved, other subdivision activities will apply.</p>	<p>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 consent Matters 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.</p> <p>2. Activity status where compliance with SUB-RX(1) is not achieved: N/A'</p>
SUB-R1	S55.059	Heritage New Zealand Pouhere Taonga	Support	The Controlled Activity status and the exemption for land containing historic heritage items and sites and areas of significance to Māori is supported.	Retain SUB-R1 as notified.
SUB-R1	S57.071	Fire and Emergency New Zealand	Support	Subdivision in all zones (not otherwise provided for) require resource consent subject to a number of standards, which includes SUB-S5 and assessment matters which includes SUB-AM5 which requires Council to consider the provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008. This rule framework is supported by Fire and Emergency.	Retain SUB-R1 as notified.
SUB-R1	S79.078	Transpower New Zealand Ltd	Amend	Transpower seeks a stand-alone rule and a specific standard and activity status that appropriately manages subdivision within proximity of the National Grid. Transpower seeks this stand-alone rule be located within the Network Utilities chapter, as it would provide clarity to plan users.	Remove all reference to the 'National Grid Subdivision Corridor' from SUB-R1, on the basis of a new stand alone rule addressing this matter.
SUB-R1	S98.021	Hatuma Lime Co Ltd	Amend	The nature of larger 20ha lots would be to keep the land for use as primary production, not	Amend SUB-R1(1) as follows: '1. Activity Status: CON

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				necessarily for lifestyle. Notwithstanding this, subdivision does generate additional development rights, and based on the General Rural Zone rules, two additional residential houses could be anticipated, and a minor residential unit as well. Therefore, Hatuma Lime seeks amended provisions to enable consideration of reverse sensitivity effects on lawfully established activities (such as quarries) as part of Controlled Activity subdivisions in the General Rural Zone.	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.
SUB-R1	S105.014	James Bridge	Oppose	Defaulting to a Discretionary activity for all subdivisions of sites containing the listed sites or areas is inappropriate, particularly where the proposed additional lot(s) occupy a small area within a large farm property, and that area will not be affected by the subdivision.	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) 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: i. HH-SCHED2. ii. SASM-SCHED3. iii. ECO-SCHED5. iv. ONL or ONF in NFL-SCHED6. v. CE-SCHED7. ...'
SUB-R1	S107.001	Thomas Collier	Oppose	The current rules for subdividing land in CHB are sensible for our district, therefore I reject the proposed rules of SUB-R1 [Subdivision not otherwise provided for] & SUB-R5 [Subdivision to create a Lifestyle Site(s)]. I fear that the proposed rules have been 'cut and pasted' from the Hastings District Plan, which would be inappropriate for our CHB district. We do not have the same quality of soils as the Hastings district and to restrict the growth of our population in CHB by changing to the proposed subdivision rules would be a step backwards for the prosperity of our great district.	Reject SUB-R1, and revert to the current subdivision rules in the Operative District Plan.

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				Large scale plans and decisions are invariably multifactorial and therefore require nuance throughout the whole process, I fear the proposed subdivision rule changes have not been considered with this nuanced view.	
SUB-R1	S114.001	Central Hawkes Bay District Council	Amend	New minimum lot sizes are needed to recognise infrastructure servicing constraints, especially stormwater. Activity status and cross-references intended to both unlock land but also ensure potential opportunity for all land parcels to develop. This amendment allows some flexibility for alternative development proposals in impacts and effects able to be adequately managed. A new activity status of Discretionary is required to allow adequate consideration of proposals that do not comply with relevant provisions of the Proposed Plan, including the provisions sought as relief in this submission.	Amend SUB-R1 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 'Subdivision not otherwise provided for All Zones 1. Activity Status: CON Where the following conditions are met: a. ... b. ... c. Compliance with: i. iv. SUB-S7(1) and (2) ... d. Compliance with: ...da. Compliance with SUB-S7(3). 2. .. 3. Activity status where compliance with condition SUB-R1(1)(a) and/or SUB-R1(1)(b) and/or SUB-R1(1)(da) is not achieved: DIS 4. ...'
SUB-R1	S129.090	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports a controlled activity status for subdivision (including vacant lot subdivision) compliant with standards. Consistent with subsequent submission points, Kainga Ora requests the addition of a new standard (referred to here as 'SUB-SX') so as to recognise that whilst imposition of minimum lot sizes are likely to unnecessarily hinder development in urban areas (where subdivision and land use consents are applied for concurrently), controls setting out number of permissible dwellings per site and minimum lot sizes may be appropriate within rural	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: ...'

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				<p>areas to the extent that they prevent further exurban sprawl and expansion into (and compromise the productivity of) land that could otherwise be utilised for primary production activities.</p> <p>In alignment with relevant objectives and policies within the Natural Hazards chapter, Kāinga Ora considers that it is necessary that subdivision which occurs in areas of natural hazards is assessed as a restricted discretionary activity, to recognise that subdivision can enable certain land use activities to occur.</p> <p>Kāinga Ora considers that in relation to those matters in SUB-R1(1)(b) and SUBR1(1)(d), the risks and adverse effects of subdividing in such areas are generally well understood and can be clearly defined. As such, Kāinga Ora considers that with an associated set of assessment criteria, a restricted discretionary activity status is appropriate, and would provide a greater degree of certainty to applicants and plan users regarding what specific matters need to be addressed and/or mitigated through subdivision consent. A restricted discretionary rule framework will also allow Council the opportunity to decline applications where adverse effects are not satisfactorily addressed. Amendments sought.</p>	<p>2. Activity status where compliance with condition SUB-R1(1)(c) is not achieved: RDIS Matters over which discretion is restricted: ... 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): 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.</p> <p>3. Activity status where compliance with condition SUB-R1(1)(a) and/or SUB-R1(1)(b) is not achieved: DIS</p> <p>4. Activity status where compliance with condition SUB-R1(1)(d) is not achieved: NC'</p>
SUB-R2	S129.091	Kāinga Ora - Homes and Communities	Amend	<p>Kāinga Ora generally supports the rule as drafted but considers that it is necessary to include 'subdivision around existing buildings and development' to reflect that standards typically applied to vacant lot subdivision are not necessarily relevant where the anticipated land use activity has already been established either as of right or through the resource consent process. On the above basis, Kāinga Ora suggests that where subdivision around existing dwellings results in new non-compliances to zone or district-wide rules, that these be assessed as a restricted discretionary activity. Amendments sought.</p>	<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/A 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: ...</p>

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
					<p>Note: The standards in SUB-S1 to SUB-S9 do not apply.</p> <p>2. Activity status where compliance not achieved: N/ARDIS</p> <p>Matters over which discretion is restricted:</p> <p>a. In relation to any new non-compliances with zone standards, those assessment matters relevant to the non-compliance:</p> <p>i. GRZ-AM1 ii. GRZ-AM2 iii. GRZ-AM3 iv. GRZ-AM4 v. GRZ-AM5</p> <p>All other zones 3. SUB-R1 applies'</p>
SUB-R3	S57.072	Fire and Emergency New Zealand	Support	<p>Subdivision for special purposes in all zones (including the creation of lots of any size for public works, network utilities, renewable electricity generation activities, reserves, roads, and access) requires resource consent subject to a number of standards which includes SUB-S5.</p> <p>As proposed, SUB-R3 requires a water supply for firefighting purposes for a new lot where the intention of the subdivision is not for future development of a dwelling or other structure that requires fire protection. Accordingly, a minor amendment to SUB-S5 is sought to allow some flexibility where the subdivision intent does not involve future buildings. This amendment enhances the workability of the rule in its implementation and avoids unnecessary provision of a firefighting water supply.</p> <p>Fire and Emergency also supports SUB-R3(1)(e) that enable Council to register a Consent Notice on the Record of Title to any special purpose site, pursuant to section 221 of the RMA. This will ensure that were the land use is proposed to change, the lot will be required to be fully compliant with the rules of the respective zone.</p>	Retain SUB-R3 as notified.

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				This will avoid landowners changing land use in future and establishing structures without consideration of servicing requirements.	
SUB-R3	S79.079	Transpower New Zealand Ltd	Amend	Transpower seeks a stand-alone rule and a specific standard and activity status that appropriately manages subdivision within proximity of the National Grid. Transpower seeks this stand-alone rule be located within the Network Utilities chapter, as it would provide clarity to plan users.	Remove all reference to the 'National Grid Subdivision Corridor' from SUB-R3, on the basis of a new stand alone rule addressing this matter.
SUB-R3	S90.036	Centralines Limited	Support	Centralines supports this rule, noting it provides for the creation of lots for network utilities and renewable electricity generation activities as a Controlled Activity, subject to compliance with conditions.	Retain SUB-R3 as notified.
SUB-R3	S129.092	Kāinga Ora - Homes and Communities	Amend	<p>Kāinga Ora acknowledges the critical role that subdivision for special purposes serves in contributing to, and supporting, urban development. In this regard, Kāinga Ora is supportive of the rule with amendments sought to matters of control.</p> <p>Kāinga Ora considers that where compliance with SUB-R3(1)(c) cannot be achieved, that adverse effects can be managed through a restricted discretionary activity framework with associated matters of discretion.</p> <p>In alignment with relevant objectives and policies within the Natural Hazards chapter, Kāinga Ora considers that it is necessary that subdivision which occurs in areas of natural hazards is assessed as a restricted discretionary activity, to recognise that subdivision can enable certain land use activities to occur and that there is a need to provide Council the opportunity to decline applications where risks to people, property, infrastructure, and the environment are too great and cannot be sufficiently mitigated.</p> <p>Amendments sought.</p>	<p>Amend SUB-R3 as follows: 'Subdivision for special purposes All Zones 1. Activity Status: CON Where the following conditions are met: ... d. The land being subdivided is not located within an identified natural hazard area in the planning maps. Matters over which control is reserved: ... 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. 2. Where compliance with condition SUB-R3(1)(a) is not achieved: SUB-R1 applies 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 Matters over which discretion is restricted: ...And in relation to non-compliances to SUB-</p>

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
					<p>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>
SUB-R4	S55.060	Heritage New Zealand Pouhere Taonga	Support	The Controlled Activity status for boundary adjustments and the exemption for land containing historic heritage items and sites and areas of significance to Māori is supported.	Retain SUB-R4 as notified.
SUB-R4	S57.073	Fire and Emergency New Zealand	Support	Boundary adjustments in all zones requires resource consent subject to a number of standards, which includes SUB-S5 which requires Council to consider the provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008. This rule framework is supported by Fire and Emergency.	Retain SUB-R4 as notified.
SUB-R4	S79.080	Transpower New Zealand Ltd	Amend	Transpower seeks a stand-alone rule and a specific standard and activity status that appropriately manages subdivision within proximity of the National Grid. Transpower seeks this stand-alone rule be located within the Network Utilities chapter, as it would provide clarity to plan users.	Remove all reference to the 'National Grid Subdivision Corridor' from SUB-R4, on the basis of a new stand alone rule addressing this matter.
SUB-R4	S105.015	James Bridge	Oppose	Defaulting to a Discretionary activity for all subdivisions of sites containing the listed sites or areas is inappropriate, particularly where the proposed additional lot(s) occupy a small area within a large farm property, and that area will not be affected by the subdivision.	<p>Amend SUB-R4(1)(b) as follows:</p> <p>'1. Activity Status: CON</p> <p>Where the following conditions are met:</p> <p>a. ...</p> <p>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:</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>

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
					...
SUB-R4	S129.093	Kāinga Ora - Homes and Communities	Amend	<p>Kāinga Ora generally supports the rule, however considers that the '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)' is not relevant to the activity in question as a matter of control, particularly where the land being subdivided complies with SUBR4(1)(b), and does not contain (and/or is not located within) heritage items, sites of significance to maori, archaeological sites, areas of indigenous biodiversity, outstanding natural features and landscapes, and/or the coastal environment. Consistent with above submission points, Kāinga Ora considers that matters arising from non-compliance with SUB-R4(1)(b) and SUB-R4(1)(d) can be appropriately managed through a restricted discretionary activity framework. Amendments sought.</p>	<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.</p>

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
					4. Activity status where compliance with condition SUB-R4(1)(b) is not achieved: NC'
SUB-R5	S6.002	IA & PD Waldrom	Oppose	We farm close to Waipawa and have received requests from people to sell them a section to build a house. We have to-date refused but it may be something we may consider in the future especially if the extension of Waipawa adversely affects us.	Do not limit frequency of subdivision (currently proposed as one every three years, also the number of sections that can be subdivided in that timeframe - Rule SUB-R5(1)(a)(i) & (ii)).
SUB-R5	S50.007	The Surveying Company (HB) Ltd	Amend	Concern is that in order to bypass the three year stand down period, as a Controlled activity SUB-R5(1), an applicant could subdivide a large lot into multiple 23ha (or thereabouts) Lot sizes, so that each Lot can then have a lifestyle lot subdivision under SUB-R5. This will result in a number of 20ha lots that are not amalgamated and the fracturing of the productive land that you wish to preserve. Request to discuss this matter in more detail prior to a hearing so that we can contribute positively.	A possible option is to amend SUB-R5(1)(a) to allow the creation of 1 lifestyle lot per 20ha up to a maximum of 5 new sites. The time provision could remain.
SUB-R5	S50.008	The Surveying Company (HB) Ltd	Amend	We ask that you look at why a balance lot of over 12ha needs to be amalgamated when creating a lifestyle site (SUB-R5(5)(a)(ii)). The minimum lot size in the Rural Production Zone is 12ha, so if after the creation of a complying lifestyle lot more than 12ha is left over, why is it required to be amalgamated to an adjoining lot? We know why this was introduced in the Heretaunga Plains. It was because the underlying Cadastre at that time was significantly fragmented. This is not the case in CHB.	Amend SUB-R5(5)(a)(ii) to remove the requirement to amalgamate a balance lot if the balance lot is more than 12ha.
SUB-R5	S55.061	Heritage New Zealand Pouhere Taonga	Support	The Controlled Activity status for this type of subdivision, and the exemption for land containing historic heritage items and sites and areas of significance to Māori is supported.	Retain SUB-R5 as notified.
SUB-R5	S57.074	Fire and Emergency New Zealand	Support	Subdivision to create a Lifestyle Site in the General Rural Zone (outside of the Coastal Environment Area) and Rural Production Zone requires resource consent subject to a number of standards, which includes SUB-S5 and assessment matters which includes SUB-AM5 which requires Council to consider the provisions of the NZ Fire Service Firefighting Water Supplies	Retain SUB-R5 as notified.

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				Code of Practice SNA PAS 4509:2008. This rule framework is supported by Fire and Emergency.	
SUB-R5	S79.081	Transpower New Zealand Ltd	Amend	Transpower seeks a stand-alone rule and a specific standard and activity status that appropriately manages subdivision within proximity of the National Grid. Transpower seeks this stand-alone rule be located within the Network Utilities chapter, as it would provide clarity to plan users.	Remove all reference to the 'National Grid Subdivision Corridor' from SUB-R5, on the basis of a new stand alone rule addressing this matter.
SUB-R5	S81.081	Horticulture New Zealand	Oppose	We seek deletion of the 'once every three years clause' this on the basis that it creates an expectation of subdivision. We consider a more conservative approach would be warranted in the Rural Production Zone for subdivision for a lifestyle site.	Amend SUB-R5(1) as follows: 'General Rural Zone (outside of the Coastal Environment Area 1. Activity Status: CON Where the following conditions are met: a. Limited to: i. ...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. iii. ...' And amend SUB-R5(5) as follows: 'Rural Production Zone 5. Activity Status: CON RDIS ...'
SUB-R5	S94.003	Surveying the Bay Ltd	Amend	Sites can only be created once every three years from the date the subject title was created. This assumes the existing title resulted from a previous use of this Rule, however that is often not the case. Titles are often created through boundary adjustments, legalisations, or the reorganisation of parcels and titles.	Amend SUB-R5(1)(a) to clarify that the commencement of the three year period only applies to titles from which lifestyle sites were previously created.
SUB-R5	S98.023	Hatuma Lime Co Ltd	Amend	The nature of larger 20ha lots would be to keep the land for use as primary production, not necessarily for lifestyle. Notwithstanding this, subdivision does generate additional development rights, and based on the General Rural Zone rules, two additional residential houses could be anticipated, and a minor residential unit as well. Therefore, Hatuma Lime seeks amended provisions to enable consideration of reverse sensitivity effects on lawfully established activities	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.' And add the new assessment matter (SUB-AM19)

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				(such as quarries) as part of Controlled Activity subdivisions in the General Rural Zone.	proposed in the submission.
SUB-R5	S105.016	James Bridge	Oppose	Defaulting to a Discretionary activity for all subdivisions of sites containing the listed sites or areas is inappropriate, particularly where the proposed additional lot(s) occupy a small area within a large farm property, and that area will not be affected by the subdivision.	Amend SUB-R5(1)(c) as follows: '1. Activity Status: CON Where the following conditions are met: a. ... b. ... c. 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. ...'
SUB-R5	S107.002	Thomas Collier	Oppose	The current rules for subdividing land in CHB are sensible for our district, therefore I reject the proposed rules of SUB-R1 [Subdivision not otherwise provided for] & SUB-R5 [Subdivision to create a Lifestyle Site(s)]. I fear that the proposed rules have been 'cut and pasted' from the Hastings District Plan, which would be inappropriate for our CHB district. We do not have the same quality of soils as the Hastings district and to restrict the growth of our population in CHB by changing to the proposed subdivision rules would be a step backwards for the prosperity of our great district. Large scale plans and decisions are invariably multifactorial and therefore require nuance throughout the whole process, I fear the proposed subdivision rule changes have not been considered with this nuanced view.	Reject SUB-R5, and revert to the current subdivision rules in the Operative District Plan.
SUB-R5	S116.023	Silver Fern Farms Limited	Oppose	The Proposed Plan allocated a Discretionary activity status to subdivisions that do not comply with Rule SUB-R5(5)(a)(i) to (iii). That rule requires that 'lifestyle sites' be: - Created only for existing dwellings.	Amend SUB-R5 as follows: 'Rural Production Zone 5. Activity Status: CON Where the following conditions are met: a. Limited to:

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				<ul style="list-style-type: none"> - Not create additional sites (amalgamation is required). - A minimum lot size of 12 ha for amalgamated sites. - No more than two dwellings on a newly amalgamated lot created under this rule. <p>Non-compliance with this rule would indicate the following outcomes are likely:</p> <ul style="list-style-type: none"> - Creation of vacant 'lifestyle sites' for the future development of an additional dwelling(s). - Creation of small sites with inadequate space to mitigate reverse sensitivity effects on the surrounding rural environment. <p>Non-compliance is allocated a Discretionary activity status pursuant to Rule SUB-R5(7). Silver Fern Farms considers that a Non-Complying activity status for a 'lifestyle site' subdivision that fails to comply with Rule SUB-R5(5)(a) would more appropriately align with the strategic directions set for the Rural Production Zone (eg. RPROZ-P8), and with the outcomes sought by Silver Fern Farms submission. This can be achieved by amending Rules SUB-R5(7) and (8).</p>	<ul style="list-style-type: none"> i. The lifestyle site is based around an existing residential unit on a site that has a net site area less than 12 hectares. ii. No additional sites are created (amalgamation of the balance lot is required). iii. The newly amalgamated sites are adjoining and combine to a net site area greater than 12 hectares. b. ... c. ... d. ... e. 6. Activity status where compliance with condition SUB-R5(5)(d) is not achieved: RDIS ... 7. Activity status where compliance with conditions SUB-R5(5)(a) and/or SUB-R5(5)(c) is not achieved: DIS 8. Activity status where compliance with conditions SUB-R5(5)(a), SUB-R5(5)(b) and/or SUB-R5(5)(e) is not achieved: NC'
SUB-R5	S124.002	Regeneration Holdings Ltd	Oppose	<p>To reduce impact of development, particularly on versatile land through maintaining smaller Min Lot size, and reducing the frequency of development to every three years as proposed.</p> <p>Increasing the scale of development to 5 lots per development helps reduce costs per Lot to ensure that rural lifestyle blocks will be affordable and to maintain some development interest to meet future demand.</p> <p>The ability to stage a development over multiple three year horizons ensures that land most suited to development continues to be developed in an orderly and planned manner with clear signalling of intention to council.</p>	Maintain the frequency at 'one application every three years' but increase the maximum quantity to five lots per application per property rather than one.
SUB-R5	S129.094	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora is generally supportive of the approach taken to SUB-R5. In relation to SUB-R5(1)(a), SUB-R5(1)(b), SUB-R5(5)(a), and SUB-R5(5) (b), Kāinga Ora considers that a discretionary activity	Amend SUB-R5 as follows: 'Subdivision to create a Lifestyle Site(s) (not in association with the creation of a Conservation Lot)

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				<p>status is appropriate to dissuade further subdivision into lifestyle lots which if not appropriately managed may otherwise compromise the ability to provide for primary production activities in future. This approach is supported by (and consistent with) relevant objectives and policies of the General Rural and Rural Production Zones.</p> <p>In alignment with relevant objectives and policies within the Natural Hazards chapter, Kāinga Ora considers that it is necessary that subdivision which occurs in areas of natural hazards is assessed as a restricted discretionary activity, to recognise that subdivision can enable certain land use activities to occur and that there is a need to provide Council the opportunity to decline applications where risks to people, property, infrastructure, and the environment are too great and cannot be sufficiently mitigated.</p> <p>Whilst Kāinga Ora recognises and supports the intent of SUB-R5(1)(a)(ii), it questions whether there are more effective means of achieving the desired outcome. In this regard, Kāinga Ora opposes these provisions as notified and seeks alternative wording. Similarly, it is considered that clarification to the wording to SUB-R5(5)(a)(ii) and SUBR5(5)(a)(iii) is needed.</p> <p>Consistent with previous submission points, Kāinga Ora considers that matters and/or effects arising from noncompliance with SUB-R1(1)(c), SUBR1(1)(e), SUB-R5(1)(c), and SUB-R5(1)(e) can be appropriately managed through a restricted discretionary activity framework.</p> <p>Amendments sought.</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>... 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)(c) is not achieved: DIS4. 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>

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
					<p>a. Limited to:</p> <p>i. ...</p> <p>ii. No additional sites are created (amalgamation of the balance lot is required).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.</p> <p>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</p> <p>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.</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>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: NG</p> <p>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>

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
					<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>
SUB-R6	S55.062	Heritage New Zealand Pouhere Taonga	Support	This rule providing for subdivision to create conservation lots in association with protection of historic heritage items and sites and areas of significance to Māori is supported.	Retain SUB-R6 as notified.
SUB-R6	S79.082	Transpower New Zealand Ltd	Amend	Transpower seeks a stand-alone rule and a specific standard and activity status that appropriately manages subdivision within proximity of the National Grid. Transpower seeks this stand-alone rule be located within the Network Utilities chapter, as it would provide clarity to plan users.	Remove all reference to the 'National Grid Subdivision Corridor' from SUB-R6, on the basis of a new stand alone rule addressing this matter.
SUB-R6	S129.095	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the rule as notified, however considers that potential effects arising from non-compliance with SUB-R6(1)(b) can be appropriately managed through a restricted discretionary activity framework. Amendments sought.	<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 1. Activity Status: CON ... 2. Activity status where compliance with condition SUB-R6(1)(a) is not achieved: RDIS Matters over which discretion is restricted: ... 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.</p>

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
					3. Activity status where compliance with condition SUB-R6(1)(b) is not achieved: NC'
SUB-R7	S50.010	The Surveying Company (HB) Ltd	Amend	We support the provision of a conservation lot rule. Request amendment because the cost of fencing and maintaining the conservation areas becomes prohibitive if the conservation area is large.	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.
SUB-R7	S55.063	Heritage New Zealand Pouhere Taonga	Support	This rule is supported providing for subdivision to create lifestyle sites in association with conservation lots for protection of special features including historic heritage items and sites and areas of significance to Māori. Clauses SUB-R7(1)(a)(iv) and SUB-R7(1)(b)(ii) state that: 'the whole of the feature will be physically and legally protected'. For the purposes of this rule, the use of historic heritage settings would be appropriate.	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.'
SUB-R7	S57.075	Fire and Emergency New Zealand	Support	Subdivision to create a Lifestyle Site(s) in association with the creation of a Conservation Lot requires resource consent subject to a number of standards, which includes SUB-S5 and assessment matters which includes SUB-AM5 which requires Council to consider the provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008. This rule framework is supported by Fire and Emergency.	Retain SUB-R7 as notified.
SUB-R7	S79.083	Transpower New Zealand Ltd	Amend	Transpower seeks a stand-alone rule and a specific standard and activity status that appropriately manages subdivision within proximity of the National Grid. Transpower seeks this stand-alone rule be located within the Network Utilities chapter, as it would provide clarity to plan users.	Remove all reference to the 'National Grid Subdivision Corridor' from SUB-R7, on the basis of a new stand alone rule addressing this matter.
SUB-R7	S129.096	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the rule as notified, however considers that potential effects arising from non-compliance with SUB-R7(1)(e) can be appropriately managed through a restricted discretionary activity framework.	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

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				<p>In alignment with relevant objectives and policies within the Natural Hazards chapter, Kāinga Ora considers that it is necessary that subdivision which occurs in areas of natural hazards is assessed as a restricted discretionary activity, to recognise that subdivision can enable certain land use activities to occur and that there is a need to provide Council the opportunity to decline applications where risks to people, property, infrastructure, and the environment are too great and cannot be sufficiently mitigated. Amendments sought.</p>	<p>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) are 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'</p>
SUB-SXX (new standard)	S117.064	Chorus New Zealand Limited	Amend	<p>A new standard is sought to ensure that, in all zones, telecommunications provision is provided at the time of subdivision.</p>	<p>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.'</p> <p>This standard must be referenced in Rules SUB-R1, SUB-R3, SUB-R5 and SUB-R7.</p>

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
SUB-SXX (new standard)	S118.064	Spark New Zealand Trading Limited	Amend	A new standard is sought to ensure that, in all zones, telecommunications provision is provided at the time of subdivision.	<p>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.'</p> <p>This standard must be referenced in Rules SUB-R1, SUB-R3, SUB-R5 and SUB-R7.</p>
SUB-SXX (new standard)	S119.064	Vodafone New Zealand Limited	Amend	A new standard is sought to ensure that, in all zones, telecommunications provision is provided at the time of subdivision.	<p>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.'</p> <p>This standard must be referenced in Rules SUB-R1, SUB-R3, SUB-R5 and SUB-R7.</p>
SUB-SXX (new standard)	S129.099	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora seeks the inclusion of a new standard which sets out minimum lot size requirements in rural zones. The reason for this amendment is to recognise that the minimum lot size requirements are appropriate within rural areas to the extent that they prevent further exurban sprawl and expansion into (and compromise the productivity of) land that could otherwise be utilised for primary production activities.	<p>Add a new standard in the 'SUB - Subdivision' chapter in the Proposed Plan as follows:</p> <p>'Minimum Lot Size (Rural Zones) Settlement Zone</p> <p>1. Where public sewerage reticulation is available - 600m².</p> <p>2. Where public sewerage reticulation is not available - 1000m².</p> <p>Rural Lifestyle Zone</p> <p>3. 4000m².</p> <p>General Rural Zone</p> <p>4. 20 hectares</p> <p>Note: standards for subdivisions involving the creation of Lifestyle Sites in the General Rural Zone are in found in SUB-S2 below</p> <p>Rural Production Zone</p> <p>5. 12 hectares</p>

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
					<p>Note: standards for subdivisions involving the creation of Lifestyle Sites in the Rural Production Zone are in found in SUB-S2 below.</p> <p>Conservation Lot (All Zones) 6. No minimum lot size applies.</p> <p>Special Purpose Lot (All Zones) 7. No minimum lot size applies. Increasing the area of existing noncomplying sites.</p> <p>8. No minimum lot size applies, provided no existing complying site is rendered noncomplying by the subdivision.'</p>
SUB-S1	S12.001	Kenneth (John) MacLennan	Oppose	Rates. Land going into trees.	Oppose going to 12.6ha. Stay at the existing subdivision size.
SUB-S1	S13.001	Kevin Williams	Amend	<p>Section 9.10 of the CHBDC Operative Plan permits subdivision to minimum Lot sizes of 4000 square metres. For a 12 hectare property this would allow up to 30 new Lots.</p> <p>The CHBDC Draft District Plan proposes to restrict rural subdivision in the Rural Production Zone to a minimum 20 hectares, to protect the high value for primary production purposes. A 12 hectare property is unlikely to be able to be used for any purpose other than a lifestyle block, and is therefore already lost to primary productive purposes.</p> <p>It is unreasonable to have the Operative Plan which allows up to 30 new Lots for a 12 hectare property, change under the Proposed Plan to not allowing any subdivision at all (for existing properties less than 20 hectares). This is particularly unreasonable when the objective for this change cannot be met because the property is already lost to primary production. Allowing limited subdivision of 2 hectares every 3 years would align with the allowance for properties over 20</p>	Allow existing Lots within the Rural Production Zone less than 20 hectares to be further subdivided to create 1 additional Lot every 3 year period, not less than 2 hectares.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				<p>hectares, whilst ensuring that new Lots have minimal impact on the environment.</p> <p>Although I live outside the CHB district, I own 12 hectares that will be zoned Rural Production Zone. Because of the proposed changes, I am forced to subdivide before the Proposed Plan is made - and am permitted under the Operative Plan to create many more Lots than I would like or believe is reasonable for my property.</p>	
SUB-S1	S50.011	The Surveying Company (HB) Ltd	Amend	<p>We do not support the minimum lot size in the Settlement Zone of 600m² where public sewerage reticulation is available. 600m² is not conducive to supporting growth in the Settlement Zones (especially Ōtāne) because:</p> <ul style="list-style-type: none"> - it will limit subdivision of many of these lots which are historically between 800-1000m²; - a minimum lot size of 400-500m² is more appropriate for township/ lower density residential development; and - there does not seem to be any rationale behind why 600m² has been reached as the appropriate minimum Lot size in the s32 reports. 	<p>Amend SUB-S1(4) as follows: 'Settlement Zone 4. Where public sewerage reticulation is available - 600450m². 5. ...'</p>
SUB-S1	S50.012	The Surveying Company (HB) Ltd	Amend	<p>We do not support the lot sizes of 800m² for lots connected to the reticulated system and 1000m² for those not (disregarding Mangakuri at 1500m² which we support). We do not understand the difference in lot size, as 800m² and 1000m² are very similar. We think that a 600m² lot size for sites that can connect to the reticulated system is more appropriate.</p>	<p>Amend SUB-S1(6) as follows: 'Large Lot Residential Zone (Coastal) 6. Where public sewerage reticulation is available - 800600m². 7. Where public sewerage reticulation is not available: a. Mangakuri - 1500m². b. Other coastal settlements - 1000m².'</p>
SUB-S1	S105.021	James Bridge	Oppose	<p>The introduction of a minimum lot size of 20ha in the General Rural Zone is not supported by the Objectives and Policies of the Proposed Plan. The rules of the plan should give effect to those objectives and policies.</p>	<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>

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
SUB-S1	S114.002	Central Hawkes Bay District Council	Amend	New minimum lot size recognising infrastructure servicing constraints, especially stormwater. Activity status and cross-references intended to both unlock land but also ensure potential opportunity for all land parcels to develop. Also allows some flexibility for alternative development proposals in impacts and effects able to be adequately managed.	Amend SUB-S1 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 'General Residential Zone 1. ... 2. ... General Residential Zone - Waipukurau South Plan Area 1a. Where public sewerage reticulation is available - 500m2. 2a. Where public sewerage reticulation is not available - 1000m2.'
SUB-S1	S120.023	Heretaunga Tamatea Settlement Trust	Amend	A 2,500m2 minimum lot size where a 4,000m2 average is achieved is requested for the Rural Lifestyle Zone. Such an approach would encourage a greater variety of lot sizes and in the case of the Lake Whatumā and Pukeora Concept Development Areas, provide for open space areas and/or reserves and SNA areas at Lake Whatumā as part of the Rural Lifestyle Zone. Such an approach provides for positive benefits to the community with public open space and walkways being created for the benefit of all rather than being tied up in the privately owned balance areas of lifestyle sites. A minimum site size of 2,500m2 is consistent with the permitted activity standards in the Regional Resource Management Plan for onsite wastewater disposal. With this rezoning however there is the potential for the Rural Lifestyle Zone to be connected to reticulated wastewater and water services.	Amend SUB-S1(8) as follows: 'Rural Lifestyle Zone 8. A 2,500m2 minimum lot size where a 4,000m2 average is achieved.'
SUB-S1	S123.001	Riverfield Holdings Ltd	Oppose	We are seeing rapid growth in Central Hawke's Bay - more than Planners realised would happen and not all of our Rural Land is highly productive. This limits existing landowners rights to subdivide for family or financial survival. Reconsider the implications and reduce minimum lot sizes.	Reduce minimum lot sizes.

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SUB-S1	S124.001	Regeneration Holdings Ltd	Oppose	To reduce impact of development, particularly on versatile land through maintaining smaller Min Lot size.	Amend SUB-S1(9) and SUB-S1(10) as follows: 'General Rural Zone 9. 20 hectares 10,000m² 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. 42 hectares 4,000m² Note: standards for subdivisions involving the creation of Lifestyle Sites in the Rural Production Zone are in found in SUB-S2 below.'
SUB-S1	S127.003	Livingston Properties Limited	Amend	A 2,500m ² minimum lot size where a 4,000m ² average is achieved is requested for the Rural Lifestyle Zone. Such an approach would encourage a greater variety of lot sizes and in the case of the Golden Hills Concept, provide for open space reserves as part of the Rural Lifestyle Zone. It also enables the concept of Large Lots increasing in size to Lifestyle Lots at the eastern extent of the rezoning area as explained on pages 15 and 16 of the Golden Hills Concept Booklet. Such an approach provides for positive benefits to the community with public open space and walkways being created for the benefit of all rather than being tied up in the privately owned balance areas of lifestyle sites. A minimum sites size of 2,500m ² is consistent with the permitted activity standards in the Regional Resource Management Plan for onsite wastewater disposal. With this rezoning however there is the potential for the Rural Lifestyle Zone to be connected to reticulated wastewater and water services.	Amend SUB-S1 as follows: 'Minimum Net Site Area (excluding Lifestyle Sites and Conservation Lots) ... Rural Lifestyle Zone 8. 4000m ² 9. 2500m² where an average Net Site Area of 4,000m² is achieved per lot over the subdivision. ...' And make any consequential amendments to the Proposed Plan to support the provision of an average minimum net site area as for the Rural Lifestyle Zone as requested above.
SUB-S1	S129.098	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes the standard as notified. Amendment is sought to introduce the word 'vacant' to describe the standard. This is to clarify the relationship between the creation of vacant sites through subdivision, and the establishment of reduced lot sizes that are deemed acceptable through an approved land use consent for multi-	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 -

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				<p>unit development.</p> <p>In recognition of the above, and acknowledging that the same approach is unlikely to be appropriate for rural zones, Kāinga Ora has sought the addition of a new standard SUB-SX which sets out minimum lot size requirements for rural zones.</p>	<p>350300m².</p> <p>2. ...</p> <p>Commercial Zone General Industrial Zone</p> <p>3. No minimum net site arealot size applies. Settlement Zone</p> <p>4. Where public sewerage reticulation is available - 600m².</p> <p>5. Where public sewerage reticulation is not available - 1000m².</p> <p>Large Lot Residential Zone (Coastal)</p> <p>6. ...</p> <p>7. ...</p> <p>Rural Lifestyle Zone</p> <p>8. 4000m².</p> <p>General Rural Zone</p> <p>9. 20 hectaresNote: standards for subdivisions involving the creation of Lifestyle Sites in the General Rural Zone are in found in SUB-S2 below</p> <p>Rural Production Zone</p> <p>10. 12 hectaresNote: standards for subdivisions involving the creation of Lifestyle Sites in the Rural Production Zone are in found in SUB-S2 below.</p> <p>Conservation Lot (All Zones)</p> <p>11. No minimum net site arealot size applies</p> <p>Special Purpose Lot (All Zones)</p> <p>12. No minimum net site arealot size applies.</p> <p>Increasing the area of existing non complying sites</p> <p>13. No minimum net site arealot size applies, provided no existing complying site is rendered non-complying by the subdivision.'</p>

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SUB-S2	S50.013	The Surveying Company (HB) Ltd	Amend	We do not support the maximum lot size for lifestyle sites in the Rural Production Zone (SUB-S2(4)). 4000m ² is a small lot size to support the existing features that many rural properties have, including effluent fields, garages and sheds, existing planting and physical features. If you are going to require a lifestyle site be created around an existing dwelling, we believe that a maximum size of 1ha is more appropriate.	Amend SUB-S2(4) as follows: 'Rural Production Zone 3. ... 4. Maximum net site area for Lifestyle Lot - 4000m² 1ha. '
SUB-S2	S50.030	The Surveying Company (HB) Ltd	Support	We support the minimum lot size for lifestyle lots at 2500m ² .	Retain minimum lot size for lifestyle lots at 2500m ² .
SUB-S2	S105.022	James Bridge	Oppose	The minimum lot size for Rural Lifestyle sites of 4000m ² is excessive. The minimum size required for lifestyles sites created under the rules for conservation lots is 2500m ² , confirming that a smaller lot size is sufficient to accommodate lifestyle development within rural areas. If lifestyle site provisions are to remain, the minimum site area should be reduced to 2500m ² within the General Rural Zone to be consistent with the conservation lot provisions.	Amend SUB-S2(1) as follows: 'General Rural Zone 1. Minimum net site area for Lifestyle Lot - 4000 2500 m ² . 2. ...'
SUB-S2	S129.100	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the standard however seeks to introduce the words 'minimum lot size for' and to similarly amend wording within SUB-S2(1) through SUB-S2(4). Amendments sought.	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 - 4000m ² . 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 - 2500m ² . 4. Maximum net site area lot size for Lifestyle Lot - 4000m ² . All Other Zones 5. N/A'

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SUB-S3	S129.101	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora supports the standard, however considers that amendments are required to clarify what the standard seeks to manage. Amendments sought.	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) - 2500m ² . 2. Maximum net site area for Lifestyle Lot (exclusive of the area being protected) - 4000m ² . 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.'
SUB-S4	S42.024	New Zealand Pork Industry Board	Amend	Support the identification of Building Platform as a useful method to assess and address any actual or potential conflicts between the more sensitive lifestyle activity and surrounding primary production where that might be occurring. Consistent with the approach adopted in the Rural Zones to physically separate intensive primary production from sensitive activities and interfaces (GRUZ-S11 RPROZ-S12) and SUB-AM13(2)(c), a reciprocal setback should apply to new Lifestyle Sites that would introduce a sensitive activity into the rural production environment. Notably, upon erection of a residential dwelling, an existing intensive primary production activity would (unreasonably) then be required to meet more restrictive light and noise standards.	Amend SUB-S4 (General Rural Zone, Rural Production Zone, Rural Lifestyle Zone) as follows: 1. For each lot capable of containing a residential dwelling, at least one stable building platform of 30 metres by 30 metres must be identified which is capable of (but is not limited)..... 2. The building platform shall be setback 400m from the closest outer edge of any paddocks, hardstand areas, structures, or buildings used to hold or house stock, and wastewater treatment systems used for intensive primary production. 3. The establishment of a building platform on the same site as the intensive primary production are exempt from this rule requirement.'
SUB-S4	S50.001	The Surveying Company (HB) Ltd	Amend	In SUB-S4, a building platform is required. Please confirm whether this 30x30 is a platform or shape factor. Does the 30x30 building platform just need to be shown or does this need to be flat and available for building on all parts of this area?	Provide clarification of building platform requirement in SUB-S4. Provide a definition of building platform.
SUB-S4	S79.084	Transpower New Zealand Ltd	Amend	Notwithstanding Transpower is seeking the relocation of all the National Grid subdivision provisions within the Network Utilities chapter, Transpower supports the standards in that they	Retain SUB-S4, but relocate it within the 'NU - Network Utilities' chapter.

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				provide a clear framework for managing the effects of subdivision on the National Grid.	
SUB-S4	S81.082	Horticulture New Zealand	Support	Building platform requirements provide a mechanism for achieving setbacks, a method to assist in managing reverse sensitivity effects.	Retain SUB-S4 (subject to amendments sought in zone setbacks). OR Amend SUB-S4 to require a 30m setback for a building platform from internal boundary in the RPROZ - Rural Production Zone.
SUB-S4	S121.070	Federated Farmers of New Zealand	Oppose	Federated Farmers considers that large scale rural and farm subdivision doesn't pose the same level of risk towards the National Grid compared to urban subdivision, and so the Standard needs to weed out rural subdivision. A 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. Access is a matter to be negotiated between the landowner and Transpower.	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.
SUB-S4	S121.071	Federated Farmers of New Zealand	Oppose	There is no need to have a building setback from the Gas Transmission Network, because an easement agreement will provide the setback. Any easement agreement on the parent lot needs to be carried over to the resulting lots. First Gas needs to seek an easement agreement that will meet their safety requirements. Access will be part of the easement agreements.	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

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					balance area.'
SUB-S4	S129.102	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes SUB-S4(2) through SUB-S4(5) relating to Subdivision of land within the National Grid Subdivision Corridor and Subdivision of land containing the Gas Transmission Network, to the extent that they are likely to unnecessarily hinder development where potential adverse effects could otherwise be managed. Amendments sought.	Delete SUB-S4(2), (3), (4) and (5).
SUB-S5	S57.076	Fire and Emergency New Zealand	Amend	SUB-S5 is supported. However, Fire and Emergency requests that explanatory text be included with this standard to encourage plan users to engage with Fire and Emergency to determine how best they can achieve NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008. This is particularly important for new lots that are unable to connect to the public reticulated water supply or require additional water supply. Further, it is suggested that a new text also be added to assist plan users in interpreting SUB-R3.	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...'
SUB-S5	S129.103	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the standard as proposed.	Retain SUB-S5 as notified.
SUB-S6	S129.104	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the standard as proposed	Retain SUB-S6 as notified.
SUB-S7	S114.003	Central Hawkes Bay District Council	Amend	This standard is necessary to recognise and address infrastructure servicing constraints, especially stormwater. Activity status and cross-references are intended to both unlock land but also ensure potential opportunity for all and parcels to develop. This standard also allows some flexibility for alternative development proposals in impacts and effects able to be adequately managed.	Add a new standard in SUB-S7 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 'All Zones 1. ... 2. ... General Residential Zone - Waipukurau South Plan Area

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					<p>3. Where any new lots are to be developed in the Waipukurau South Plan area the subdivider must in addition to SUB-S7(1) and SUB-S7(2) demonstrate how the development will be in accordance with a stormwater management plan (SMP) developed for the WSP precinct overlay area, and that</p> <p>a. all land identified as stormwater detention area will be vested in the Council (unless demonstrated in the SMP as not being required for that purpose); and</p> <p>b. no land identified as stormwater detention area and required to be vested in the Council shall be subdivided, and</p> <p>c. any and all relevant provisions or assessment matters identified in the precinct overlay relating to stormwater have been complied with.'</p>
SUB-S7	S129.105	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the standard as proposed.	Retain SUB-S7 as notified.
SUB-S8	S57.077	Fire and Emergency New Zealand	Support	SUB-S8 is supported to the extent that it requires all new lots to have a vehicular access to an existing, legal road that complies with the relevant provisions of the 'TRAN - Transport' chapter. This includes Table 2, 3 and 4 that sets out the minimum access width requirements. This provides for the safe, efficient and convenient vehicular access to and from subdivided lots and as such achieves SUB-AER7.	Retain SUB-S8 as notified.
SUB-S8	S78.028	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain SUB-S8 as written.
SUB-S8	S129.106	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the standard as proposed.	Retain SUB-S8 as notified.
SUB-S9	S129.107	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the standard as proposed but considers that a consent notice is not necessarily the only method to achieve the outcome. Deletion of the sole method is sought.	Amend SUB-S9 as follows; 'Road Widening All Zones 1. ... 2. Where the Council does not, for whatever

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					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.'
SUB-AMXX (new assessment matter)	S98.022	Hatuma Lime Co Ltd	Amend	Hatuma Lime seeks a new assessment matter to enable consideration of reverse sensitivity effects on lawfully established activities (such as quarries) as part of Controlled Activity subdivisions in the General Rural Zone.	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.'
SUB-AMXX (new assessment matter)	S129.123	Kāinga Ora - Homes and Communities	Amend	Consistent with previous submission points, Kāinga Ora considers that in relation to subdivision of land containing heritage items and/or sites of significance to Maori that this can be provided for under a restricted discretionary activity framework with associated matters of discretion to ensure appropriate management of any potential adverse effects.	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. 2. Any relevant findings and/or recommendations of investigations carried out by a qualified archaeologist that are supplied with the application. 3. Any relevant consultation and/or engagement with tangata whenua.

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					<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>
SUB-AMXX (new assessment matter)	S129.124	Kāinga Ora - Homes and Communities	Amend	Consistent with previous submission points, Kāinga Ora considers that it is necessary that subdivision which occurs in areas of natural hazards is assessed as a restricted discretionary activity, to recognise that subdivision can enable certain land use activities to occur and that there is a need to provide Council the opportunity to decline applications where risks to people, property, infrastructure, and the environment are too great and cannot be sufficiently mitigated. As such, it considers the need for an additional assessment matter to be assessed in determining the outcome of any resource consent application in an area of natural hazards.	<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>
SUB-AM1	S129.108	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes the inclusion of SUB-AM1(4) to the extent that it does not sufficiently provide for a range of housing types and/or acknowledge the evolving nature of character and amenity values.	Delete SUB-AM1(4).
SUB-AM2	S114.004	Central Hawkes Bay District Council	Amend	The new assessment matter better enables the Council to consider the Waipukurau South Plan precinct overlay plan and its outcomes and objectives with respect to applications for subdivision. Helps unlock development, also	<p>Add a new assessment matter in SUB-AM2 [to insert special provisions applicable to Waipukurau South Plan Area] as follows:</p> <p>'Subdivision Design</p> <p>1. ...</p>

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				assists to give some flexibility by clarifying and emphasising outcomes.	2. ... 3. ... 4. Within the Waipukurau South Plan area, whether the subdivision design is generally in accordance with the Waipukurau South Plan.'
SUB-AM2	S129.109	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the standard as proposed.	Retain SUB-AM2 as notified.
SUB-AM3	S129.110	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora supports the standard, however considers that a separate assessment matter is required to manage subdivision in natural hazard areas.	Delete SUB-AM3(2).
SUB-AM4	S129.111	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the standard as proposed.	Retain SUB-AM4 as notified.
SUB-AM5	S11.033	Hawke's Bay Regional Council	Amend	This assessment matter refers to an outdated standard. HBRC support the inclusion of national standards for infrastructure but if the intention is to refer to NZS4404, the most updated version and title should be referenced.	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).'
SUB-AM5	S57.078	Fire and Emergency New Zealand	Support	SUB-AM5(1), (3) and (4) is supported as it requires Council to consider the location and capacity of the reticulated facilities, the ability for a subdivision to effectively and efficiently meet firefighting requirements and the ability to show how the lot(s) will be serviced by a water supply, and the provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008 when compliance cannot be achieved with SUB-S5.	Retain SUB-AM5(1), (3) and (4) as notified.
SUB-AM5	S89.002	Central Hawkes Bay District Council	Amend	The Proposed Plan inadvertently refers to an earlier version of the New Zealand Standard on the Code of Practice for Urban Land Subdivision. The current version is NZS4404:2010.	Amend SUB-AM5(7) as follows: '7. The provisions of the Code of Practice for Urban Land Subdivision (New Zealand Standard NZS 4404:2004 2010)'
SUB-AM5	S89.005	Central Hawkes Bay District Council	Amend	It is proposed that reference to the Hastings District Council Engineering Code should be kept as guidance notes or methods, rather than as a	Amend SUB-AM5 as follows (or to like effect): 'Water Supply, Wastewater Disposal, Stormwater Disposal

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				<p>mandatory matter for consideration. The reason for that is that while the HDC Code is considered to be a useful document and relevant to the Central Hawke's Bay, the document could be amended without the opportunity for input from Central Hawke's Bay District Council or District residents. That would potentially require a plan change, which would have cost and efficiency implications for the Central Hawke's Bay District. The change is not considered to have any adverse effect nor materially change the extent to which the Proposed Plan meets relevant statutory obligations.</p>	<p>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.'</p>
SUB-AM5	S105.017	James Bridge	Oppose	<p>It is inappropriate to reference the NZ Fire Service Firefighting Water Supplies Code of Practice as this document is not publicly available. If there are specific aspects of this code of practice that Council considers important and relevant to applications for subdivision consent, these should be included within the plan to provide clarity and certainty to potential applicants as to what will be expected by Council in regards to these criteria.</p>	Delete SUB-AM5(4).
SUB-AM5	S105.019	James Bridge	Amend	<p>It would be more appropriate to refer to the current version of this standard, being NZS4404:2010.</p>	Amend SUB-AM5(7) to refer to NZS4404:2010.
SUB-AM5	S114.005	Central Hawkes Bay District Council	Amend	<p>The new assessment matter is necessary to enable the Council to ensure that infrastructure servicing (waters) is considered across the 'Waipukurau South Plan' precinct overlay plan area, not just on an ad hoc or case-by-case basis. Better enables infrastructure to be planned and connected across land parcels. Intended to help 'unlock' development.</p>	<p>Add a new assessment matter in SUB-AM5 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 'Water Supply, Wastewater Disposal, Stormwater Disposal 1. 10. Within the Waipukurau South Plan area, a) the degree to which the subdivision is consistent with the objectives and any other provision of the WSP such as the layout, provision and location of services,</p>

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					b) the degree to which the subdivision may impact on the ability to service other existing or future sites in the WSP area that are compliant with SUB-S1, and c) the provision of adequate stormwater and wastewater infrastructure to service the WSP area supported by suitable technical assessment, modelling and design. '
SUB-AM5	S129.112	Kāinga Ora - Homes and Communities	Oppose	<p>Consistent with its overall submission on the plan, Kāinga Ora opposes and seeks the deletion of references to any design guidelines, engineering codes of practice, or land development standards as de facto rules to be complied with. Specific standards to be complied with should be included within the plan as effects standards.</p> <p>Kāinga Ora considers that SUB-AM5(9) can be deleted in favour of a separate set of assessment matters which may be considered in cases where subdivision of land wholly or partially containing heritage items, archaeological sites, and sites of significance to maori occurs.</p> <p>Amendments sought.</p>	<p>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), wahi tapu, wahi taonga, and sites of significance (listed in SASM SCHED3), or risk to archaeological sites.'</p>
SUB-AM6	S57.079	Fire and Emergency New Zealand	Support	<p>SUB-AM6(7) is supported as it requires Council to consider the provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008 with respect to the width of the legal road, right of way, vehicle access lot or vehicle access leg required for fire appliances to access the lot(s) where compliance is not achieved with SUB-S8.</p>	Retain SUB-AM6(7) as notified.
SUB-AM6	S78.029	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain SUB-AM6 as written.

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SUB-AM6	S89.003	Central Hawkes Bay District Council	Amend	The Proposed Plan inadvertently refers to an earlier version of the New Zealand Standard on the Code of Practice for Urban Land Subdivision. The current version is NZS4404:2010.	Amend SUB-AM6(6) as follows: '6. The provisions of the Code of Practice for Urban Land Subdivision (New Zealand Standard NZS 4404:2004 2010) for the design and construction of roads.'
SUB-AM6	S89.006	Central Hawkes Bay District Council	Amend	It is proposed that reference to the Hastings District Council Engineering Code should be kept as guidance notes or methods, rather than as a mandatory matter for consideration. The reason for that is that while the HDC Code is considered to be a useful document and relevant to the Central Hawke's Bay, the document could be amended without the opportunity for input from Central Hawke's Bay District Council or District residents. That would potentially require a plan change, which would have cost and efficiency implications for the Central Hawke's Bay District. The change is not considered to have any adverse effect nor materially change the extent to which the Proposed Plan meets relevant statutory obligations.	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.'
SUB-AM6	S105.018	James Bridge	Oppose	It is inappropriate to reference the NZ Fire Service Firefighting Water Supplies Code of Practice as this document is not publicly available. If there are specific aspects of this code of practice that Council considers important and relevant to applications for subdivision consent, these should be included within the plan to provide clarity and certainty to potential applicants as to what will be expected by Council in regards to these criteria.	Delete SUB-AM6(7).
SUB-AM6	S105.020	James Bridge	Amend	It would be more appropriate to refer to the current version of this standard, being NZS4404:2010.	Amend SUB-AM6(6) to refer to NZS4404:2010.
SUB-AM6	S114.006	Central Hawkes Bay District Council	Amend	Enables the Council to ensure that infrastructure servicing (streets) is considered across the 'Waipukurau South Plan' precinct overlay plan area, not just on an ad hoc or case-by-case basis. Better enables infrastructure to be planned and connected across land parcels. Intended to help 'unlock' development.	Add a new assessment matter in SUB-AM6 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 'Property Access 1. ... 2. ... 3. ... 3a. Within the Waipukurau South Precinct area, the degree to which new facilities for vehicles,

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					pedestrians and cyclists are consistent with the layout, character, provision and location of services and access, and will achieve the outcomes and objectives and other matters identified in the applicable precinct overlay. ...'
SUB-AM6	S129.113	Kāinga Ora - Homes and Communities	Oppose	Consistent with its overall submission on the plan, Kāinga Ora opposes and seeks the deletion of references to any design guidelines, engineering codes of practice, or land development standards as de facto rules to be complied with. Specific standards to be complied with should be included within the plan as effects standards. Kāinga Ora considers that SUB-AM6(15) can be deleted in favour of a separate set of assessment matters which may be considered in cases where subdivision of land wholly or partially containing heritage items, archaeological sites, and sites of significance to maori occurs. Amendments sought.	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.'
SUB-AM7	S78.030	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain SUB-AM7 as written.
SUB-AM7	S129.114	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes the assessment matters set out in SUB-AM7 to the extent that they are likely to unnecessarily constrain and/or hinder urban development.	Delete SUB-AM7. And consequential amendments are sought to reflect Kāinga Ora's position.

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SUB-AM8	S78.031	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain SUB-AM8 as written.
SUB-AM8	S90.037	Centralines Limited	Support	Centralines supports this assessment matter, and in particular, SUB-AM(3) and SUB-AM(4).	Retain SUB-AM8 as notified.
SUB-AM8	S114.007	Central Hawkes Bay District Council	Amend	The new assessment matter will enable the Council to ensure that infrastructure servicing is considered across the 'Waipukurau South Plan' precinct overlay plan area, including any impact that might prevent development of other land parcels, not just on an ad hoc or case-by-case basis. Better enables infrastructure to be planned and connected across land parcels. Intended to help 'unlock' development.	Add a new assessment matter in SUB-AM8 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 'General 1. ... 5. Where the subdivision is located within or partly within the Waipukurau South Plan area, the assessment of cumulative effects must in addition to the proposed development, take into account within the Waipukurau South Plan Area: a. any subdivision consents already granted, and b. the extent of development that could occur as a controlled activity under SUB-R1.'
SUB-AM8	S117.065	Chorus New Zealand Limited	Amend	A new matter should be added to SUB-AM8 requiring applicants and decision makers to consider the effects resulting from the site not being connected to a telecommunications network.	Amend SUB-AM8 as follows: 'General 1. 5. The provision of telecommunications to each site.'
SUB-AM8	S118.065	Spark New Zealand Trading Limited	Amend	A new matter should be added to SUB-AM8 requiring applicants and decision makers to consider the effects resulting from the site not being connected to a telecommunications network.	Amend SUB-AM8 as follows: 'General 1. 5. The provision of telecommunications to each site.'
SUB-AM8	S119.065	Vodafone New Zealand Limited	Amend	A new matter should be added to SUB-AM8 requiring applicants and decision makers to consider the effects resulting from the site not being connected to a telecommunications network.	Amend SUB-AM8 as follows: 'General 1.

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					5. The provision of telecommunications to each site.'
SUB-AM8	S129.115	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes the assessment matters set out in SUB-AM8 to the extent that they in effect provide Council with unlimited discretion to consider and assess restricted discretionary activities. Amendments sought.	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. ...'
SUB-AM9	S129.116	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the standard as proposed.	Retain SUB-AM9 as notified.
SUB-AM10	S129.117	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes the assessment matters as proposed and considers that there are other pieces of legislation and tools available to Council and utility providers to ensure access and protection of services. Amendments sought.	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.'
SUB-AM11	S42.025	New Zealand Pork Industry Board	Support	Support clear assessment criteria.	Retain SUB-AM11 as proposed.
SUB-AM11	S81.083	Horticulture New Zealand	Support	Robust assessment criteria relating to reverse sensitivity are important when assessing subdivision.	Retain SUB-AM11.
SUB-AM11	S116.024	Silver Fern Farms Limited	Amend	Silver Fern Farms seeks the insertion of direct reference to 'rural industry' in this assessment matter.	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

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
					<p>existing horticultural, or intensive primary production, or rural industry activities</p> <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. ...</p> <p>c. The ability of the development to include methods which will mitigate against reverse sensitivity effects being created or exacerbated experienced.</p> <p>d. ...'</p>
SUB-AM11	S129.118	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes reference to restrictive covenants and/or consent notices within assessment matters.	<p>Amend SUB-AM11 as follows:</p> <p>'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</p> <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 avoidminimise 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</p>

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					anticipated environmental outcomes for the zone, particularly those relating to reverse sensitivity effects.'
SUB-AM12	S42.026	New Zealand Pork Industry Board	Support	Support clear assessment criteria.	Retain SUB-AM12 as proposed.
SUB-AM12	S81.084	Horticulture New Zealand	Support	Robust assessment criteria relating to reverse sensitivity are important when assessing subdivision.	Retain SUB-AM12.
SUB-AM12	S116.025	Silver Fern Farms Limited	Amend	Silver Fern Farms seeks amendments to this Assessment Matter to reference 'rural industry' and to better manage potential adverse reverse sensitivity effects on lawfully established or permitted activities in the Rural Production Zone.	<p>Amend SUB-AM12 as follows:</p> <p>'Lifestyle Sites in the Rural Production Zone</p> <p>1. Maximum area exceeded</p> <p>The Council will have regard to whether one or more of the following factors apply in deciding whether the use of an area of land greater than 4000m² for a lifestyle site is appropriate:</p> <p>a. ...</p> <p>...</p> <p>f. Provision for buffer areas (greater than the minimum yard requirements) to avoid or mitigate reverse sensitivity where specific site characteristics and the nature of adjoining land uses are likely to generate the potential for complaints about adjoining primary production or rural industry activities.</p> <p>2. ...</p> <p>3. Amalgamated sites not adjoining</p> <p>In deciding whether a Rural Production Zone lifestyle site subdivision creating an amalgamation of titles not adjoining, the Council will have regard to whether any of the following factors apply:</p> <p>a. ...</p> <p>b. The likelihood of a successful application being made to subdivide the titles in the future on the basis that they cannot effectively be used together is precluded by the registration of restrictive covenants and/or consent notices (where these are offered) against the certificate of title(s) for all sites being amalgamated low.'</p>

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SUB-AM13	S42.027	New Zealand Pork Industry Board	Amend	Support clear assessment criteria while noting that SUB-AM13(2)(c) should be translated to a Building Platform standard to avoid sensitive residential activity locating next to existing intensive primary production. Furthermore, the term 'rural production activity' is not defined and should be replaced with defined terms.	Amend SUB-AM13(2)(c) as follows: 'Any lifestyle site proposed within 400 metres of an existing rural production activity primary production activity including intensive primary production; '
SUB-AM13	S78.032	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain SUB-AM13 as written.
SUB-AM13	S81.085	Horticulture New Zealand	Amend	Robust assessment criteria relating to reverse sensitivity are important when assessing subdivision. But 'rural production activity' is not a defined term - amend to 'primary production'.	Retain SUB-AM13, but make minor amendment to SUB-AM13(2)(c) as follows: '... c. Any lifestyle site proposed within 400 metres of an existing rural primary production activity; ...'
SUB-AM13	S116.026	Silver Fern Farms Limited	Amend	Silver Fern Farms seeks amendments to this Assessment Matter to: - Reference 'rural industry'. - Emphasise the need for consideration of the avoidance of reverse sensitivity effects. - Appropriately manage potential adverse reverse sensitivity effects from newly created 'lifestyle sites' and associated residential activities on rural activities in the Rural Production Zone.	Amend SUB-AM13 as follows: 'Subdivisions within the General Rural Zone and Rural Production Zone - Lifestyle Sites 1. That the location and shape of the lifestyle site enables the balance site to be farmed efficiently and effectively. The Council will also take into account the ability to avoid, mitigate or manage any potential reverse sensitivity effects generated from the lifestyle site, within the subject site itself, the balance area of the property and with adjoining properties. 2. The ability to avoid or mitigate any actual or potential reverse sensitivity effects where specific site characteristics and/or the nature of surrounding or existing land uses are likely to generate the potential for complaints about lawfully established activities. The Council will take into account the following factors (but is not restricted to these): a. ... b. ... c. Any lifestyle site proposed within 400 metres of

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					an existing rural industry or primary production activity; d. ... e. ... 3.
SUB-AM13	S124.003	Regeneration Holdings Ltd	Oppose	Increasing the scale of development to 5 lots per development helps reduce costs per Lot to ensure that rural lifestyle blocks will be affordable and to maintain some development interest to meet future demand. The reduced frequency as per SUB-AM13(6) will reduce subdivisional impact. There should be a provision to plan and stage development intentionally every three years.	Amend SUB-AM13(6) to reflect increasing scale of development to 5 lots per development [as per submission point S124.002]. Delete SUB-AM13(7).
SUB-AM14	S57.080	Fire and Emergency New Zealand	Support	SUB-AM14(2) is supported that enable Council to register a Consent Notice on the Record 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. This will ensure that were the land use is proposed to change, the lot will be required to be fully compliant with the rules of the respective zone. This will avoid landowners changing land use in future and establishing structures without consideration of servicing requirements.	Retain SUB-AM14(2) as notified.
SUB-AM14	S129.119	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes reference to restrictive covenants and/or consent notices within assessment matters.	Delete SUB-AM14(2).
SUB-AM15	S55.064	Heritage New Zealand Pouhere Taonga	Support	The assessment matters for conservation lots is supported. However if our submission on the use of the term setting is adopted, it would be appropriate to amend SUB-AM15 to refer to setting, rather than the wording of clauses 2(b) and (c).	Amend SUB-AM15(2) as follows: '2. Heritage Items (HH-SCHED2) and Wāhi Tapu, WāhiTaonga and Sites of Significance to Tangata Whenua (SASM-SCHED3) a. ... b. Whether sufficient area is provided to enable the item or site to be sensitively integrated into the Conservation Lot, particularly where the land contributes significantly to the value of the item or

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					<p>site.</p> <p>c. Where an additional residential dwelling is proposed to be co-located with a heritage item (where not identified on HH-SCHED2 as 'Wāhi Tapu'), the extent the new dwelling respects the setting of the heritage item. of setback of that dwelling from the heritage item will be considered with a view to protecting the item's heritage values.'</p>
SUB-AM16	S129.120	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the assessment matters as notified, however seeks amendments consistent with its submission to remove reference to 'significant amenity features' and 'high natural character areas' which are not defined within the plan. Amendments sought.	<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>
SUB-AM17	S79.085	Transpower New Zealand Ltd	Amend	Notwithstanding Transpower is seeking the relocation of all the National Grid subdivision provisions within the Network Utilities chapter, Transpower supports the assessment matters as they clearly articulate the issues associated with subdivision within the National Grid Subdivision Corridor.	Retain SUB-AM17, but relocate it within the 'NU - Network Utilities' chapter.
SUB-AM17	S129.121	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes the assessment matters consistent with its position in relation to SUB-S4(2).	Delete SUB-AM17.

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SUB-AM18	S129.122	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes the assessment matters consistent with its position in relation to SUB-S4(4).	Delete SUB-AM18.
SUB-MXX (new method)	S98.024	Hatuma Lime Co Ltd	Amend	Hatuma Lime seeks that the extent of the quarry (existing and consented) be shown on the District Plan maps, as an information layer so that there is an awareness of activity by those seeking to develop or buy land in the area. Hatuma Lime seek an additional method, being an information layer or to alert those seeking to subdivide near the quarries which can help future applicants understand the extent of the consent quarry and determine potential reverse sensitivity effects.	Show the extent of Hatuma Lime's Maharakeke 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 Maharakeke Road quarry operated by Hatuma Lime.
SUB-M2	S89.004	Central Hawkes Bay District Council	Amend	The Proposed Plan inadvertently refers to an earlier version of the New Zealand Standard on the Code of Practice for Urban Land Subdivision. The current version is NZS4404:2010.	Amend SUB-M2(2) as follows: '2. Code of Practice for Urban Land Subdivision (New Zealand Standard NZS 4404:2004 2010)'
SUB - Principal Reasons	S79.076	Transpower New Zealand Ltd	Support	Although not specific to the National Grid, Transpower supports the Explanation and Reasons.	Retain final paragraph of 'SUB - Principal Reasons' as drafted.
SUB - Principal Reasons	S89.007	Central Hawkes Bay District Council	Amend	It is proposed that reference to the Hastings District Council Engineering Code should be kept as guidance notes or methods, rather than as a mandatory matter for consideration. The reason for that is that while the HDC Code is considered to be a useful document and relevant to the Central Hawke's Bay, the document could be amended without the opportunity for input from Central Hawke's Bay District Council or District residents. That would potentially require a plan change, which would have cost and efficiency implications for the Central Hawke's Bay District. The change is not considered to have any adverse effect nor materially change the extent to which the Proposed Plan meets relevant statutory obligations.	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.'
SUB - Principal Reasons	S114.008	Central Hawkes Bay District Council	Amend	Provides rationale for consent planners and developers to understand the specific nature of constraints and outcomes expected through application of the rules and criteria for the	Add a new sentence into 'SUB - Principal Reasons' [to insert special provisions applicable to Waipukurau South Plan Area] as follows: '... The specific methods and policies that relate

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				Waipukurau South Precinct, enabling applications for consent to be better considered.	to the Waipukurau South Plan area recognise constraints and the need for coordinated development of this part of the residential zone, and the specific requirements of the area with respect to infrastructure and natural hazards.'
SUB - Principal Reasons	S116.027	Silver Fern Farms Limited	Amend	<p>Silver Fern Farms seeks that the reasons reference the need to protect established 'rural industry' activities from reverse sensitivity effects. Silver Fern Farms also considers (consistent with its submission on the definition of 'reverse sensitivity') that the reasons would benefit from reference not only to reverse sensitivity effects on ongoing operations, but also on the upgrade and expansion of primary production activities, rural industry activities, industrial activities, public works, network utility operations and renewable electricity generation.</p> <p>These activities often contribute significantly to the wellbeing of the community and as such, the Proposed Plan should, in Silver Fern Farms' view, anticipate their upgrade and expansion over time.</p>	<p>Amend the last paragraph of 'SUB - Principal Reasons' as follows:</p> <p>'... 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.'</p>
SUB - Principal Reasons	S129.125	Kāinga Ora - Homes and Communities	Oppose	Consistent with other submission points, Kāinga Ora seeks amendments to the 'principal reasons' section. Amendments sought.	<p>Amend paragraphs 2 and 9 of 'SUB - Principal Reasons' as follows:</p> <p>'... 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</p>

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					<p>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.</p> <p>...'</p>
SUB-AER6	S78.033	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain SUB-AER6 as written.

CENTRAL HAWKE'S BAY PROPOSED DISTRICT PLAN

SUMMARY OF SUBMISSIONS BY PLAN PROVISION

Part 2: General District-Wide Matters

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
[General]	S125.071	Ngā hapū me ngā marae o Tamatea	Amend	The use and development of Māori owned land can sometimes be constrained due to the effects of existing infrastructure or activities nearby. Māori-owned land is typically historical and there is little flexibility to be able to sell and purchase elsewhere. This impacts on the reasonable use of that land. A particular example is where land has the potential to be developed but has limited access from roading (or needs to be accessed from an arterial road). The District Plan should be amended by adding or amending provisions so that development of Māori owned land is not unduly constrained.	Amend the provisions of the Plan, including policies and rules, that prevent the development of Māori-owned land. In particular, the Plan should include provisions that enable access to Māori-owned land from state highways and arterial roads where that is the only practicable access option.
ASW - Activities on the Surface of Water	S11.027	Hawke's Bay Regional Council	Support	HBRC supports the provision of the Activities on the Surfaces of Water chapter.	No changes.
ASW-I1	S48.001	Jet Boating New Zealand	Support		Retain ASW-I1.
ASW-O1	S48.002	Jet Boating New Zealand	Support		Retain ASW-O1.
ASW-P1	S48.003	Jet Boating New Zealand	Support		Retain ASW-P1.
ASW-P2	S48.004	Jet Boating New Zealand	Support		Retain ASW-P2.
ASW-R1	S29.018	New Zealand Defence Force	Amend	It is possible that Temporary Military Training Activities would include the use of small boats (e.g. rigid inflatable boats) on these lakes. These generally have motors greater than 5hp. Given any such activity will be temporary, Temporary Military Training Activities should be excluded from this standard.	Retain ASW-R1 as notified with the following amendment: 'Use of motorised craft on the surface of rivers and lakes On Horseshoe Lake or Lake Whatuma 1. Activity Status: PER Where the following conditions are met: a. Limited to engines that are less than 5 horsepower, except for engines associated with

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					temporary military training activities. ...
ASW-R1	S48.005	Jet Boating New Zealand	Amend	Referring to "Any River Upstream of the Confluence of the Tukituki and Waipawa Rivers" we submit that potential effects on spawning can be mitigated by excluding motorised activity during the same period that the fishing season is closed. For the rest of the year there are no proven adverse effects on trout habitat and the habitat and indigenous fauna and submit that motorised craft should be permitted, subject to performance standards.	Amend ASW-R1(3) as follows: ' Any River Upstream of the Confluence of the Tukituki and Waipawa Rivers 3. Activity Status: DIS Where the following conditions are met: N/A Tukituki River main stem above the Waipawa River confluence Activity Status: PER Where the following performance standards are met: 1) Non-commercial 2) Excluding July, August and September Activity status where compliance not achieved: DIS Waipawa River main stem above the Tukituki confluence Activity Status: PER Where the following performance standards are met: 1) Non-commercial 2) Excluding July, August and September Activity status where compliance not achieved: DIS Note: This does not apply to the use of small motorized, remotely-controlled craft, operated by suitably qualified persons, for river monitoring purposes.'
ASW-R2	S48.006	Jet Boating New Zealand	Oppose	While we support the permitted status for recreational use, we submit that commercial use should be subject to a performance standard.	Amend ASW-R2(1) as follows: '1. Activity Status: PER Where the following conditions are met: N/A Non-commercial.'
ASW-AM1	S48.007	Jet Boating New Zealand	Support		Retain ASW-AM1.
ASW-M1	S48.008	Jet Boating New Zealand	Support	Support the use of Navigation and Safety bylaws for the purposes outlined.	Retain ASW-M1.

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ASW-M2	S48.009	Jet Boating New Zealand	Support	Support the role of the Harbourmaster in enforcement of the bylaws.	Retain ASW-M2.
ASW-AER1	S48.010	Jet Boating New Zealand	Support		Retain ASW-AER1.
ASW-AER2	S48.011	Jet Boating New Zealand	Support		Correct typo as follows: ' AWR ASW-AER2'
ASW-AER3	S48.012	Jet Boating New Zealand	Support		Retain ASW-AER3.
CE - Coastal Environment	S11.028	Hawke's Bay Regional Council	Support	HBRC supports the Coastal Environment chapter.	No changes
CE - Coastal Environment	S79.086	Transpower New Zealand Ltd	Amend	<p>The application and relevance of the Coastal Environment provisions to Transpower's assets is not clear as the note to the rules section within the Coastal Environment chapter does not provide specific reference that the Coastal Environment chapter applies. Clarity as to the relationship between the chapters and whether the coastal environment provisions apply would assist with plan interpretation.</p> <p>There are also no specific rules in the Coastal Environment chapter, rather reference is made to Natural Hazard rules for the Tsunami Hazard Area. It is presumed there are no additional rules for network utility activities within the coastal environment and therefore in relation to network utilities, the Network Utility chapter provisions apply. Clarification within the chapters as to the relationship between chapters and provisions would assist.</p>	Clarify the relationship between chapters and whether the 'CE - Coastal Environment' chapter provisions apply to network utilities.
CE - Coastal Environment	S125.069	Ngā hapū me ngā marae o Tamatea	Support	<p>Coastal areas are significant to Māori both spiritually and as a source of food, weaving and carving materials. Coastal resources continue to provide sustenance and identity to coastal Māori. Rare weaving materials, such as pingao, grow on coastal dunes, while estuaries are important breeding, nursery and feeding grounds for fish and birds such as patiki (flounder), matamata (whitebait) and kuaka (godwits). Māori regard the coastal area as 'baskets of food' providing kaimoana for the coastal community. As</p>	Retain the provisions in the 'CE - Coastal Environment' chapter as notified.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				<p>a food source, the coast needs to be treated with respect. Other parts of the coastline contain sites of special cultural and ecological significance. Consider the New Zealand Coastal Policy Statement 2010 says. What are the provisions that relate to tangata whenua/mana whenua? Are mana whenua able to access coastal sites, exercise kaitiakitanga.</p> <p>Also, the NPSFM 2020 now specifically includes receiving environments and when managing freshwater management must give effect to Te Mana o te Wai.</p>	
CE - Coastal Environment	S134.009	Ngāti Kere Hapū Authority	Amend	<p>We understand that there are land designations that are intended to protect sensitive environmental areas and we are generally supportive of protecting sensitive coastal land - particularly by commercial non-Māori developments. We are however, worried that residual lands owned by Māori that are labelled sensitive under this provision may prevent development by ourselves. In particular, we are thinking of Puketauhinu Trust land at the Pōrangahau River mouth and Blackhead Village site at Parimahu which we own and may wish to develop. We have had discussions with planners and executives at CHBDC who have exhorted us to believe that the papakainga-kaumatua housing section will ensure that the development of housing for Māori is unlikely to be impeded. We therefore conclude that our lack of faith in the provisions of the Plan is likely to be based on limited understanding of 'planning' and its regulations, and insufficient engagement by the Council to 'bring us on board'.</p>	<p>[Ensure provision for papakainga - kaumatua housing in the Proposed Plan is not impeded by 'Coastal Environment Area' and 'High Natural Character Area' provisions where these areas overlay residual lands owned by Māori.]</p> <p>We recommend that CHBDC launch an intensive communication and with mana whenua of Tamatea around land and housing development.</p>
CE-11	S79.087	Transpower New Zealand Ltd	Support	<p>Notwithstanding the lack of clarity as to the relationship between the Coastal Environment and Network Utilities chapters, Transpower supports the reference to policy 6 of the NZCPS within the explanation to the issue, on the basis the explanation appropriately recognises the role and importance of infrastructure.</p>	<p>Retain the explanation accompanying CE-11, specifically the reference to Policy 6 of the NZCPS.</p>

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CE-OXX (new objective)	S75.071	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Amend	Insert new objective for consistency with NZCPS Objective 4.	Add a new objective in the 'CE - Coastal Environment' chapter as follows: 'Maintenance and enhancement of public access to and along the coast, where any new access is provided in a way that does not compromise other values within the coastal environment.'
CE-O1	S64.083	Department of Conservation	Support	Support this objective as appropriate. Section 6(a) and the NZCPS.	Retain CE-O1.
CE-O1	S75.068	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	We support use of the word 'preservation' as consistent with NZCPS.	Retain CE-O1 as proposed.
CE-O1	S121.055	Federated Farmers of New Zealand	Amend	We recognise that the Council must meet Section 6(a) obligations of the RMA, however the objective must be amended to include the existing rural character and farming land uses as positive features of the CHB coastline that must be preserved. The rural land uses interspersed with settlements and natural landscape features is a vital aspect that preserves the coastline from more intensive development.	Amend CE-O1 as follows: 'Preservation of the natural character of the coastal environment of Central Hawke's Bay, comprising the following distinctive landform of: 1. 6. Rural character and farming land uses.'
CE-O2	S64.084	Department of Conservation	Support	Support this objective as appropriate. Section 6(a) and the NZCPS.	Retain CE-O2.
CE-O2	S75.069	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Consistent with NZCPS.	Retain CE-O2 as proposed.
CE-O2	S121.056	Federated Farmers of New Zealand	Amend	We recognise that objective CE-O2 is achieving Section 6(a) of the RMA, and we support its consistency with the RMA in that protection is from inappropriate subdivision, use and development. Farming activities should not be considered inappropriate where they occur on existing farmland. RMA Section 6(a) states that protection is from inappropriate activities, meaning that appropriate activities (like farming on farmland) can be enabled. The Coastal Environment contains land that is used for primary production, and so the objective	Amend CE-O2 as follows: 'Protection of the natural and rural character of the coastal environment of Central Hawke's Bay from inappropriate subdivision, use and development, and identify and promote opportunities for restoration or rehabilitation.'

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				of retaining and protecting natural character must be in conjunction with enabling people and communities to provide for their wellbeing.	
CE-O3	S57.081	Fire and Emergency New Zealand	Support	CE-O3 is supported as it provides the ability for activities that have a functional need to locate in the coastal environment. It is noted that the Aramoana Fire Station is located in the coastal environment.	Retain CE-O3 as notified.
CE-O3	S64.085	Department of Conservation	Support	Support this objective as appropriate. Section 6(a) and the NZCPS.	Retain CE-O3.
CE-O3	S75.070	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Amend	Amend for consistency with NZCPS.	Amend CE-O3 as follows: 'Activities that have a functional need to locate in the coastal environment are provided for in appropriate locations , where they do not compromise other significant values in the coastal environment.'
CE-O3	S79.088	Transpower New Zealand Ltd	Amend	Notwithstanding the lack of clarity as to the relationship between the Coastal Environment and Network Utilities chapters, as drafted, Objective CE-O3 gives effect to the NZCPS. Transpower is not opposed to the objective, however notes that the Coastal Environment Chapter of the PDP is also required to give effect to the NPSET. Transpower seeks an amendment to the objective so that the National Grid (which is subject to operational needs as opposed to strict functional needs in that the Grid is not dependent on the coastal resource but is constrained in its location given the linear nature of the network and that it is required to connect to generation to provide for the transmission of electricity) is recognised within the policy framework.	Amend CE-O3 as follows: 'Activities that have a functional need (or operational need in respect of the National Grid) to locate in the coastal environment are provided for, where they do not compromise other significant values in the coastal environment. '
CE-O3	S121.057	Federated Farmers of New Zealand	Amend	We agree that activities with a functional need must be provided for in the coastal environment, however farming activities on existing farmland also need to be provided for as the coastal environment extends well past the sea and onto terrestrial land.	Amend CE-O3 as follows: 'Activities that have a functional need to locate in the coastal environment or are part of an existing farming land use are provided for, where they do not compromise other significant values in the coastal environment.'

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CE-PXX (new policy)	S121.065	Federated Farmers of New Zealand	Amend	A new policy is needed to recognise that farming is a positive aspect of the character and amenity of the coastal environment. If farming is not recognised and provided for, there is a risk that land use change to residential will occur.	Add a new policy in the 'CE - Coastal Environment' chapter in the Proposed Plan as follows: 'To recognise and provide for farming land uses and rural character as positive contributors to the character and amenity of the Coastal Environment, due to the low density of buildings, pasture interspersed with native and exotic vegetation, and low artificial noise and light effects.'
CE-P1	S64.086	Department of Conservation	Support	Support this policy as appropriate. Section 6(a) and the NZCPS.	Retain CE-P1.
CE-P1	S75.072	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain CE-P1 as proposed.
CE-P1	S121.058	Federated Farmers of New Zealand	Amend	The District Plan identification and mapping of the coastal environment needs to match the Regional Council's. There should be no deviation between the two. Any mapping of the Coastal Environment needs to be clear that it includes private land and is not available for the public to wander over at will. Objectives and policies that discuss public access seem to make the assumption that the coastal environment only runs along the beach strip, but actually it extends well back into private, terrestrial land.	Amend CE-P1 as follows: 'To identify and map the coastal environment area of Central Hawke's Bay consistent with the Hawke's Bay Regional Coastal Environment Plan, indicating where public access is also available.'
CE-P2	S64.087	Department of Conservation	Support	Support this policy as appropriate. Section 6(a) and the NZCPS.	Retain CE-P2.
CE-P2	S75.073	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Oppose	Drainage of wetlands is non-complying/prohibited under the NES Freshwater. This policy should not suggest that it is an activity that could occur. Otherwise we are reasonably comfortable with this policy and support the reference to avoiding 'effects' rather than 'activities'.	Amend CE-P2 to remove reference to drainage of wetlands.
CE-P2	S121.059	Federated Farmers of New Zealand	Oppose	Federated Farmers submits that areas of high natural character are deleted. The coastal environment (consistent with the Hawke's Bay Regional coastal environment) and coastal settlement zones are already achieving Section	Amend CE-P2 as follows: 'To avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on the rural and natural character of the coastal environment area (particularly in the areas of high

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				<p>6(a). Using these two categories, the District Plan is also meeting Council's obligations under the New Zealand Coastal Policy Statement, the Hawke's Bay Regional Policy Statement and the Regional Coastal Environment Plan. The High Natural Character is not necessary at best, and onerous for farmers at worst.</p> <p>The objective should clearly differentiate between activities that are compatible and consistent with existing rural and coastal character, and those that are not, and need to be subsequently managed. For much of the coastal environment, where it is also rural, the General Rural Zone provisions will be sufficient to protect its character. It is unfair that buildings in the Large Lot Residential Zone are not considered a problem, yet farm buildings on rural zoned farmland are, when the farm buildings will have a much less adverse impact on character. Plantation forestry over entire properties needs to be differentiated from farm forestry, where trees are part of the farmland use. Restricting farm forestry will be inconsistent with regional council and central government requirements and incentives to retire steep and erodible land from pastoral farming and into trees.</p>	<p>natural character identified on the Planning Maps and in CE-SCHED7; including adverse effects resulting from the following activities where they are inconsistent with the existing land use:</p> <p>1. ...</p> <p>...particularly where these have been identified as a threat to the values of a particular area of high natural character or are inconsistent with existing farmland uses.'</p>
CE-P3	S64.088	Department of Conservation	Support	Support this policy as appropriate. Section 6(a) and the NZCPS.	Retain CE-P3.
CE-P3	S121.060	Federated Farmers of New Zealand	Amend	Farm subdivision and development must not be captured by policy CP-30[CE-P3?], as it will not be of a scale and magnitude that is incompatible with the coastal environment values. The policy must be more specific and identify dense small-lot subdivision and urban development as the activity to be avoided, in order to ensure large lot and farm succession subdivision and development can continue as being compatible with the existing rural coastal character.	Amend CE-P3 as follows: 'To avoid sprawling or sporadic urban/residential subdivision and development in the coastal environment area.'
CE-P4	S64.089	Department of Conservation	Support	Support this policy as appropriate. Section 6(a) and the NZCPS.	Retain CE-P4.
CE-P4	S121.061	Federated Farmers of New Zealand	Amend	Federated Farmers are concerned that CE-P4(2), (3) and (4) will inappropriately restrict farm earthworks, buildings and large lot and farm	Amend CE-P4 as follows: 'To manage the activities that can occur in the coastal environment area, where they are

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				<p>succession subdivision, which should be considered consistent with the coastal environment, underlying rural zoning and existing farming land uses.</p> <p>For much of the coastal environment, where it is also rural, the General Rural Zone provisions will be sufficient to protect its character. Rural zone provisions will manage the scale and density of buildings, earthworks and subdivision, which are part of the existing farming land uses which contribute positively to rural coastal character. Farm activities must be enabled, because if they are not, the alternative is a change of land use which could have an adverse impact on character.</p>	<p>inconsistent with existing rural character and farm land uses, including: ...'</p>
CE-P5	S57.082	Fire and Emergency New Zealand	Support	CE-P5 is supported as it recognises that there are some activities that have a functional need to locate within the coastal environment and that these activities be provided for, where appropriate. It is noted that the Aramoana Fire Station is located in the coastal environment.	Retain CE-P5 as notified.
CE-P5	S64.090	Department of Conservation	Support	Support this policy as appropriate. Section 6(a) and the NZCPS.	Retain CE-P5.
CE-P5	S75.074	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Consistent with NZCPS.	Retain CE-P5 as proposed.
CE-P5	S79.089	Transpower New Zealand Ltd	Amend	As drafted, Policy CE-P5 gives effect to the NZCPS. Transpower is not opposed to the policy, however notes that the Coastal Environment Chapter of the PDP is also required to give effect to the NPSET. Transpower seeks an amendment to the policy so that the National Grid (which is subject to operational needs as opposed to strict functional needs in that the Grid is not dependent on the coastal resource but is constrained in its location given the linear nature of the network and that it is required to connect to generation to provide for the transmission of electricity) is recognised within the policy framework. Reference to operational need would give effect to the Policy 3 of the NPSET.	Amend CE-P5 as follows: 'To recognise that there are activities which have a functional need (or operational need in respect of the National Grid) to locate and operate within the coastal environment, and provide for those activities in appropriate places.'

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CE-P5	S121.062	Federated Farmers of New Zealand	Amend	This policy needs to provide more detail than the associated objective CE-O3, and ensure that farming activities on existing farm land are enabled because the coastal environment extends well past the sea and onto terrestrial land that is actively used for farming.	Amend CE-P5 as follows: 'To recognise that there are activities which have a functional need to locate and operate within the coastal environment or are part of an existing farming land use , and provide for those activities in appropriate places.'
CE-P6	S64.091	Department of Conservation	Support	Support this policy as appropriate. Section 6(a) and the NZCPS.	Retain CE-P6.
CE-P6	S75.075	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Amend	We largely support the policy, particularly the reference to effects in (7). However, there should also be a requirement to demonstrate functional need to be in the Coastal Environment.	Amend CE-P6 as follows: 'To require that proposed activities within the coastal environment area demonstrate a functional need to be located in the coastal environment area , and that the activity is located appropriately, having regard to its effects and: ...'
CE-P6	S121.063	Federated Farmers of New Zealand	Amend	Underlying zoning and existing land use need to be included in this policy, in order to assess what activities are appropriate. Farming activities will be appropriately located where they occur on the rural zoned, existing farmland. For much of the coastal environment, where it is also rural, the General Rural Zone provisions will be sufficient to protect its character. Rural zone provisions will manage the scale and density of buildings, earthworks and subdivision. Where these activities are associated with farming and occurring on farm land, they will be entirely appropriate.	Amend CE-P6 as follows: 'To require that proposed activities within the coastal environment area demonstrate that the activity is located appropriately, having regard to: 1. 8. Consistency with underlying zoning and existing land uses. '
CE-P7	S64.092	Department of Conservation	Support	Support this policy as appropriate. Section 6(a) and the NZCPS.	Retain CE-P7.
CE-P7	S75.076	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain CE-P7 as proposed.
CE-P7	S121.064	Federated Farmers of New Zealand	Amend	Underlying zoning and existing land use need to be included in this policy, in order to assess what activities are inappropriate. Farming activities will be appropriately located where they occur on the rural zoned, existing farm land.	Amend CE-P7 as follows: 'To require that proposed activities within the coastal environment area minimise any adverse effects that are inconsistent with underlying zoning and existing land uses , by:

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				For much of the coastal environment, where it is also rural, the General Rural Zone provisions will be sufficient to protect its character. Rural zone provisions will manage the scale and density of buildings, earthworks and subdivision. Where these activities are associated with farming and occurring on farmland, they will be entirely appropriate.	...
CE-P8	S64.093	Department of Conservation	Support	Support this policy as appropriate. Section 6(a) and the NZCPS.	Retain CE-P8.
CE-P8	S75.077	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain CE-P8 as proposed.
CE - Rules	S75.078	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Oppose	These rules are too permissive. Amendments are required for consistency with NZCPS and RMA, and NPS-IB (if notified between now and decisions on the Plan).	Amend 'CE - Rules' for consistency with NZCPS and RMA in particular (and NPS-IB if notified).
CE-AM2	S121.066	Federated Farmers of New Zealand	Oppose	<p>Federated Farmers submits that areas of high natural character are deleted. The coastal environment (consistent with the Hawke's Bay Regional coastal environment) and coastal settlement zones are already achieving Section 6(a). Using these two categories, the District Plan is also meeting Council's obligations under the New Zealand Coastal Policy Statement, the Hawke's Bay Regional Policy Statement and the Regional Coastal Environment Plan. The High Natural Character is not necessary at best, and onerous for farmers at worst.</p> <p>For much of the coastal environment, where it is also rural, the General Rural Zone provisions will be sufficient to protect its character. Rural zone provisions will manage the scale and density of buildings and ensure they are in fitting with their farm environment.</p> <p>We are concerned that [CE-AM2(1)(a)](ii) and (iv) for earthworks need to be more targeted at earthworks for buildings. Earthworks for other activities like tracking and farm fencing, which will</p>	Amend CE-AM2(1) to be more targeted as earthworks for buildings, and not restrict earthworks for other farming-related activities.

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				need to traverse hill faces and spurs as an inherent part of their purpose, should not be restricted.	
CE-AM2	S121.067	Federated Farmers of New Zealand	Oppose	<p>The assessment matter needs to consider whether or not the proposed activity is consistent with underlying zoning and existing land use, so that farming earthworks which are consistent with their rural zoning and farmland use are considered appropriate.</p> <p>This matter will particularly effect farm tracks, which are necessary for farmers to provide for their own and worker safe passage across farm, as per Section 5(2) of the RMA. Farm tracks on farmland must be enabled and not restricted by visual and amenity aspects, otherwise farmers will be forced to compromise their safety.</p> <p>Earthworks for farm fencing will need to traverse hills and spurs as an inherent part of their purpose. New fencing is likely needed as farmers move to comply with freshwater regulations and carry out stock exclusion from vegetation and waterways.</p>	<p>Amend CE-AM2(2) as follows:</p> <p>'2. Earthworks</p> <p>a. The extent to which urban, residential or lifestyle earthworks have been designed and located to minimise adverse visual effects. In particular, the extent to which any such proposal:</p> <p>i. Minimises the location of large-scale earthworks on prominent ridgelines, hill faces and spurs, where practicable, unless for farm tracks and fences.</p> <p>ii. Minimises cuttings across hill faces and spurs, unless for farm tracks and fences.</p> <p>...</p> <p>vii. Are consistent with their underlying zoning and existing land use.'</p>
CE-AM2	S121.068	Federated Farmers of New Zealand	Oppose	<p>The assessment matter needs to consider whether or not the proposed activity is consistent with underlying zoning and existing land use, so that farming activities which are consistent with their rural zoning and farmland use are considered appropriate.</p>	<p>Amend CE-AM2(3)as follows:</p> <p>'3. General</p> <p>a. ...</p> <p>...</p> <p>m. The consistency of the activity with its underlying zoning and existing land use.'</p>
CE-SCHED7	S75.079	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain areas of high natural character listed in CE-SCHED7 as proposed.
CE-SCHED7	S103.001	Sandy Hill Farms Limited	Oppose	<p>We understand that the area is a coastal environment with rolling contour however it is all modified farm pastures with open drains, fences, all plant species being exotic vegetation colonization and having very limited remnants of interdunal wetlands an dune vegetation. None of this dune vegetation being indigenous.</p> <p>Concern that policies in place now will in future turn into rules and more restrictions.</p>	Remove the 'High Natural Character Area' [HNC-6] on 1046 Blackhead Road.

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				Concerned that it is going to become a future cost with having to get Council permission for all and even minor farming activities. We have had no direct contact or consultation in regards to this decision on the HNC area. There was no face to face, on the ground on farm viewing and discussion to make a decision as what is to be deemed HNC area.	
CE-SCHED7	S121.069	Federated Farmers of New Zealand	Oppose	There is no need to identify the category of Areas of High Natural Character, it only adds another layer of complication, and needs to be deleted. Federated Farmers understands that Section 6(a) of the RMA requires that the preservation of the natural character of the coastal environment is a matter of national importance. This RMA matter is already achieved through the identification of the coastal environment and the coastal settlement zones, ensuring that land uses are appropriately located. Any coastal landscapes or features that meet Outstanding criteria will be identified and subject to ONFL provisions. Using these categories of the Coastal Environment, Coastal Settlement Zones, and ONFLs, the District Plan is also meeting Council's obligations under the New Zealand Coastal Policy Statement, the Hawke's Bay Regional Policy Statement and the Regional Coastal Environment Plan. HNCs are redundant. Underlying zoning will protect natural character by ensuring development is appropriate and consistent with existing land use and character. Federated Farmers submits that the Council carefully considers the submissions of individual landowners regarding HNCs identified on their properties.	Delete 'Areas of High Natural Character'.
EW - Earthworks	S11.029	Hawke's Bay Regional Council	Amend	HBRC is in general support of the Earthworks chapter.	General support of the Earthworks chapter, subject to amendment sought on EW-R1.
EW - Earthworks	S39.009	Kathryn Bayliss	Amend	Relates to all references to hydrocarbon activities in EW - Earthworks. Fossil fuels including coal, gas and oil mining activities produce greenhouse gas emissions and contribute to climate change. Oil, gas and coal can have huge negatives on our	Make hydrocarbon, fossil fuels including coal, gas, and oil mining activities prohibited.

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				environment and pose a big risk to our water, soils and air. Prospecting, exploration, extraction and use of fossil fuels can have a negative effect on human and animal health and wellbeing.	
EW - Earthworks	S50.034	The Surveying Company (HB) Ltd	Support	We support the inclusion of the Earthworks Chapter; it is long overdue to have earthwork standards to protect the natural environment.	Retain EW - Earthworks chapter.
EW - Earthworks	S79.090	Transpower New Zealand Ltd	Amend	Transpower's preference is for a standalone set of provisions within the Network Utility chapter as it avoids duplication and provides a coherent set of policies and rules. A standalone set of provisions is also consistent with the National Planning Standards, mandatory direction in Planning Standard 7. Specific to the Earthworks Chapter, Policy NU-P5 (as sought to be amended) within the Network Utilities chapter provides the policy framework for earthworks (and vertical holes) within the National Grid Yard. However, the associated rules are provided within the Earthworks Chapter (Rule EW-R5). This disconnect is potentially confusing to plan users.	Relocate the relevant National Grid rules in the 'EW- Earthworks' chapter to the 'NU - Network Utilities' chapter.
EW - Earthworks	S82.006	Aggregate and Quarry Association	Amend	We note there is a standalone chapter on Earthworks in the Proposed Plan with provisions and[for?] quarrying located within it. These provisions are differentiated from general earthworks which is important as quarrying activities are typically significantly different activities from general earthworks. Quarry and quarrying activities have their own specific definitions in the Proposed Plan distinct from Earthworks. All of these are taken from the National Planning Standards. To avoid potential confusion between earthworks and quarrying, further measures are needed in places as specified in the wider submission.	Retain standalone 'EW - Earthworks' chapter with differentiated provisions relating to quarrying activities within it.
EW - Earthworks	S84.014	Kairakau Lands Trust	Oppose	The Plan states that 'whilst integral to development, earthworks can have adverse effects on the environment if not appropriately managed'. Earthworks are the greatest threat to cultural sites. However, there are no specific objectives or policies that relate to ensuring that	Add specific objectives or policies in the 'EW - Earthworks' chapter that relate to ensuring that cultural sites are protected. Council should employ earthworks contractors who have had sufficient training or a certain level

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				<p>cultural sites are protected in this Section of the Plan.</p> <p>We would like to see Council employ earthworks contractors who have had sufficient training or a certain level of competency in regards to recognising sites of significance to Māori.</p>	of competency in regards to recognising sites of significance to Maori.
EW - Earthworks	S126.004	Hawke's Bay District Health Board	Amend	<p>We support Council's inclusion of sediment control provisions when earthworks are undertaken. However we believe the District Plan could be strengthened by requiring sites to develop and have available erosion and sediment control plans in place for whenever earthworks are being undertaken. These plans should include basic information such as methods for sediment and erosion control both in the immediate term i.e. trenching, sediment traps, bunding etc, through until the medium to long term i.e. re-establishment of grassed areas etc.</p> <p>Poorly controlled erosion and discharge of sediment into waterways significantly affects ecosystem health and can lead to degraded water quality that has the potential to impact on human health. For example from the proliferation of algal blooms, to the increased survivability of pathogens in recreational water such as Lakes and Rivers.</p>	<p>That the District Plan Rules require the site manager or person in control of the site has available erosion and sediment control plans in place for whenever earthworks are being undertaken.</p> <p>And that erosion and sediment control plans are included as part of the resource consent documentation requirements to Council when works under the Building Act or other legislation involving construction i.e. roading etc. is being undertaken.</p>
EW - Earthworks	S129.237	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the chapter as proposed, however requests minor amendments as set out in subsequent submission points.	Amendments sought to 'EW - Earthworks' chapter.
EW - Introduction	S42.028	New Zealand Pork Industry Board	Amend	To support the provisions relating to Ancillary Rural Earthworks the proposed plan would be improved by noting in the introduction that earthworks are an integral part of primary production activity rather than focusing on development and extractive activity only.	Amend introduction as follows: 'Earthworks are an integral part of development, as they prepare land (including the formation of building platforms) to be used for living, business and recreation, and are often essential to the construction of foundations, buildings, and structures. Earthworks are also part of normal agricultural and horticultural practices.'
EW-O1	S75.080	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain EW-O1 as proposed.

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EW-O1	S121.072	Federated Farmers of New Zealand	Oppose	<p>The objective needs amending to enable people and communities to carry out earthworks, while managing adverse effects. This is what the district plan does - it enables earthworks through permitted rules, and the standards ensure that adverse effects are managed. As a comparison, objective EW-O2 references the needs of the district to undertake an activity (being mining and quarrying) and earthworks are just as important a need.</p> <p>As notified, we are not sure if the protection is the protection of people from earthworks, or whether it is an incorrect paraphrasing of Section 5(2) of the RMA for health and safety.</p>	Amend EW-O1 as follows: 'Protect the safety of Enable people and communities to carry out earthworks, while avoiding, remedying or mitigating avoid, remedy or mitigate the adverse environmental effects of earthworks.'
EW-O2	S75.081	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Oppose	The objective should not pre-empt use.	Amend EW-O2 to read: 'Ensure that the life-supporting capacity of air, water, soil and ecosystems is safeguarded and that adverse effects of mining, quarrying and hydrocarbon extraction activities on the environment are avoided, remedied or mitigated, while meeting the needs of the District (and wider Region) for minerals.
EW-O2	S82.001	Aggregate and Quarry Association	Amend	We support this objective which applies the effects management hierarchy but it would be improved if, for the avoidance of doubt, offsetting and compensation were included as well as 'avoid, remedy and mitigate'.	Amend EW-O2 as follows: 'Ensure that the life-supporting capacity of air, water, soil and ecosystems is safeguarded and that adverse effects of mining, quarrying and hydrocarbon extraction activities on the environment are avoided, remedied, or mitigated, offset or compensated , while meeting the needs of the District (and wider Region) for minerals.'
EW-O2	S121.073	Federated Farmers of New Zealand	Oppose	Our interest in this objective is limited to the possibility that farm quarries are captured by the definition of quarrying. Farm quarries must be excluded from the definition, because they are of much smaller scale and level of adverse effect than an industrial quarry.	Amend EW-O2 as follows: 'Ensure that the life-supporting capacity of air, water, soil and ecosystems is safeguarded and that a Adverse effects of mining, quarrying and hydrocarbon extraction activities on the environment are avoided, remedied or mitigated, while meeting the needs of the District (and wider Region) for minerals.' And clearly exclude farm quarries from the

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					definition of quarrying.
EW-PXX (new policy)	S42.029	New Zealand Pork Industry Board	Amend	The plan lacks policy support for the methods adopted to enable and manage the effects of Ancillary Rural Earthworks.	Add new policy as follows: 'Enable land disturbance necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well-being, and their health and safety.'
EW-PXX (new policy)	S81.086	Horticulture New Zealand	Amend	Seek policy providing for ancillary rural earthworks and the benefits/recognition of rural earthworks in supporting rural activities.	Add a new policy in the 'EW - Earthworks' chapter as follows: 'Enable earthworks to provide for people and communities social, economic and cultural well-being, and their health and safety, including ancillary rural earthworks, where adverse effects are appropriately managed.'
EW-PXX (new policy)	S121.079	Federated Farmers of New Zealand	Amend	Ancillary earthworks must be unlimited. The permitted status with no limit for the General Rural and Rural Production zones must extend throughout those entire zones and even where overlain with ONFL or HNC status. The district council does not have functions over soil and water quality, and activities like cultivation do not create an adverse amenity effect, so there is no reason to limit ancillary rural earthworks.	Add a new policy in the 'EW - Earthworks' chapter in the Proposed Plan as follows: 'Provide for ancillary rural earthworks as unlimited, to recognise that they normal and anticipated within the rural zones, with de minimus effects.'
EW-P1	S75.082	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain EW-P1 as proposed.
EW-P1	S79.091	Transpower New Zealand Ltd	Support	Transpower supports the policy recognition of avoiding or mitigating the adverse effects of earthworks which result in adverse effects on the stability of land, structures or buildings, noting the policy is not specific to the National Grid.	Retain EW-P1.
EW-P2	S11.031	Hawke's Bay Regional Council	Amend	This amendment will give effect to the NPS-FM (2020) that requires district plans to include objectives, policies and methods to control the impact of urban development on waterways. The management of earthworks is integral to ensuring waterways and receiving environments are protected. District councils play a key role in this through their involvement in the building process.	Amend EW-P2 as follows: 'To ensure earthworks are appropriately located, and designed and managed to avoid, remedy or mitigate adverse effects by: 1. controlling volume and vertical extent of earthworks, to maintain the role, function and predominant character of each zone and reduce effects on neighbouring properties and the

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					environment; and 2. controlling the movement of dust and sediment beyond the area of development, particularly to avoid nuisance effects and/or adverse amenity effects on neighbouring sites or any Council reticulated stormwater system; and 3. controlling the effects of urban development on the health and well-being of water bodies, freshwater ecosystems and receiving environments.'
EW-P2	S75.083	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain EW-P2 as proposed.
EW-P2	S121.074	Federated Farmers of New Zealand	Amend	Support is given for recognising the role (purpose) and character of a zone and the earthworks within it. This will mean farming related earthworks in the rural zone should be considered appropriate and acceptable.	Amend EW-P2 as follows: 'To ensure earthworks are appropriately located and designed to avoid, remedy or mitigate adverse effects by: 1. controlling volume and vertical extent of earthworks, to maintain the role, function and predominant character and existing land use of each zone and reduce effects on neighbouring properties and the environment; and 2. controlling the movement of dust and sediment beyond the area of development, particularly to avoid nuisance effects and/or adverse amenity effects inconsistent with the zoning and existing land uses on neighbouring sites or any Council reticulated stormwater system.'
EW-P3	S75.084	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain EW-P3 as proposed.
EW-P3	S121.075	Federated Farmers of New Zealand	Amend	While being in character with the surrounding land, the functionality of the earthworks is also important. Earthworks for farm tracking needs to be functional to allow safe passage across steep	Amend EW-P3 as follows: 'To ensure that earthworks meet functional needs, and are designed to reflect natural landforms, and where appropriate, landscaped to reduce and soften their visual impact having

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				terrain. Visual effects must not take precedence over functionality.	regard to the character, land use and visual amenity of the surrounding area.'
EW-P4	S75.085	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain EW-P4 as proposed.
EW-P4	S121.076	Federated Farmers of New Zealand	Amend	Re-vegetation or re-pasture will only be needed for some earthworks, some functional purposes will preclude the ability to meet this policy direction.	Amend EW-P4 as follows: 'To require the appropriate re-pasture or re-vegetation of land where vegetation is cleared as a consequence of earthworks.'
EW-P5	S75.086	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Support	Support.	Retain EW-P5 as proposed.
EW-P5	S121.077	Federated Farmers of New Zealand	Support	Support is given for ensuring land can support a range of primary production activities.	Retain EW-P5 as proposed.
EW-P6	S121.078	Federated Farmers of New Zealand	Support	We agree that duplication is best avoided.	Retain EW-P6 as proposed.
EW-P7	S55.065	Heritage New Zealand Pouhere Taonga	Oppose	The earthworks chapter needs to include a policy which addresses potential effects of earthworks on historic heritage items and sites and areas of significance to Māori. Potential effects on historic heritage items and sites and areas of significance to Māori are referred to in the chapter introduction and in EW-P11, but this is not reflected in the other policies for earthworks. EW-P7 refers to 'culturally sensitive sites', however explicit reference to scheduled sites should also be included in this policy.	Amend EW-P7 as follows: 'To control earthworks, exploration and mining activities to ensure that any adverse effects on the natural and physical environment, and the amenity of the community, adjoining land uses, Historic Heritage and Sites and Areas of Significance to Māori , and culturally sensitive sites are avoided, remedied or mitigated.'
EW-P7	S79.092	Transpower New Zealand Ltd	Support	Transpower supports the policy recognition of the need to control earthworks, noting the policy is not specific to the National Grid.	Retain EW-P7.
EW-P8	S39.010	Kathryn Bayliss	Amend	Fossil fuels including coal, gas and oil mining activities produce greenhouse gas emissions and contribute to climate change. Oil, gas and coal can have huge negatives on our environment and pose	Make hydrocarbon, fossil fuels including coal, gas, and oil mining activities prohibited.

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				a big risk to our water, soils and air. Extraction can increase earthquake risk. Prospecting, exploration, extraction and use of fossil fuels can have a negative effect on human and animal health and wellbeing.	
EW-P8	S75.087	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Oppose	Policy should not begin with 'enable'. This is much too permissive and inconsistent with NZCPS and RMA. Policy should be constructed around the premise that effects will be 'avoided, remedied, or mitigated' (or a similar approach).	Amend EW-P8 as follows (or a similar approach): 'To enable Avoid, remedy, or mitigate the adverse effects of prospecting and exploration of minerals where the adverse effects on the environment will be minor.'
EW-P8	S121.080	Federated Farmers of New Zealand	Support	Our interest in this policy is limited to the possibility that farm quarries are captured by the definition of quarrying.	Retain EW-P8, on the condition that farm quarries are clearly excluded from the definition of quarrying.
EW-P9	S75.088	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Oppose	An enable policy is not appropriate, particularly without reference to environmental limits or avoiding/remediating/mitigating effects.	Delete EW-P9.
EW-P9	S121.081	Federated Farmers of New Zealand	Amend	Support is given for enabling farm quarries. Given there is a separate definition, the phrase farm quarries needs to be included in the policy so the plan user can make the link.	Amend EW-P9 as follows: 'To enable farm quarries and quarries ancillary to farming and forestry activities to be established in rural areas.'
EW-P10	S39.011	Kathryn Bayliss	Amend	Fossil fuels including coal, gas and oil mining activities produce greenhouse gas emissions and contribute to climate change. Oil, gas and coal can have huge negatives on our environment and pose a big risk to our water, soils and air. Extraction can increase earthquake risk. Prospecting, exploration, extraction and use of fossil fuels can have a negative effect on human and animal health and wellbeing.	Make hydrocarbon, fossil fuels including coal, gas, and oil mining activities prohibited.
EW-P10	S121.082	Federated Farmers of New Zealand	Support	Our interest in this policy is limited to the possibility that farm quarries are captured by the definition of quarrying.	Retain EW-P10, on the condition that farm quarries are clearly excluded from the definition of quarrying.
EW-P11	S39.012	Kathryn Bayliss	Amend	Fossil fuels including coal, gas and oil mining activities produce greenhouse gas emissions and contribute to climate change. Oil, gas and coal can have huge negatives on our environment and pose	Make hydrocarbon, fossil fuels including coal, gas, and oil mining activities prohibited.

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				a big risk to our water, soils and air. Extraction can increase earthquake risk. Prospecting, exploration, extraction and use of fossil fuels can have a negative effect on human and animal health and wellbeing.	
EW-P11	S55.066	Heritage New Zealand Pouhere Taonga	Support	This policy is supported as it addresses the potential effects of mining, quarrying, and hydrocarbon extraction on historic heritage items and sites and areas of significance to Māori.	Retain EW-P11 as notified.
EW-P11	S75.089	Royal Forest and Bird Protection Society NZ (Forest & Bird)	Oppose	Reference should be made to SNAs (in a similar way that ONFLs are referred to in the policy). Coastal environmental should also be referred to for protection.	Amend EW-P11 to reference SNAs (in a similar way that ONFLs are referred to in the policy), and to reference the 'coastal environment'.
EW-P11	S81.087	Horticulture New Zealand	Oppose	The effects of dust can be broader than just amenity - for example, mineral extraction/quarry activities can have effects on the surrounding horticultural productivity, due to effects of dust on the quality of produce; this should be included in the management approach.	Amend EW-P11 as follows: 'To require proposals for new mining, quarrying or hydrocarbon extraction activities to provide adequate information on the establishment and operation of the activity and demonstrate: 1. ... 2. ... 3. that adequate measures will be used to: a. h. manage the potential effects of dust on any nearby rural production activities, including for horticultural land use the effects of dust on produce. 4. ...'
EW-P11	S121.083	Federated Farmers of New Zealand	Support	Our interest in this policy is limited to the possibility that farm quarries are captured by the definition of quarrying.	Retain EW-P11, on the condition that farm quarries are clearly excluded from the definition of quarrying.
EW-RXX (new rule)	S102.034	Te Mata Mushrooms Land Company Limited	Oppose	A new rule is sought to provide for gravel storage and processing yards to be established as Controlled Activities in the General Rural Zone and Rural Production Zone, subject to compliance with performance standards in the General Rural Zone and Rural Production Zone. This new rule could be in the zone or 'EW -	Add in a new rule in the 'EW - Earthworks' chapter of the Proposed Plan (or respective zone chapters) as follows: 'EW-RXX Gravel storage and processing yards General Rural Zone Rural Production Zone 1. Activity Status: CON Where the following conditions are met:

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				Earthworks' district-wide chapters, depending on where it best fits.	a. Compliance with i. Setback from Roads and Rail Network [ii. ?] Setback from Neighbours ii. Electricity Safety Distances iii. Transport (Access, Parking, Loading) iv. Lightv. Noise vi. Setback from National Grid Yard and National Grid Substation.'
EW-RXX (new rule)	S110.017	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Amend	In terms of the balance of intrusive works undertaken by the Oil Companies, which typically involve reinstatement of existing levels, the Oil Companies seek clarity that these would be considered land disturbance (as defined ['means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) that does not permanently alter the profile, contour or height of the land']) and would not default to Rule EW-R7 and the corresponding permitted conditions (relating to (inter alia) cut depths, volumes etc). This would be consistent with the permitted pathway for land disturbance activities provided for network utilities. A consistent approach is appropriate having regard to the potential effects of land disturbance activities, irrespective of their purpose.	Add a Permitted Activity pathway for 'land disturbance activities' (as defined in the Proposed Plan).
EW-RXX (new rule)	S129.127	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora seeks the introduction of a new rule which provides for earthworks within areas of natural hazards, and considers that where carried out in accordance with relevant conditions a permitted activity status would be appropriate. Where earthworks in areas of natural hazards are likely to exacerbate the risks associated with those natural hazards, a discretionary or non-complying activity status may be appropriate.	Add a new rule in the 'EW - Earthworks' chapter in the Proposed Plan, which provides for earthworks within areas of natural hazards, and considers that where carried out in accordance with relevant conditions a permitted activity status would be appropriate. Where earthworks in areas of natural hazards are likely to exacerbate the risks associated with those natural hazards, a discretionary or non-complying activity status may be appropriate.
EW-R1	S11.030	Hawke's Bay Regional Council	Amend	The way rule EW-R1 is currently drafted, such earthworks activities do not have to comply with conditions for site reinstatement, and control of silt and sediment. These earthworks activities, like all others, pose a risk to the environment and nearby	Amend EW-R1 as follows: '1. Activity Status: PER Where the following conditions are met: a. The earthworks are associated with site preparation works for a building, the area (m2) of

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				<p>waterways unless carefully managed. HBRC see no reason why these earthwork activities should be exempt from standards that have been designed to protect the environment. This amendment will ensure the rules give effect to policies EW-P2 and EW-P4.</p> <p>This change, and the proposed amendments to EW-P2 will also give effect to NPS-FM(2020) at clause 3.5(4).</p> <p>HBRC also consider that standards EW-S2 and EW-S3 should apply to site preparation works for buildings to deter landowners from inappropriately locating houses where extensive 'cut and fill' will be required and on land where extensive earthworks is required.</p>	<p>earthworks is no more than 150% of the area of the associated building footprint, and complies with EW-S1, EW-S2, EW-S3, EW-S4 and EW-S5 Slope; or</p> <p>b. The earthworks are associated with any network utilities, including the upgrade or maintenance of existing public roads, and complies with EW-S4 and EW-S5; or</p> <p>c. The earthworks are associated with replacement and/or removal of a fuel storage system defined as permitted by the Resource Management Regulations (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) and complies with EW-S4 and EW-S5; or</p> <p>d. The earthworks are associated with gravel extraction within the bed of a river...'</p>
EW-R1	S55.067	Heritage New Zealand Pouhere Taonga	Oppose	<p>The earthworks rules require an exemption for sites containing historic heritage, and sites and areas of significance to Māori, so that earthworks are not a Permitted Activity in these areas. This may be best achieved by introducing a Permitted Activity standard which earthworks will need to comply with for earthworks that include sites identified as Historic Heritage in HH-SCHED2 or Sites and Areas of Significance to Māori in SASM-SCHED3 (identified as new standard EW-S10).</p>	<p>Add the following to EW-R1(1):</p> <p>'... e. Compliance with standards EW-S10.'</p>
EW-R1	S56.024	Powerco Limited	Support	<p>Powerco supports the permitted activity rules for earthworks associated with network utilities.</p>	<p>Retain EW-R1 as notified.</p>
EW-R1	S78.006	Waka Kotahi NZ Transport Agency	Support	<p>Support as written.</p>	<p>Retain EW-R1 as written.</p>
EW-R1	S82.003	Aggregate and Quarry Association	Support	<p>We support the permitted activity status of 'Gravel extraction within the bed of a river' subject to rules administered by the Hawkes Bay Regional Council.</p>	<p>Retain EW-R1(d) as proposed.</p>
EW-R1	S90.038	Centralines Limited	Support	<p>Centralines notes that earthworks that are associated with any network utilities are explicitly permitted by EW-R1(1)(b). Centralines fully supports this.</p>	<p>Retain EW-R1 as notified.</p>

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EW-R1	S110.016	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Amend	The Oil Companies support the intended permitted pathway for earthworks associated with the removal and replacement of fuel storage systems provided at EW-R1C. The Oil Companies consider that the removal and replacement of fuel storage systems is a well-defined activity and one that is particularly well controlled under the NESCS. The Oil Companies seek clarity that activities provided for by EW-R1 are not required to comply with other permitted activity standards. This could be achieved by an additional note to the rule.	Amend EW-R1 as follows: '1. Activity Status: PER Where the following conditions are met: a. ... b. ... c. ... d. ... Note: 1. Gravel extraction within the bed of a river is subject to rules administered by the Hawke's Bay Regional Council. 2. Specified activities are exempt from complying with the standards in EW-S1 to EW-S9.'
EW-R1	S117.066	Chorus New Zealand Limited	Support	The rule clearly permits earthworks associated with network utilities in all zones. This approach is supported.	Retain EW-R1 as notified.
EW-R1	S118.066	Spark New Zealand Trading Limited	Support	The rule clearly permits earthworks associated with network utilities in all zones. This approach is supported.	Retain EW-R1 as notified.
EW-R1	S119.066	Vodafone New Zealand Limited	Support	The rule clearly permits earthworks associated with network utilities in all zones. This approach is supported.	Retain EW-R1 as notified.
EW-R1	S121.084	Federated Farmers of New Zealand	Support	Support is given for the permitted status of these earthworks. However we have made submissions on the associated standards.	Retain EW-R1 as proposed.
EW-R2	S42.030	New Zealand Pork Industry Board	Support	Support a permitted activity status and associated standards for ancillary rural earthworks with amendments to the definition of ancillary rural earthworks to exclude works required for biosecurity purposes.	Retain EW-R2 as proposed.
EW-R2	S81.088	Horticulture New Zealand	Support	Support providing for Ancillary rural earthworks through a specific permitted activity rule. Earthworks undertaken as part of permitted primary production activities in the rural zone(s) for part of the character of rural areas. Providing for these activities aligns with the purpose of the rural zones.	Retain EW-R2 (subject to exclusion sought in definition for 'Cultivation', or other consequential amendment).
EW-R2	S85.010	Rayonier Matariki Forests	Oppose	It is not clear if earthworks in plantation forestry fall within the scope of these and provisions. For quarries they only include farm quarries and not	Amend EW-R2 to exclude earthworks and land disturbance activities that relate to the NES-PF.

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				forestry ones. Hawkes Bay Regional Council is enforcing the provisions relating to earthworks and land disturbance under the NES-PF.	
EW-R2	S121.085	Federated Farmers of New Zealand	Amend	<p>We oppose any limitation of ancillary rural earthworks. It does not serve people, their communities, nor the Council to monitor and enforce limits on activities like cultivation and harvesting.</p> <p>Ancillary rural earthworks must be considered appropriate for the rural zones and recognised as not adversely impacting amenity. Nor is it a district council function to manage ancillary rural earthworks for soil and water quality purposes, because the regional council already does this. Ancillary rural earthworks are integral to the purpose of the rural zones, and must be permitted without limits.</p>	<p>Amend EW-R2 as follows: 'Ancillary rural earthworks General Rural Zone / Rural Production Zone / Rural Lifestyle Zone 1. Activity Status: PER Where the following conditions are met: a. Compliance with: i. EW-S2; ii. EW-S3; iii. EW-S4; iv. EW-S5; v. EW-S6; vi. EW-S7; and vii. EW-S8.'</p>
EW-R3	S39.014	Kathryn Bayliss	Amend	Fossil fuels including coal, gas and oil mining activities produce greenhouse gas emissions and contribute to climate change. Oil, gas and coal can have huge negatives on our environment and pose a big risk to our water, soils and air. Extraction can increase earthquake risk. Prospecting, exploration, extraction and use of fossil fuels can have a negative effect on human and animal health and wellbeing.	Make hydrocarbon, fossil fuels including coal, gas and oil mining activities prohibited.
EW-R3	S55.068	Heritage New Zealand Pouhere Taonga	Oppose	Mineral exploration and prospecting also needs to be controlled in sensitive historic and cultural sites. Refers to proposed new earthworks standard (EW-S10) for earthworks within historic heritage sites, and sites and areas of significance to Māori.	Add the following to EW-R3(1)(a): '... ix. EW-S10.'
EW-R3	S85.011	Rayonier Matarki Forests	Oppose	It is not clear if earthworks in plantation forestry fall within the scope of these and provisions. For quarries they only include farm quarries and not forestry ones. Hawkes Bay Regional Council is enforcing the provisions relating to earthworks and land disturbance under the NES-PF.	Amend EW-R3 to exclude earthworks and land disturbance activities that relate to the NES-PF.
EW-R4	S39.015	Kathryn Bayliss	Amend	Fossil fuels including coal, gas and oil mining activities produce greenhouse gas emissions and contribute to climate change. Oil, gas and coal can have huge negatives on our environment and pose	Make hydrocarbon, fossil fuels including coal, gas and oil mining activities prohibited.

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				a big risk to our water, soils and air. Extraction can increase earthquake risk. Prospecting, exploration, extraction and use of fossil fuels can have a negative effect on human and animal health and wellbeing.	
EW-R4	S55.069	Heritage New Zealand Pouhere Taonga	Oppose	Mining and quarrying needs to be controlled in sensitive historical and cultural areas. Refers to proposed new earthworks standard (EW-S10) for earthworks within historic heritage sites, and sites and areas of significance to Māori.	Add the following to EW-R4(1)(b): '...ix. EW-S10. '
EW-R4	S82.002	Aggregate and Quarry Association	Support	We support the permitted activity status for quarrying in the General Rural Zone and Rural Production Zone subject to conditions. We support the conditions (with the exception of EW-S4) as discussed below.	Retain EW-R4 as proposed.
EW-R4	S98.025	Hatuma Lime Co Ltd	Amend	A consequential change is required to Rule EW R4. A new rule is sought to the General Rural Zone to enable new buildings for lawfully established quarries to be built and used as a permitted activity, subject to performance standards. Therefore new buildings for lawfully established quarries need to be exempt from the discretionary activity status in Rule EW R4.	Amend EW-R4 as follows (as a consequential amendment to the new rule sought in the 'General Rural Zone'): 'Mining and quarrying (except new buildings for lawfully established quarries as provided in Rule GRUZ-R20) ...'
EW-R4	S102.033	Te Mata Mushrooms Land Company Limited	Support	The definition of Quarrying includes 'the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry'. The storage and some processing (sorting) of gravel would be captured by the above definition, even though the activity is not a quarry. A new rule is sought to provide for gravel storage and processing yards to be established as Controlled Activities in the General Rural Zone and Rural Production Zone.	Retain EW-R4.

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EW-R4	S121.086	Federated Farmers of New Zealand	Support	Support is given for the permitted status of farm quarries. However we have made submissions on the associated standards.	Retain EW-R4 as proposed.
EW-R5	S79.093	Transpower New Zealand Ltd	Amend	<p>Transpower supports the rule framework relating to earthworks. In terms of effects, earthworks can compromise the National Grid which may lead to potential support structure failure, health and safety issues and significant constraints on the operation of the line.</p> <p>The non-complying activity status for those earthworks which do not meet the standards within EW-S6 (relating to a reduced conductor clearance, compromising the stability of a National Grid support, and that result in a permanent loss of vehicular access to any National Grid support structure) is supported.</p> <p>For remaining earthworks, a restricted discretionary activity status is supported where permitted condition (a) (being depth) is not complied with.</p> <p>The inclusion of reference to Vertical Holes is supported as such activities are excluded from the definition of 'Earthworks'.</p>	Retain EW-R5, and relocate to 'NU - Network Utilities' chapter.
EW-R5	S121.087	Federated Farmers of New Zealand	Oppose	<p>Federated Farmers seeks rules for earthworks within the National Grid Yard that are consistent with NZECP34, specifically Section 2.2 of the Code. Standard EW-R5 is not consistent and unnecessarily onerous compared to the Code, and needs amendment. Landowners who host the National Grid will be needlessly restricted by the District Plan, when the same activity will be permitted under the Code.</p> <p>The reason Rule EW-R5 must be consistent with, and not more onerous than, the Code, is because otherwise it will create a regulatory anomaly where an activity is permitted by the Code but not by the District Plan. This is untenable.</p> <p>[EW-R5(1)(a)](iii) recognises that poles and towers will have different distance requirements for safety, so part a) needs to address this too.</p> <p>Support is given for [EW-R5(1)(a)](ii) for normal agricultural cultivation, roads, footpaths, driveways</p>	<p>Amend EW-R5 as follows:</p> <p>'Earthworks and vertical holes within the National Grid Yard</p> <p>All Zones</p> <p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. From National Grid poles, the earthworks must be no deeper (measured vertically) than 300mm within 2.2m of the pole; and 750 mm between 2.2m and 5m of the pole, or</p> <p>b. From National Grid towers, the earthworks must be no deeper (measured vertically) than 300mm within 6m of a tower; and 3m between 6m and 12m of a tower 300mm within 12m of the outer visible edge of any National Grid support structure foundation, except under the following circumstances:</p> <p>i. ...</p> <p>ii. ...</p>

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				and farm tracks as exemptions from the 300mm depth limit, as per Section 2.2.4 of the Code. [EW-R5(1)(a)](iii)(b) for fence post holes needs to be consistent with Section 2.3.3 of the Code, which allows a fence within 5m of a tower, and no depth. Because the fence post hole is integral to the fence post, they both must be allowed within 5m. Support is given for [EW-R5(1)(a)](iii)(a) as the 1.5m distance from a pole is consistent with Section 2.2.2 of the Code.	iii. vertical holes not exceeding 500mm in diameter , provided they: a. are not exceeding 500 mm diameter and are more than 1.5m from the outer edge of the pole support structure or stay wire, or b. are a post hole for a farm fence or artificial crop protection or crop support structures and are more than 6m 5m from the visible outer edge of a tower support structure foundation. ...'
EW-R5	S129.126	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the rule, however considers that 6 metres is a more appropriate buffer from the national grid support structure foundation within which earthworks limitations apply. Amendments sought.	Amend EW-R5 as follows: 'Earthworks and vertical holes within the National Grid Yard All Zones 1. Activity Status: PER Where the following conditions are met: a. The earthworks must be no deeper (measured vertically) than 300mm within 642m of the outer visible edge of any National Grid support structure foundation, except under the following circumstances: ...'
EW-R6	S121.088	Federated Farmers of New Zealand	Oppose	Federated Farmers opposes any earthworks regulation of landowners for the protection of the gas transmission network. This is because gas pipelines have 100% easement agreement coverage where they cross over private land, and district plan regulation is completely unnecessary. District Plan provisions must not undermine legal easement agreements. A landowner needs a Pipeline Easement Permit from First Gas if they ever want to do work on or near an easement, this includes works like excavation, landscaping, and even deep cultivation. There is no need for the Council to also monitor and enforce, or require a resource consent, for the same activities when First Gas already have a strong legal mechanism to manage such activities. We accept that the Gas Transmission Network	Delete EW-R6 (and all provisions for the Gas Transmission Network).

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				could be indicated on the maps, and is a matter during subdivision to ensure easements are carried over, but earthworks are a matter best left to the legal easement agreement mechanism to manage.	
EW-R7	S55.070	Heritage New Zealand Pouhere Taonga	Oppose	Other earthworks need to be controlled in sensitive cultural and historic areas. Refers to proposed new earthworks standard (EW-S10) for earthworks within historic heritage sites, and sites and areas of significance to Māori.	Add the following to EW-R7(1)(a): '...ix. EW-S10. '
EW-R7	S90.039	Centralines Limited	Amend	Centralines supports this 'catch-all' rule - and in particular it supports EW-R7(1). However, Centralines notes that the matters of discretion listed at EW-R7(2) do not include effects that would be considered if there is a breach to EW-S8. Centralines seeks that additional matter(s) of discretion are included to enable effects to be considered in relation to any non-compliance with this standard.	Retain EW-R7(1) as notified. Amend EW-R7(2) as follows: '2. Activity status where compliance not achieved: RDIS Matters over which discretion is restricted: a. EW-AM1.... g. EW-AM7. h. Impacts on the operation, maintenance, upgrading and development of the electricity network. i. The risk of electrical hazards affecting public or individual safety, and the risk of property damage. j. The risk to the structural integrity of any support structures associated with the electricity network. k. Technical advice provided by the National Grid owner (Transpower) or electricity distribution network provider Centralines Limited.'
EW-SXX (new standard)	S55.071	Heritage New Zealand Pouhere Taonga	Oppose	A new standard is needed to address earthworks on sites of historic heritage, and sites and areas of significance to Māori.	Insert a new Standard as follows: ' EW-S10 Earthworks with sites identified as Historic Heritage in SCHED2 or Sites and Areas of Significance to Māori in SCHED3 All Zones: 1. The earthworks are not within a site identified as Historic Heritage in SCHED2 or identified as a Site or Area of Significance to Māori in SCHED3, unless the earthworks are limited to trenching necessary for the installation of service connections or effluent

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					disposal systems, or interments in existing cemeteries or urupā.'
EW-SXX (new standard)	S82.005	Aggregate and Quarry Association	Amend	Propose a policy framework to safeguard future access to mineral resources in the District. Consistent with this policy framework, appropriate setback performance standards are proposed to ensure that incompatible activities are not established in close proximity to existing or future mineral extraction activities to avoid potential reverse sensitivity effects.	Add a new standard in the 'EW- Earthworks' chapter requiring a setback for 'Sensitive Activities' in relation to: 1) quarrying activities (either legally operating or consented for future use); and 2) Any areas identified by Council as containing significant mineral resources for future extraction.
EW-S1	S121.089	Federated Farmers of New Zealand	Support	Support is given for a more generous slope limit for the General Rural Zone, to recognise this zone will have steeper terrain. We see that much of CHB is classified strongly rolling 16-20°, moderately steep 21-25°, and steep 26-35°, so the 45° limit should allow for farm tracks to prevent farm vehicle accidents on hillsides.	Retain EW-S1(1) as proposed.
EW-S2	S42.031	New Zealand Pork Industry Board	Support	Support proposed plan's approach to ancillary farming earthworks including no limitation of activity outside of identified overlays/areas.	Retain EW-S2 as proposed.
EW-S2	S50.017	The Surveying Company (HB) Ltd	Amend	We consider the 50m ³ maximum earthwork volume for the zones listed in EW-S2(12) to be too low and will result in a number of resource consent applications for earthworks.	Amend to separate the five Zones listed together under EW-S2(12) and assign more appropriate values for each zone. For example, 50m ³ is insufficient for the [General?] Industrial Zone given the likely size of buildings in this area.
EW-S2	S56.025	Powerco Limited	Support	Powerco supports the standard applicable to earthworks in the General Rural Zone.	Retain EW-S2(3) & (4) as notified.
EW-S2	S81.089	Horticulture New Zealand	Support	Support unlimited volume in Rural Production Zone and General Rural Zone for ancillary rural earthworks.	Retain EW-S2.
EW-S2	S85.012	Rayonier Matarki Forests	Oppose	It is not clear if earthworks in plantation forestry fall within the scope of these provisions. For quarries they only include farm quarries and not forestry ones. Hawkes Bay Regional Council is enforcing the provisions relating to earthworks and land disturbance under the NES-PF.	Amend EW-S2 to exclude earthworks and land disturbance activities that relate to the NES-PF.
EW-S2	S88.001	Robert Eagles	Oppose	Firstly, the limit of earthworks to only to 200m ³ per ha in ONFL areas. On a steep hill country property, farm tracks are essential for access and without them farming becomes a health safety	The rules applying to ONFLs need to be changed to allow for normal farming practices to continue without undue regulation.

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				<p>issue. Slipping and slumping in our area occur regularly and without the ability to fix and maintain tracks on our own property it restricts our ability for farm productively.</p> <p>Second, the limit on the ancillary rural earthworks restriction (cultivation, Harvesting etc) to 500m³ within the ONFLs. Of our 1100ha farm, which is steep hill country, we have only 50 ha that is cultivatable and 20ha of that is within the ONFLs. So the ancillary rural earthworks restriction will severally restrict our farming option on our best land.</p> <p>Cultivation and harvesting is part and parcel of farming and the rural landscape, it has been happening for over 100years and should not be regulated in the ONFLs zones.</p>	
EW-S2	S121.090	Federated Farmers of New Zealand	Oppose	<p>The limit of 500m³ is too small for farm activities like track maintenance, and preposterous for cultivation. Many of the district ONFLs are over existing farmland, and there is no reason why cultivation or fence post holes should be limited for amenity purposes where it occurs over farmland. It is a burden on the Council and farmers alike for no amenity benefit. Ancillary rural earthworks must have no limit, in the General Rural Zone, even where overlain with an ONFL classification. As per earlier submission points, we seek the category of High Natural Character be deleted. There should be separate and distinct standards for SNAs compared to ONFLs. The scale and size of an SNA compared to an ONL, and its vulnerability to adverse effects from earthworks are very different.</p>	<p>Amend EW-S2(1) & (2) as follows: 'Extent of Earthworks Identified areas of: - High Natural Character (HNCs) - Outstanding Natural Features and Landscapes (ONFs/ONL) - Significant Natural Areas (SNAs) 1. Ancillary rural earthworks—maximum of 500m³ per site in any 12-month period. Refer also Standard EW-S7. 2. Maintenance earthworks.3. All other earthworks - maximum of 200m³ per site in any 12-month period.'</p>
EW-S2	S121.091	Federated Farmers of New Zealand	Support	<p>Ancillary earthworks must be unlimited, to recognise that they are part of the farming purpose of this rural zone. The limit of 2,000m³/ha over 12 months is supported.</p>	<p>Retain EW-S2(3) & (4).</p>
EW-S2	S121.092	Federated Farmers of New Zealand	Amend	<p>Ancillary earthworks must be unlimited, to recognise that they are part of the farming land use and underlying rural zoning of the Coastal Environment. The volume of earthworks considered appropriate</p>	<p>Amend EW-S2(5) & (6) as follows: 'Coastal Environment (except any identified HNC, ONF/ONL or SNA areas) 5. Ancillary rural earthworks - unlimited. 6. All other earthworks - must comply with the</p>

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				will depend on which underlying zone it occurs in. The 200m ³ limit is appropriate for the Coastal Settlement Zone, yet is much too small for the General Rural Zone. The existing farming land uses and large farm lot sizes will absorb any potential earthworks effects more readily than the settlement zones would.	underlying zone provisions -maximum of 200m ³ per hectare of site in any 12-month period.'
EW-S2	S121.093	Federated Farmers of New Zealand	Support	Ancillary earthworks must be unlimited, to recognise that they are part of the farming purpose of this rural zone [Rural Production Zone]. The limit of 1,000m ³ /ha over 12 months is supported.	Retain EW-S2(7), (8) & (9) as proposed.
EW-S3	S56.026	Powerco Limited	Support	Powerco supports the standard applicable to Vertical Extent of Excavation.	Retain EW-S3 as notified.
EW-S3	S85.013	Rayonier Matarki Forests	Oppose	It is not clear if earthworks in plantation forestry fall within the scope of these and provisions. For quarries they only include farm quarries and not forestry ones. Hawkes Bay Regional Council is enforcing the provisions relating to earthworks and land disturbance under the NES-PF.	Amend EW-S3 to exclude earthworks and land disturbance activities that relate to the NES-PF.
EW-S3	S121.094	Federated Farmers of New Zealand	Oppose	Support is given for the different vertical limits for different landscape features, to recognise they have varied ability to absorb the effects of the earthworks. Support is also given to retain a cut/fill face of 5m in the General Rural Zone, which is appropriate given it is characterised by sheep and beef farms on hilly terrain. That said, the vertical heights on natural area and landscape features provided are much too small and will not enable farm tracks, which are necessary for farmers to provide for their own and worker safe passage across farm, as per Section 5(2) of the RMA. Farm tracks on farm land must be enabled and not restricted by visual and amenity aspects, otherwise farmers will be forced to compromise their safety. As per earlier submission points, we seek the category of High Natural Character be deleted.	Amend EW-S3 as follows: 'Vertical Extent of Excavation Identified areas of: High Natural Character (HNCs) Outstanding Natural Features and Landscapes (ONFs/ONL) / Significant Natural Areas (SNAs) (except for HNC2, HNC6, ONL1, ONF5, ONF6, ONF7, ONF9 and ONF10) 1. 2.3 metres HNC2 / HNC6 ONF5 / ONF6 / ONF7 / ONF9 / ONF10 2. 4.3 metres General Rural Zone / ONL1 3. 5 metres All Other Zones 4. 2.5 metres'
EW-S4	S56.027	Powerco Limited	Support	Powerco supports the standard applicable to site reinstatement.	Retain EW-S4 as notified.

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EW-S4	S82.004	Aggregate and Quarry Association	Amend	Site reinstatement is normal practice for quarries at the end of their life. However, the timeframes for quarrying are longer than this clause envisages. Six months after disturbance ceases may not be enough time.	Amend EW-S4 to include an exception for quarries.
EW-S4	S85.014	Rayonier Matarki Forests	Oppose	It is not clear if earthworks in plantation forestry fall within the scope of these and provisions. For quarries they only include farm quarries and not forestry ones. Hawkes Bay Regional Council is enforcing the provisions relating to earthworks and land disturbance under the NESPF	Amend EW-S4 to exclude earthworks and land disturbance activities that relate to the NES-PF.
EW-S5	S56.028	Powerco Limited	Support	Powerco supports the standard requiring erosion and sediment control.	Retain EW-S5 as notified.
EW-S5	S81.090	Horticulture New Zealand	Amend	We consider the HortNZ guidelines also have relevance in some applications.	Amend EW-S5 to add reference in the 'Notes' to 'HortNZ Erosion and Sediment Control Guidelines for Vegetable Production'.
EW-S5	S85.015	Rayonier Matarki Forests	Oppose	It is not clear if earthworks in plantation forestry fall within the scope of these and provisions. For quarries they only include farm quarries and not forestry ones. Hawkes Bay Regional Council is enforcing the provisions relating to earthworks and land disturbance under the NES-PF.	Amend EW-S5 to exclude earthworks and land disturbance activities that relate to the NES-PF.
EW-S6	S79.094	Transpower New Zealand Ltd	Amend	Transpower support the provision of standards to support Rule EW-R5. Earthworks restrictions are supported as earthworks have the potential to undermine transmission line structures, generate dust, reduce the clearances between the ground and conductors. They also have the potential to restrict Transpower's ability to access the line and locate the heavy machinery required to maintain support structures around the lines and may lead to potential tower failure and significant constraints on the operation of the line.	Retain EW-S6, and relocate to 'NU - Network Utilities' chapter.
EW-S6	S81.091	Horticulture New Zealand	Amend	The earthwork provisions within the National Grid yard are supported. However ancillary rural earthworks such as cultivation and road and track maintenance should be provided for as permitted activity consistent with NZECP:2001.	Amend EW-S6 to clearly state that 'ancillary rural earthworks' are a permitted activity.
EW-S6	S85.016	Rayonier Matarki Forests	Oppose	It is not clear if earthworks in plantation forestry fall within the scope of these and provisions. For quarries they only include farm quarries and not	Amend EW-S6 to exclude earthworks and land disturbance activities that relate to the NES-PF.

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				forestry ones. Hawkes Bay Regional Council is enforcing the provisions relating to earthworks and land disturbance under the NES-PF.	
EW-S6	S121.097	Federated Farmers of New Zealand	Oppose	Any earthworks regulation within the National Grid Yard must be consistent with NZECP34 Code of Practice for Electrical Safe Distances, specifically Table 4. There is no need for vehicular access to be a matter or standard. The Network Utility Operator will just have to travel to the structure Using a different route. Access is a matter for the landowner and Transpower to negotiate.	Amend EW-S6 as follows: 'Earthworks and Vertical Holes within the National Grid Yard All Zones 1. The earthworks must not compromise the stability of a National Grid support structure, and 2. The earthworks must not result in a reduction in ground-to-conductor clearance distances specified in Table 4 of NZECP34 . of less than: 6.5m (measured vertically) from a 110kV National Grid transmission line, and 3. The earthworks must not result in the permanent loss of vehicular access to any National Grid support structure.'
EW-S7	S85.017	Rayonier Matarki Forests	Oppose	It is not clear if earthworks in plantation forestry fall within the scope of these and provisions. For quarries they only include farm quarries and not forestry ones. Hawkes Bay Regional Council is enforcing the provisions relating to earthworks and land disturbance under the NES-PF.	Amend EW-S7 to exclude earthworks and land disturbance activities that relate to the NES-PF.
EW-S7	S121.098	Federated Farmers of New Zealand	Oppose	We oppose any limitation of ancillary rural earthworks. It does not serve people, their communities, nor the Council to monitor and enforce limits on activities like cultivation and harvesting. Ancillary rural earthworks must be considered appropriate for the rural zones and recognised as not adversely impacting amenity. Nor is it a district council function to manage ancillary rural earthworks for soil and water quality purposes, because the regional council already does this. Ancillary rural earthworks are integral to the purpose of the rural zones, and must be permitted without limits.	Delete EW-S7.
EW-S8	S90.040	Centralines Limited	Support	Centralines supports the standard as compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) is mandatory under the Electricity Act 1992.	Retain EW-S8 as notified.

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EW-S8	S121.099	Federated Farmers of New Zealand	Support	The District Plan must be consistent with NZECP34.	Retain EW-S8 as proposed.
EW-AM1	S55.072	Heritage New Zealand Pouhere Taonga	Support	It is noted that assessment matters include considering the effects on historic heritage sites, and sites and areas of significance to Māori. HNZPT also supports the reference to the archaeological authority process under HNZPT Act.	Retain EW-AM1 as notified.
EW-AM5	S78.007	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain EW-AM5 as written.
LIGHT - Introduction	S42.032	New Zealand Pork Industry Board	Amend	The introduction would be improved by recognising and enabling artificial outdoor lighting associated with primary production.	Amend the introduction as follows: 'Artificial lighting enables activities to occur beyond daylight hours, including night time work, primary production and recreation and entertainment activities, and can assist to improve the safety and security of people and property.'
LIGHT-O1	S42.033	New Zealand Pork Industry Board	Support	Support the object that provides for activities to use artificial lighting for operational and functional purposes.	Retain LIGHT-O1 as proposed.
LIGHT-O1	S121.100	Federated Farmers of New Zealand	Support	Support is extended to this objective which acknowledges activities can have a functional and operational requirement to use artificial light. Primary production activities are particularly good examples of this. Some activities like crop harvesting and hay making are weather dependent, triggered seasonally and will see farmers and contractors working around the clock to get the job done. Whilst the objective is important and provides useful direction for plan users, we consider that either a new permitted activity rule, or exemption to the standards, is required to better implement LIGHT-O1 and subsequent policy LIGHT-P1.	Retain LIGHT-O1 as proposed.
LIGHT-P1	S42.034	New Zealand Pork Industry Board	Support	Support the object that provides for activities to use artificial lighting for operational and functional purposes.	Retain LIGHT-P1 as proposed.
LIGHT-P1	S121.101	Federated Farmers of New Zealand	Support	Support is extended to the policy which is working to provide for usual and anticipated activities within specific zones.	Retain LIGHT-P1 as proposed.

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LIGHT-R1	S121.102	Federated Farmers of New Zealand	Support	Amendments are required to better implement LIGHT-O1 and LIGHT-P1 and ensure normal and anticipated farming activities can continue without unreasonable conditions. This is particularly important as farmers and contractors need to operate around the clock during peak lambing, calving and harvest seasons, and need to illuminate their work at night. The notified standards should not apply to primary production activities given the intermittent and temporary nature of the activities and the effects which should be considered normal and anticipated within a rural zone.	Retain LIGHT-R1, on condition that the relief sought for LIGHT-S1 is accepted, or alternatively include a new permitted activity rule for primary production activities.
LIGHT-S1	S42.035	New Zealand Pork Industry Board	Oppose	The provision would only be reasonable in the case of existing residential units noting that the proposed subdivision provisions would introduce Lifestyle Sites adjacent existing primary production activity and constrain an existing rural production activity. Similarly in the case of residential activity, visitor accommodation, community facility, rest home, marae, it would be unreasonable to apply this standard to an existing primary production activity. Existing use rights would not be sufficient to avoid conflict and reverse sensitivity operational constraints.	Delete the requirements of LIGHT-S1(1)(b)(ii) and LIGHT-S1(1)(d) as follows: 'b. Between the hours of 2200 and 0700 hours any outdoor lighting must not be used in a manner that it causes:...' <ul style="list-style-type: none"> ii. An added illuminance in excess of 15 lux measured horizontally or vertically (at a height of 1.5m above the ground) at any point along any General Residential, Large Lot Residential (Coastal), Settlement, or Rural Lifestyle-zoned boundary, or at any point along a line measured 20m from any side of a residential unit located on another site within the General Rural or Rural Production Zones. and 'd. Any outdoor lighting must be so selected, located, aimed, adjusted, and screened so as to direct such lighting away from any residential activity, visitor accommodation, community facility, rest home, marae, state highways and formed public roads.
LIGHT-S1	S81.092	Horticulture New Zealand	Oppose	These provisions could unreasonably impact on existing operations, if a new residential unit established (for example). Existing primary production should not be subject to these standards.	Amend LIGHT-S1 as follows: 'General Rural Zone / Rural Production Zone 1. The following light spill standard applies to all land uses other than for the purposes of illuminating a road: a. ...

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					<p>b. Between the hours of 2200 and 0700 hours any outdoor lighting must not be used in a manner that it causes:</p> <p>i. ...</p> <p>ii. An added illuminance in excess of 15 lux measured horizontally or vertically (ata height of 1.5m above the ground) at any point along any General Residential, Large Lot Residential (Coastal), Settlement, or Rural Lifestyle-zoned boundary, or at any point along a line measured 20m from any side of a residential unit located on another site within the General Rural or Rural Production Zones.</p> <p>c. ...</p> <p>d. Any outdoor lighting must be so selected, located, aimed, adjusted, and screened so as to direct such lighting away from any residential activity, visitor accommodation, community facility, rest home, marae, state highways and formed public roads.'</p>
LIGHT-S1	S121.103	Federated Farmers of New Zealand	Amend	The notified standards should not apply to primary production activities given the intermittent and temporary nature of the activities. The relief sought will better implement the direction of LIGHT-O1 and LIGHT-P1 and is consistent with planning approach adopted for NOISE which exempts vehicles and mobile machinery associated with primary production activities from the Noise standards.	Amend LIGHT-S1 as follows: 'Maximum level of light overspill General Rural Zone / Rural Production Zone 1. The following light spill standard applies to all land uses other than for the purposes of illuminating a road and activities associated with primary production. ...'
NOISE-O1	S81.093	Horticulture New Zealand	Support	It is appropriate that there is differentiation across the different receiving environments in the district.	Retain NOISE-O1.
NOISE-O1	S121.104	Federated Farmers of New Zealand	Oppose	Federated Farmers considers NOISE-O1 to be superfluous, with NOISE-O2 essentially providing for the same outcomes.	Delete NOISE-O1.
NOISE-O1	S129.128	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora supports the intent of the objective, however considers that in its current form, its scope is too narrow. Amendments sought.	Amend NOISE-O1 as follows: ' Ensure residents of the District are exposed to an appropriate level of noise for the zone in which they reside/live/work. Activities do not generate unreasonable noise effects which adversely affect amenity values, the health and wellbeing of people and communities, or noise sensitive

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					activities.'
NOISE-O2	S81.094	Horticulture New Zealand	Support	It is appropriate that there is differentiation across the different receiving environments in the district.	Retain NOISE-O2.
NOISE-O2	S121.105	Federated Farmers of New Zealand	Support	Assessing activities against context and compatibility within receiving zones is highly appropriate and should facilitate an efficient and effective planning response. We agree that the character and function of each zone is important when deciding what noise activities are appropriate. Farm noise in the rural zones should always be considered acceptable and in character.	Retain NOISE-O2 as proposed.
NOISE-O2	S129.129	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the objective as proposed and seeks amendments to remove the word 'character'. It is unclear how character relates to noise and vibration effects. Amendments sought.	Amend NOISE-O2 as follows: 'Activities generate noise effects that are compatible with the role, and function and predominant character of each receiving zone.'
NOISE-O3	S42.036	New Zealand Pork Industry Board	Support	Retain a resource management framework that sets out to avoid, remedy or mitigate conflict and reverse sensitivity effects arising for existing lawfully established activities as a result of new noise sensitive activities establishing in close proximity to them.	Retain NOISE-O3 as proposed.
NOISE-O3	S78.009	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain NOISE-O3 as written.
NOISE-O3	S81.095	Horticulture New Zealand	Support	Reverse sensitivity effects from new sensitive activities locating near growers is an issue.	Retain NOISE-O3.
NOISE-O3	S121.106	Federated Farmers of New Zealand	Support	Reverse sensitivity is an important resource management issue for Federated Farmers, support is extended to this Objective. We agree that lawfully established farming should be protected from reverse sensitivity effects of noise sensitive activities.	Retain NOISE-O3 as proposed.
NOISE-O3	S129.130	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the objective however requests the inclusion of the qualifier 'where practicable' to reflect that avoidance, remedying, and or mitigation may not in all cases eliminate all reverse sensitivity effects which may arise. Amendments sought.	Amend NOISE-O3 as follows: 'Avoid, remedy or mitigate conflict and reverse sensitivity effects arising for existing lawfully established activities as a result of new noise sensitive activities establishing in close proximity

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					to them, where practicable. '
NOISE-O4	S29.004	New Zealand Defence Force	Support	This objective recognises the importance of Temporary Military Training Activities to the community, including its functional and operational requirements.	Retain objective as notified.
NOISE-O4	S57.083	Fire and Emergency New Zealand	Support	Due to urban growth, population changes and commitments to response times, Fire and Emergency may need to locate anywhere within the urban and rural environment. Generally, Fire and Emergency has assessed that a fire station will be capable of meeting the standards set out in NZS 6802:2008 (Table 3 - Guideline residential upper noise limits), with the exclusion of noise created by emergency sirens. As such, Fire and Emergency has a locational, functional, and operational need to be exempt from noise generated by emergency sirens.	Retain NOISE-O4 as notified.
NOISE-O4	S78.010	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain NOISE-O4 as written.
NOISE-O4	S81.096	Horticulture New Zealand	Support	The inclusion of exemptions are appropriate.	Retain NOISE-O4.
NOISE-O4	S129.131	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the objective however requests the inclusion of the qualifier 'where appropriate' to reflect that noise exemptions will not be appropriate in all cases. Amendments sought.	Amend NOISE-O4 as follows: 'Where the locational, functional or operational needs are such that activities of importance to the community could not otherwise meet noise and vibration standards, enable these activities by allowing a whole or partial exemption from those noise standards, where appropriate. '
NOISE-P1	S129.132	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the policy as proposed and seeks amendments to remove the word 'character'. It is unclear how character relates to noise and vibration effects. Amendments sought.	Amend NOISE-P1 as follows: 'To maintain the predominant character and amenity of each zone by controlling the level of noise and vibration received in each zone, particularly at night.'
NOISE-P2	S78.011	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain NOISE-P2 as written.

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NOISE-P2	S129.133	Kāinga Ora - Homes and Communities	Oppose	Consistent with subsequent submission points, Kāinga Ora opposes this policy and considers that a more appropriate means of managing internal sound levels for noise sensitive activities is through maximum zonal noise levels and insulation requirements of the Building Act/Building Code.	Delete NOISE-P2.
NOISE-P3	S42.037	New Zealand Pork Industry Board	Support	Retain a resource management framework that recognises that noise associated with agricultural, viticultural and horticultural activities is appropriate for the working nature of the rural environment by exempting it from the noise limits. The operation of noisy equipment is provided for, subject to appropriate controls.	Retain NOISE-P3 as proposed.
NOISE-P3	S81.097	Horticulture New Zealand	Support	Recognition of noise in the rural working environment is supported.	Retain NOISE-P3.
NOISE-P3	S121.107	Federated Farmers of New Zealand	Support	Support is extended to the policy which recognises the nature and effects of rural production activities which are appropriate and should be anticipated within the rural zone.	Retain NOISE-P3 as proposed.
NOISE-P3	S129.134	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the policy as proposed.	Retain NOISE-P3 as notified.
NOISE-P4	S129.135	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the policy as proposed.	Retain NOISE-P4 as notified.
NOISE-P5	S129.136	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the policy as proposed, however seeks inclusion of the word 'effects' for clarification purposes. Amendments sought.	Amend NOISE-P5 as follows: 'To allow noisy construction and demolition activities subject to ensuring the protection of the community from unreasonable noise effects .'
NOISE-P6	S29.005	New Zealand Defence Force	Support	This policy provides for Temporary Military Training Activities subject to appropriate noise standards, and appropriately recognises the importance of Temporary Military Training Activities.	Retain policy as notified.
NOISE-P6	S57.084	Fire and Emergency New Zealand	Support	NOISE-P6 is supported as it allows noisy activities of limited duration and frequency which are of importance to the community, such as noise associated with the operation of emergency services, subject to appropriate controls. Allowing noise associated with the operation of emergency	Retain NOISE-P6 as notified.

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				services provides for the operational requirements of Fire and Emergency and enables it to meet its statutory obligations in a manner that provides for the on-going health and safety of people and communities.	
NOISE-P6	S129.137	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the policy as proposed.	Retain NOISE-P6 as notified.
NOISE-P7	S129.138	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the policy as proposed.	Retain NOISE-P7 as notified.
NOISE-P8	S129.139	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the policy as proposed.	Retain NOISE-P8 as notified.
NOISE-R1	S29.006	New Zealand Defence Force	Support	It is appropriate that noise emissions are permitted in all zones provided the relevant standards are complied with.	Retain NOISE-R1(1) as notified.
NOISE-S1	S81.098	Horticulture New Zealand	Amend	HortNZ supports measurement at the notional boundary in the General Rural Zone and the Rural Production Zone but considers that the Rural Lifestyle Zone should also use the national boundary measure as it is similar in nature to the rural area. S4 seeks that the measurements are at the national boundary of the Rural Lifestyle Zone.	Amend NOISE-S1 as follows: '1. ... 2. ... The assessment position for houses, dwellings and habitable buildings in the General Rural Zone, The Rural Production Zone and the Rural Lifestyle Zone is within the notional boundary as defined in NZS6801.'
NOISE-S3	S78.012	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain NOISE-S3 as written.
NOISE-S3	S129.140	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes the standard, and does not support the requirement to achieve maximum internal sound levels for sensitive activities (which are defined as including 'living' activities) in Residential zones and Rural Lifestyle areas. The nature of these zones under the Plan are such that internal noise levels can be appropriately managed through the insulation requirements of the Building Act and Building Code, in concert with the maximum zonal noise levels proposed under NOISE-S4. This is consistent with the approach taken by other Councils across New Zealand. Kāinga Ora also considers that there is a disconnect between this standard, which imposes	Delete NOISE-S3.

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				noise insulation requirements on noise sensitive activities (i.e. the receiving site), and the activity, being the emission of noise (i.e. from the emitters).	
NOISE-S4	S43.010	New Zealand Agricultural Aviation Association	Oppose	Agricultural aviation is dependent on relatively settled weather for the application of fertilizer or agrichemicals. Settled conditions usually occur early in the morning and again in the late afternoon. Agricultural aviation operators will therefore try to be ready for operation as early to first light as possible, not sit around until 07:00 and will try to operate until as late as possible returning to base right on last light.	Adopt the CAA definition of Day from the CAA Rule Part 1 and the daylight tables published in the NZAIP as the guide for daylight operations for agricultural aircraft operation.
NOISE-S5	S27.028	Egg Producers Federation of New Zealand	Support	This exemption means there is no specific noise standard for any activities involving stock, vehicles and mobile machinery associated with primary production activities. These activities must avoid unreasonable noise as required by sections 16 & 17 of the RMA.	Retain as proposed
NOISE-S5	S42.038	New Zealand Pork Industry Board	Support	Support a permitted activity status for activities involving stock, vehicles and mobile machinery associated with primary production.	Retain Noise-S5 as proposed
NOISE-S5	S57.085	Fire and Emergency New Zealand	Support	NOISE-S5 is supported as it exempts emergency service activities from the noise limits in NOISE-S4(NOISE-S5(3)). The exemption of emergency aviation movements from the noise limits in NOISE-S4(NOISE-S5(10))is also supported.	Retain NOISE-S5 as notified.
NOISE-S5	S129.141	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora generally supports the intent of the standard to the degree that it enables identified noise generating activities where they provide a critical function and/or are established within zones where increased noise levels are appropriate for the types of activities reasonably anticipated to be established and are compatible with the predominant character and amenity values of the zone. Notwithstanding the above, Kāinga Ora considers that in its current form the standard creates ambiguity about what it seeks to manage i.e. noise-generating activities or internal noise levels for noise sensitive activities (refer NOISE-S5(24)).	Delete NOISE-S5, and reconsider it so as to ensure the standard achieves its intended purpose.
NOISE-S5	S73.012	Ministry of Education	Amend	Supports the exemption of noise generated from the grounds and facilities of educational facilities.	Retain NOISE-S5(6) with minor amendment as follows:

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				However, school facilities may be used for education purposes throughout the year and this would be unreasonably limited by restricting the exemption to term time.	Activities within the grounds of an Educational Facility 6. Exempt, providing the noise generated is through use of grounds and facilities during events associated with the educational facility concerned, and by students who live on site. Examples include use of school facilities for sport during term time and by student boarders who live on site.
NOISE-S5	S81.099	Horticulture New Zealand	Amend	The heading for the exemption in clause 7 includes 'stock' but animals or stock are not included in the specific exemption.	Amend NOISE-S5(7) to include 'stock' in the exemption.
NOISE-S5	S121.108	Federated Farmers of New Zealand	Support	Support is extended to this implementation method which we consider to be an appropriate planning response for the stated objectives and policies. Activities which generate noise for rural production purposes, including stock noises, should be exempt from the noise limits of the plan.	Retain NOISE-S5(7) as proposed.
NOISE-S5	S29.007	New Zealand Defence Force	Support	It is appropriate to specifically exclude Temporary Military Training Activities from the specific noise standards applying to temporary events.	Retain NOISE-S5(9) as notified.
NOISE-S5	S38.001	Aerospread Ltd	Amend	The clause seeks to limit agricultural aviation movements to 14 days. The amount of usage can change from year to year and is also affected by seasonal changes. Safety is of the utmost importance and having a limited time frame to get work done could put undue pressure on pilots to get the job completed and could compromise safety. After the 14 days, jobs will be forced to move to another airstrip that has not used all the 14 days. A better option if noise is an issue to some residences is that the airstrip in question could be explored on a case by case basis. Work can be done with the locally affected communities to get the outcome everyone is looking for.	Amend NOISE-S5(11) to unlimited days for agricultural aviation movements.
NOISE-S5	S43.001	New Zealand Agricultural Aviation Association	Oppose	The clause seeks to limit agricultural aviation movements to 14 days in any calendar year. This is problematic on a number of fronts. Several rural airstrips serve a community of farms	Amend NOISE-S5(11) to unlimited days for agricultural aviation activity.

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				<p>and are used by several agricultural aviation operators so will exceed the 14 day usage limit every year.</p> <p>Operational reasons may limit an airstrip to only a few movements on any day thus using up one 'day' of the 14 for no advantage to the farm.</p> <p>Seasonal weather changes see airstrips used intermittently and should not be restricted by regulation. The majority of the airstrips in the district are sufficiently 'remote' to not pose a noise nuisance to rural residences so a 14 day usage would be an artificial imposition for little amenity gain but potential financial cost.</p> <p>Most rural airstrips are used for agricultural aviation activity only so do not produce aircraft noise apart from when the airstrip is being used for productive work.</p>	
NOISE-S5	S58.003	Josh and Suzie Calder	Amend	<p>Aerial top dressing and the use of airstrips is an integral part of farming activities and contributes millions to the Central Hawke's Bay economy.</p> <p>These restrictions will reduce the time that aircraft are able to work within any given part of the district and has the potential of lowering farm production and creating health and safety concerns for agricultural aviation operators.</p> <p>People living within the rural zone should expect that from time to time, rural activities will be undertaken that will give rise to effects that are not the same as those anticipated in residential environments. Issues of reverse sensitivity arise and should not be allowed to detract from the overriding objectives of the rural zone.</p>	Remove NOISE-S5(11) & (12) and simply make 'Agricultural Aviation Movements' exempt. Make all other necessary adjustments to the Plan in order to give effect to this.
NOISE-S5	S76.001	Ballance Agri-Nutrients Limited	Oppose	<p>The clause seeks to limit agricultural aviation movements to 14 days in any calendar year. The current wording of the clause will have significant unintended negative impacts on agricultural production in the Central Hawke's Bay area and the subsequent economic and social aspirations of the district and region.</p> <p>Agricultural aviation movements are led by the seasonal requirements of agriculture. Movements are intermittent and are focused on specific</p>	Amend NOISE-S5(11) and (12) as follows: 'Agricultural Aviation Movements 11. Exempt for up to 14 days in any calendar year. 12. Otherwise, must comply with the noise limits as for rural airstrips (NOISE-S5(13), (14) & (15)) and helicopter landing areas (NOISE-S5(16), (17) & (18)).'

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				purposes. It is clear therefore that any such movements will have limited duration and hence should not be restricted further.	
NOISE-S5	S81.100	Horticulture New Zealand	Oppose	Clause 11 seeks to limit agricultural aviation movements to 14 days in any calendar year. This is problematic in that an activity may only take place for a short time on any one day rather than the whole day, due to factors such as weather. This would limit the total number of movements that could be undertaken in a year. Agricultural aviation movements are by definition intermittent for specific purposes. This provides enough certainty over their limited duration.	Amend NOISE-S5(11) to provide a total exemption for 'agricultural aviation movements'.
NOISE-S5	S121.109	Federated Farmers of New Zealand	Oppose	Whilst support is extended to the enabling intention of the standard we are concerned that limiting agricultural aviation movements to 14 days in a calendar year doesn't provide for contingency planning. There can be any number of reasons why an activity, like topdressing for example, which may be planned to be undertaken from start to finish in a day has to be called off and re-scheduled. As notified once the plane takes off that will count as one day out of the 14 regardless of whether the activity was completed or not. The definition of Agricultural aviation movements is clear that activities are intermittent and for specific purposes only, in our view no further control is necessary. We also consider our relief sought to be more consistent with the approach taken under GRUZ-R4 and the relevant Section 32 Evaluation, Section 5.1.11.	Delete NOISE-S5(11) & (12) .
NOISE-S5	S38.002	Aerospread Ltd	Oppose	The majority of rural airstrips in the district are sufficiently 'remote' to not pose a noise nuisance to rural residences. Most rural airstrips are used for agricultural aviation activity only. The operators are already working under CAA (Civil Aviation Authority) Part 137 rules. The aircraft does not produce noise apart from when the airstrip is being used for agricultural aviation movements. This is productive work, don't limit this.	Delete NOISE-S5(12).

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NOISE-S5	S43.002	New Zealand Agricultural Aviation Association	Oppose	The majority of the airstrips in the district are sufficiently 'remote' to not pose a noise nuisance to rural residences so a 14 day usage would be an artificial imposition for little amenity gain but potential financial cost. Most rural airstrips are used for agricultural aviation activity only so do not produce aircraft noise apart from when the airstrip is being used for productive work.	Delete NOISE-S5(12).
NOISE-S5	S36.001	Karen Middelberg	Amend	That due to the essential need to apply fertiliser for farming operations and that some rural airstrips are the only ones available at certain times of the year due to weather conditions, it may mean they exceed the 14 day limit for use, I would like to see the ability to have an exemption for these strips to enable them to exceed this limit.	Amend NOISE-S5(13) to enable some rural airstrips to have an exemption to exceed the '14-days in any calendar year' limit applying to 'agricultural aviation movements'.
NOISE-S5	S38.003	Aerospread Ltd	Amend	As a consequence of changes sought to NOISE-S5(11) the provision should be amended to delete reference to 14 days usage in a calendar year.	Amend Noise -S5(13) to delete reference to 14 days usage in any calendar year in relation to agricultural aviation movements.
NOISE-S5	S43.003	New Zealand Agricultural Aviation Association	Amend	As a consequence of changes sought in NOISE-S5(11) the provision should be amended to delete reference to 14 days usage in a calendar year.	Amend NOISE-S5(13) as follows: '...and agricultural aviation movements for up to 14 days in any calendar year. '
NOISE-S5	S76.002	Ballance Agri-Nutrients Limited	Oppose	As a consequence of changes sought to NOISE-S5(11), the provision should be amended to delete reference to 14 days in any calendar year.	Amend NOISE-S5(13) as follows: 'Rural Airstrips 13. The day-night average sound level (Ldn) generated by aircraft movements (excluding emergency aviation movements, and agricultural aviation movements for up to 14 days in any calendar year) must not exceed 55 dB Ldn, measured at the notional boundary of any building containing a noise sensitive activity on a separate site under different ownership in the General Rural and Rural Production Zones, or at the boundary of any site containing a noise sensitive activity in all other zones.'
NOISE-S5	S81.101	Horticulture New Zealand	Oppose	As a consequence of changes sought to NOISE S5 (11) the provision should be amended to delete reference to 14 days in any calendar year.	Amend NOISE-S5(13) as follows: 'Rural Airstrips 13. The day-night average sound level (Ldn) generated by aircraft movements (excluding

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					emergency aviation movements, and agricultural aviation movements for up to 14 days in any calendar year) must not exceed 55dB Ldn, measured at the notional boundary of any building containing a noise sensitive activity on a separate site under different ownership in the General Rural, and Rural Production and Rural Lifestyle Zones, or at the boundary of any site containing a noise sensitive activity in all other zones. 14. ... 15. ...'
NOISE-S5	S121.110	Federated Farmers of New Zealand	Oppose	Support is extended to this implementation method which we consider to be an appropriate planning response for the stated objectives and policies, however a consequential amendment is required to give effect to the issues raised in relation to NOISE-S5 (11) and (12).	Amend NOISE-S5(13) as follows: 'Rural Airstrips 13. The day-night average sound level (Ldn) generated by aircraft movements (excluding emergency aviation movements, and agricultural aviation movements for up to 14 days in any calendar year) must not exceed 55 dB Ldn, measured at the notional boundary of any building containing a noise sensitive activity on a separate site under different ownership in the General Rural and Rural Production Zones, or at the boundary of any site containing a noise sensitive activity in all other zones.'
NOISE-S5	S29.008	New Zealand Defence Force	Amend	Helicopter landing areas associated with Temporary Military Training Activities are already provided for in the specific Temporary Military Training Activities noise standards and should therefore be excluded from this standard.	Retain NOISE-S5(16-18) as notified with the following minor amendment: 'Helicopter Landing Areas (other than those for temporary military training activities)'
NOISE-S5	S38.004	Aerospread Ltd	Oppose	As a consequence of changes sought to NOISE-S5(11) the provision should be amended to delete reference to 14 days usage in a calendar year for helicopter agricultural aviation movements.	Amend Noise -S5(16) to delete reference to 14 days usage in any calendar year in relation to agricultural aviation movements.
NOISE-S5	S43.004	New Zealand Agricultural Aviation Association	Amend	As a consequence of changes sought to NOISE-S5(11) the provision should be amended to delete reference to 14 days usage in a calendar year.	Amend NOISE-S5(16) as follows: '...and agricultural aviation movements for up to 14 days in any calendar year. '

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NOISE-S5	S76.003	Ballance Agri-Nutrients Limited	Oppose	As a consequence of changes sought to NOISE-S5(11), the provision should be amended to delete reference to 14 days in any calendar year.	Amend NOISE-S5(16) as follows: 'Helicopter Landing Areas 16. The day-night average sound level (Ldn) generated by helicopter movements (excluding emergency aviation movements, and agricultural aviation movements for up to 14 days in any calendar year) must not exceed 50 dB Ldn measured at the notional boundary of any building containing a noise sensitive activity on a separate site under different ownership in the General Rural and Rural Production Zones, or at the boundary of any site containing a noise sensitive activity in all other zones.'
NOISE-S5	S81.102	Horticulture New Zealand	Oppose	As a consequence of changes sought to NOISE S5 (11) the provision should be amended to delete reference to 14 days in any calendar year.	Amend NOISE-S5(16) as follows: 'Helicopter Landing Areas 16. The day-night average sound level (Ldn) generated by aircraft movements (excluding emergency aviation movements, and agricultural aviation movements for up to 14 days in any calendar year) must not exceed 55dB Ldn, measured at the notional boundary of any building containing a noise sensitive activity on a separate site under different ownership in the General Rural, and Rural Production and Rural Lifestyle Zones, or at the boundary of any site containing a noise sensitive activity in all other zones. 17. ... 18. ...'
NOISE-S5	S121.111	Federated Farmers of New Zealand	Oppose	Support is extended to this implementation method which we consider to be an appropriate planning response for the stated objectives and policies, however a consequential amendment is required to give effect to the issues raised in relation to NOISE-S5 (11) and (12).	Amend NOISE-S5(16) as follows: 'Helicopter Landing Areas 16. The day-night average sound level (Ldn) generated by helicopter movements (excluding emergency aviation movements, and agricultural aviation movements for up to 14 days in any calendar year) must not exceed 50 dB Ldn measured at the notional boundary of any building containing a noise sensitive activity on a separate site under different ownership in the General Rural and Rural Production Zones, or at the boundary of any site containing a noise sensitive activity in all

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					other zones.'
NOISE-S5	S29.009	New Zealand Defence Force	Support	It is appropriate to specifically exclude military operations from specific noise standards for the Waipukurau Aerodrome/Airport.	Retain NOISE-S5(19-22) as notified.
NOISE-S5	S38.005	Aerospread Ltd	Amend	<p>This is a unique privately owned community airfield that is run with a voluntary team. This team provides considerable contribution to the district both for town and rural communities. Weekend gliding championship, fuel, Search & Rescue, Fire fighting, very cost effective flight training, hangarage, a home for local agricultural fixed-wing and helicopter firm's all supporting the community.</p> <p>Increasing voluntary work load and cost by tracking aircraft movements for little or no gain needs amending. We would like to see the number of movement that triggers more compliance increased to at least 15,000 movements if at all.</p>	Amend NOISE-S5(21)(b) & (c) for Waipukurau Aerodrome to amend annual aircraft movements from 6500 per year to at least 10,000 movements per year.
NOISE-S5	S74.001	Bill MacGregor	Amend	<p>Waipukurau Aerodrome is owned and operated by the Central Hawke's Bay Aero Club (Inc) and is an unattended aerodrome. It is a valuable community asset. Keeping an accurate track of every aircraft movement would impose a burden on a voluntary organisation of this type.</p> <p>The aerodrome is used by a wide variety of visiting aircraft and hosts club days, creating a considerable number of movements in a short period of time. A quiet weekend of flight training will use at least 200 movements by the aero club alone so a minimum of 10,000 movements is needed to avoid having to invoke the requirement for AANC development.</p> <p>15,000 movements should thus cover for aero club plus visiting aircraft without an increase over current activity.</p>	<p>Amend NOISE-S5(21) as follows:</p> <p>'21. Compliance with the ANB and OCB will be determined on the basis of the following:</p> <p>a. ...</p> <p>b. Where the total number of annual aircraft movements are less than 650015,000 per year no compliance contouring is required.</p> <p>c. Where the total number of annual aircraft movements is greater than 650015,000, the operators of Waipukurau Aerodrome must produce 55 dB, and 65 dB Annual Aircraft Noise Contours (AANC), using airport noise prediction software and records of actual aircraft movements for the busiest 3 consecutive months of the previous year. These AANC are to be submitted to the Council to show compliance or otherwise with the OCB and ANB. The preparation of AANC will be required every 2 years thereafter.</p> <p>d. ...'</p> <p>And amend NOISE-S5(22) as follows:</p> <p>'22. Exemptions to these noise rules are provided for:</p>

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					a. Aircraft operating in an emergency for medical or national / civil defence reasons. b. Air shows. c. Military operations. d. Aircraft using the airfield as a necessary alternative to an airfield elsewhere. e. Aircraft taxiing. f. Aircraft engine testing. g. Aircraft involved in agricultural aviation activities ancillary to primary production.'
NOISE-S5	S38.006	Aerospread Ltd	Amend	The club have a bin that is hired out for land owners to fly fertiliser on productive land and should be exempt from the movements the same as A, B, C, D, E and F and keep things consistent.	Amend NOISES5(22) for Waipukurau Aerodrome, by adding agricultural aviation movements to this list of exemptions to the noise rules.
NOISE-S5	S81.103	Horticulture New Zealand	Oppose	The timing for the use of audible bird scarers in (27) is supported but consider that the measurement in the Rural Lifestyle Zone should also be from the notional boundary, rather than the site boundary. LAE is defined as meaning the same as sound exposure level. A 50dBA LAE is a low level of sound for bird scaring devices. Other plans (eg Central Otago, Hurunui, Marlborough, Whangarei, WBOP, Horowhenua and Gisborne) have a limit of 65dBA ASEL or LAE which better reflects the exposure over time.	Amend NOISE-S5(27) and NOISE-S5(29) as follows: 'Audible Bird Scaring Devices 27. Noise from audible explosive bird scaring devices must only be operated between the period 30mins before sunrise and 30mins after sunset, and must not exceed 100dB LZpeak, when measured within the notional boundary of any other site in the General Rural, or Rural Production or Rural Lifestyle Zones, or within the site boundary of any site in the Rural Lifestyle, General Residential or Settlements Zones. 28. ... 29. Where audible sound is used over a short or variable time duration, no event may result in a noise level greater than 50dBA LAE 65dB ASEL when assessed at the notional boundary of any other site in the General Rural, or Rural Production, or Rural Lifestyle or Rural Lifestyle Zones, or within the site boundary of any site in the Rural Lifestyle, General Residential or Settlement Zones.
NOISE-S5	S81.104	Horticulture New Zealand	Oppose	The noise provision in the Hastings District Plan for frost fans is 65dB LAeq 15mins. It is considered that CHB should be consistent with Hastings District.	Amend NOISE-S5(30) as follows: 'Frost Fans 30. Noise generated by frost fans must not exceed 55dB LAeq 10min 65dB LAeq 15min when

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					assessed within the notional boundary of any other site in the General Rural, or Rural Production, or Rural Lifestyle Zones, or within the site boundary of any site in the Rural Lifestyle , General Residential or Settlement Zones.'
NOISE-S5	S29.010	New Zealand Defence Force	Amend	A minor amendment is sought so the requirement for noise to be measured in accordance with NZS6801:2008 applies to all Temporary Military Training Activities, not just helicopter landing areas.	Retain NOISE-S5(31-34) as notified, with the following amendment: '34. Helicopter landing areas: a. Must comply with NZS6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas. b. 35. Noise levels will be measured in accordance with NZS6801:2008 Acoustics - Measurement of Sound.'
NOISE-AM1	S121.112	Federated Farmers of New Zealand	Support	Support is extended to this assessment matter - the zone that the noise occurs in is highly relevant to its appropriateness or effect on amenity.	Retain NOISE-AM1 as proposed.
NOISE - Principal Reasons	S121.113	Federated Farmers of New Zealand	Support	The reasons for the planning response are understood and supported.	Retain 'NOISE - Principal Reasons' as proposed.
NOISE-AER3	S121.114	Federated Farmers of New Zealand	Support	Federated Farmers considers the desirable AER's could be better achieved by the relief sought in our submission.	Retain NOISE-AER3 as proposed.
NOISE-AER4	S121.115	Federated Farmers of New Zealand	Support	Federated Farmers considers the desirable AER's could be better achieved by the relief sought in our submission.	Retain NOISE-AER4 as proposed.
PKH - Papakāinga And Kaumātua Housing, and Associated Marae-Based Development	S11.032	Hawke's Bay Regional Council	Support	HBRC support the Papakāinga and Kaumātua housing and associated Marae-Based Development chapter.	No changes
PKH - Papakāinga And Kaumātua Housing, and Associated Marae-Based Development	S59.003	Karl Tipene	Amend	For many local Maori all they really have is their whenua, some of it will never be productive because of size and some because of location. However there is a lot of interest around housing/Papakāinga as more family are wanting to come back to Porangahau. The inclusion of Papakāinga into the plan I agree	No relief sought. Implicit request to amend standards and/or clarify the relationship between the 'Papakāinga' chapter and the underlying zone.

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				<p>with, however I have some concerns.</p> <ul style="list-style-type: none"> -A Master plan is not included. -It seems like the plan only allows that the only way Maori can build on their land is through Papakainga. - Can 1 house 1 title be classified as PKH under the plan? - PKH-S3, Build not exceed 20% off net area. Why such a small area compared to other zones? 75% general. - PKH-S6, Road setbacks 7.5m vs 3m general? - PKH-S7, Internal setback 5m vs 1m general? 	
PKH - Papakāinga And Kaumātua Housing, and Associated Marae-Based Development	S125.070	Ngā hapū me ngā marae o Tamatea	Support	<p>Papakāinga housing supports whānau, hapū and iwi Māori to achieve their housing aspirations. A papakāinga in the context of Te Puni Kōkiri refers to a group of three or more houses on whenua Māori and functioning as an intentional 'community' in accordance with tikanga Māori. Providing for papakāinga to be built is important for supporting a way of living that meets the cultural needs of whanau. Papakāinga are a traditional way of living for whānau and there is a continuing need for the modern equivalent to allow whanau to support their kuia and kaumātua as well as ensuring that rangatahi are living in healthy, safe and affordable homes.</p>	Retain the provisions in the 'PKH - Papakāinga and Kaumātua Housing, and Marae-Based Development' chapter as notified.
PKH - Papakāinga And Kaumātua Housing, and Associated Marae-Based Development	S129.238	Kāinga Ora - Homes and Communities	Amend	<p>Kāinga Ora generally supports the chapter as proposed to the extent that it provides opportunity for tangata whenua to fulfil their development aspirations for papakainga and kaumatua housing.</p>	Amendments and/or deletion of several standards sought for the 'PKH - Papakainga and Kaumatua Housing, and associated Marae-Based Development' chapter [refer submission points S129.142 and S129.143].
PKH - Papakāinga And Kaumātua Housing, and Associated Marae-Based Development	S134.006	Ngāti Kere Hapū Authority	Amend	<p>We recognise the enabling provision of the papakainga-kaumatua housing section in the Plan and that there appears to be a clear commitment to make it easier for mana whenua Māori to build on and develop their own lands. We are very supportive of this direction. But we own portions of land of various sizes held in both Māori and European tenure and we need to know that Māori land as such, is not the operative criteria for building, rather that the desire of Māori to build</p>	We recommend that the Proposed Plan states a commitment to promoting housing opportunities for hapū members across all classes of land.

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				safe and secure housing where we own or can purchase land is not impeded by the various regulations around the new classes of rural land.	
PLH-I1	S77.001	Sheeran Associates Ltd	Support	In our experience, enabling provisions for Papakāinga within a District Plan is crucial and this is reflected by both the Issue and Objectives stated in the Papakāinga chapter.	Retain PKH-I1.
PKH-O1	S77.002	Sheeran Associates Ltd	Support	In our experience, enabling provisions for Papakāinga within a District Plan is crucial and this is reflected by both the Issue and Objectives stated in the Papakāinga chapter.	Retain PKH-O1.
PKH-O2	S77.003	Sheeran Associates Ltd	Support	In our experience, enabling provisions for Papakāinga within a District Plan is crucial and this is reflected by both the Issue and Objectives stated in the Papakāinga chapter.	Retain PKH-O2.
PKH-O3	S57.086	Fire and Emergency New Zealand	Support	The ability for hapū to develop papakāinga and kaumātua housing is supported, provided that adequate consideration is given to appropriate health and safety standards. This includes provision of adequate firefighting water supply and access for fire and other emergencies.	Retain PKH-O3 as notified.
PKH-O3	S77.004	Sheeran Associates Ltd	Support	In our experience, enabling provisions for Papakāinga within a District Plan is crucial and this is reflected by both the Issue and Objectives stated in the Papakāinga chapter.	Retain PKH-O3.
PKH - Policies	S77.005	Sheeran Associates Ltd	Support	In our opinion, the Policies in the Papakāinga chapter provide adequate guidance for whanau to ensure good practices are followed and health, safety and amenity standards are met, while ensuring adverse effects on the environment are avoided, remedied or mitigated. Whanau can thrive in a communal and supportive environment, a welcome return to the ways of their tupuna.	Retain 'PKH - Policies'.
PKH-P2	S84.022	Kairakau Lands Trust	Support	We have not undertaken a development of this sort ourselves. However it is something we may consider in the future and we would like to ensure that the provisions in the Plan allow us to meet our needs. We are happy to see Policy PKH-P2 included. This is significant, especially for whānau and hapū who have been alienated from their ancestral land.	Retain PKH-P2.

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PKH-P4	S57.087	Fire and Emergency New Zealand	Support	PKH-P4 is supported to the extent that it encourages the adoption of the use of communal infrastructure, where possible. Where reticulated water supply is not available, consideration should be given to the potential for communal firefighting water supply for papakāinga. It is noted that the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ 4509:2008 provides flexible ways in which compliance can be achieved (e.g. through the use of communal firefighting water supplies).	Retain PKH-P4 as notified.
PKH-P6	S57.088	Fire and Emergency New Zealand	Support	The ability for hapū to develop papakāinga and kaumātua housing is supported, provided that adequate consideration is given to appropriate health and safety standards. This includes provision of adequate firefighting water supply and access for fire and other emergencies.	Retain PKH-P6 as notified.
PKH-P10	S57.089	Fire and Emergency New Zealand	Support	PKH-P10 is supported insofar that it requires that access is provided for papakāinga and kaumātua housing.	Retain PKH-P10 as notified.
PKH - Rules	S77.006	Sheeran Associates Ltd	Support	In our opinion, the Rules and Standards adequately regulate the various activities of a Papakāinga build. It is extremely satisfying when we give whanau the keys to a modern, warm, healthy and sustainable home.	Retain 'PKH - Rules'.
PKH-R1	S57.090	Fire and Emergency New Zealand	Support	PKH-R1 is supported in part, on the basis that accessory buildings to existing residential units are subject to compliance with PKH-S10 that requires compliance with the provisions of the TRAN - Transport chapter. Where compliance is not achieved, resource consent is required as a restricted discretionary activity and is subject to the matters of discretion set out in PKH-AM1-3 which Fire and Emergency considers appropriate	Retain PKH-R1 as notified.
PKH-R2	S57.091	Fire and Emergency New Zealand	Support	PKH-R2 is supported in part, on the basis that papakāinga and kaumātua housing is subject to compliance with PKH-S2 that requires each residential unit to provide a domestic water storage tank (where public water reticulation is not available) and PKH-S10 that requires compliance with the TRAN - Transport chapter. However, it is noted that the Proposed Plan does	Retain PKH-R2 as notified (subject to amendment sought to PKH-S2).

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				not require papakāinga and kaumātua housing to provide firefighting water supply. The requirement for firefighting water supply is critical as habitable buildings such as papakāinga and kaumātua housing in the rural areas are unlikely to have access to reticulated water supply. Further, domestic waste supply tanks do not guarantee availability of, and accessibility to water in a fire emergency. Therefore seek amendment to PKH-S2 to require the provision of a firefighting water supply.	
PKH-R4	S57.092	Fire and Emergency New Zealand	Support	PKH-R4 is supported, on the basis that papakāinga and kaumātua housing on land held under General Title not already provided for is a discretionary activity, subject to conditions. Where conditions cannot be achieved, the provisions of the underlying zone apply which Fire and Emergency considers appropriate.	Retain PKH-R4 as notified.
PKH-R4	S77.007	Sheeran Associates Ltd	Support	We are happy to note the option for Papakāinga to proceed on land under General Title as a discretionary activity. The following is identified as a 'principal reason' for Papakāinga: 'It is considered that opportunities should be created to facilitate development of these lands, provided criteria can be met relating to the historical importance of the land, why it cannot be converted to Māori Freehold Title, and that long-term Māori ownership of the land can be assured.' We agree that if the above criteria are met and consideration is given to PKH-AM2, a Papakāinga development on land under General Title should be possible. This provides whanau with the opportunity to develop previously unavailable land for Papakāinga.	Retain PKH-R4.
PKH-R4	S120.024	Heretaunga Tamatea Settlement Trust	Amend	Heretaunga Tamatea Settlement Trust (HTST) support the inclusion of specific provisions to enable papakāinga and kaumātua housing and associated marae-based development. HTST consider that these provisions should be expanded to include tangata whenua to exercise their customary responsibilities as kaitiaki and mana whenua and to undertake activities that	Amend PKH-R4 to provide for 'Papakāinga and kaumātua housing on land held under General Title not already provided for' as a Controlled Activity (in line with PKH-R2).

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				reflect Māori customs and values across all land owned by Māori. As such it considers that PKH-R4 be amended to provide for housing on land held under General Title as a Controlled Activity rather than Discretionary Activity.	
PKH-S2	S57.093	Fire and Emergency New Zealand	Amend	PKH-S2(e) is supported to the extent that each residential unit is required to provide a domestic water storage tank (where public water reticulation is not available). However, it is noted that the PDP as notified does not require papakāinga and kaumātua housing to provide for firefighting water supply. Further, domestic waste supply tanks do not guarantee adequate volumes will be available in a fire emergency. Therefore an amendment is sought to PKH-S2 to require provision of a firefighting water supply and encourage alternative methods of servicing for firefighting water supply such as communal firefighting water supply for a development to adequately achieve safe and effective provision.	Add the following to 'Amenities and Servicing' in PKH-S2: '1. ... 2. Any papakāinga and kaumātua housing development must provide the following: Firefighting water supply in accordance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008 Note: Further advice and information about how an alternative and satisfactory communal firefighting water supply can be provided to papakāinga and kaumātua housing can be obtained from Fire and Emergency New Zealand.'
PKH-S2	S126.001	Hawke's Bay District Health Board	Amend	Section 49 of the Water Services Bill once signed into statute will enable the Drinking Water regulator to establish 'Acceptable Solution and verification methods for drinking water' for water supplied to papakāinga and kaumātua housing developments. This will likely see minimum standards for water treatment to ensure drinking water supplied to these properties is biologically and chemically safe. While these Acceptable Solutions are yet to be set, papakāinga and kaumātua housing with no water treatment will not be accepted and so therefore it is prudent that this wording change be made.	Amend PKH-S2(1) as follows: 'Residential Units Amenities and Servicing 1. Each residential unit within the papakāinga and kaumātua housing development must provide the following: a. e. Domestic Water Storage Tank (where public water reticulation is not available), and if drinking water is supplied to more than 1 dwelling then includes installation of a water treatment device that meets the 'Acceptable Solution and verification methods for drinking water' as advised by the Drinking Water regulator Taumata Arowai.'
PKH-S2	S126.002	Hawke's Bay District Health Board	Amend	We are concerned that detailed policies and methods within planning provisions do not always give effect to objectives. For example, PKH-AER2 states that policies and methods included under papakāinga and kaumātua housing will ensure that	Review [reduce] requirements for parking provisions throughout the Proposed Plan.

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				these, and associated marae-based development is undertaken in a sustainable manner. However, PKH-S2 requires 30m squared of land be set aside for parking for each residential unit. In our view this requirement does [not?] enable development that reduces dependence on cars. The purpose of the Resource Management Act (section 5) mandates managing the use, development and protection of natural and physical resources: 'Avoiding, remedying, or mitigating any adverse effects of activities on the environment'. Also section 7 which sets out 'Other Matters' that the Council must have particular regard to including: (i) the effects of climate change. The provision of parking requirements need to be considered as a factor that can influence transition from motor vehicle use.	
PKH-S2	S129.142	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora requests deletion of the outdoor service space requirement, which it considers to be overly prescriptive and inappropriate, consistent with other submission points.	Amend PKH-S2(1) as follows: 'Residential Units Amenities and Servicing: 1. Each residential unit within the papakāinga and kaumātua housing development must provide the following: a. ... b. Outdoor Service Space - for each residential unit, there must be a minimum continuous area for outdoor service space, contained in one area within the net area of the site, of 15m² with a minimum dimension of 3m. ...'
PKH-S10	S57.094	Fire and Emergency New Zealand	Support	PKH-S10 is supported. For fire appliances to access an emergency, adequate accessway width, height and gradient is necessary. Vehicular roading and access widths, surface and gradients should support the operational requirements of Fire and Emergency appliances.	Retain PKH-S10 as notified.
PKH-S13	S129.143	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes inclusion of this standard as proposed, to the extent that this matter can be addressed through building consent processes.	Delete PKH-S13.

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PKH - Assessment Matters	S77.008	Sheeran Associates Ltd	Support	In our opinion, the Assessment Matters for Discretionary Activities are fair and reasonable.	Retain 'PKH - Assessment Matters'.
PKH - Methods	S77.009	Sheeran Associates Ltd	Support	In our opinion, the Methods recognise other important provisions within the Plan (other policies, guides and legislation) for consideration.	Retain 'PKH - Methods'.
SIGN-PXX (new policy)	S55.073	Heritage New Zealand Pouhere Taonga	Oppose	The set of policies address potential effects on amenity and character but not the potential effect on Historic Heritage.	Add a new policy as follows: 'SIGN-P9 To ensure that signs do not compromise the identified values, characteristics, or features of any heritage item identified in SCHED2.'
SIGN-P4	S57.095	Fire and Emergency New Zealand	Support	SIGN-P4 that enables signs required by legislation or regulation such as the Hazardous Substances and New Organisms Act 1996 and the Health and Safety at Work Act 2015 is supported. It is important that all hazards are clearly marked so that Fire and Emergency is able to clearly identify sites that contain hazardous substances that may present a risk to them or the public in a fire or other emergency.	Retain SIGN-P4 as notified.
SIGN-P4	S121.116	Federated Farmers of New Zealand	Support	Support is extended to this policy however we consider the rules framework needs to be clearer to provide plan users with certainty as to which rule implements it, see our submission on SIGN-R2. The District Plan should not compromise farmers' ability to comply with health and safety and hazardous substances requirements.	Retain SIGN-P4 as proposed.
SIGN-R2	S117.067	Chorus New Zealand Limited	Amend	The rule clearly permits signs associated with network utilities in all zones, up to an area of 3m2. Often, a telecommunications company will erect temporary signage advising of upgrade work to the network. This signage, and work, is often placed in legal road, which by definition is not a site. The rule should be amended to reflect this. The placement of a sign in legal road is approved by the road controlling authority via Corridor Access Requests. This process ensures such signs are placed in safe and appropriate locations.	Amend SIGN-R2 as follows: '1. Activity Status: PER Where the following conditions are met: a. Signs are located on the site to which they relate (or, in the case of signs for network utilities, are placed within legal road). ...'
SIGN-R2	S118.067	Spark New Zealand Trading Limited	Amend	The rule clearly permits signs associated with network utilities in all zones, up to an area of 3m2. Often, a telecommunications company will erect temporary signage advising of upgrade work to the	Amend SIGN-R2 as follows: '1. Activity Status: PER Where the following conditions are met: a. Signs are located on the site to which they

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				network. This signage, and work, is often placed in legal road, which by definition is not a site. The rule should be amended to reflect this. The placement of a sign in legal road is approved by the road controlling authority via Corridor Access Requests. This process ensures such signs are placed in safe and appropriate locations.	relate (or, in the case of signs for network utilities, are placed within legal road). ...'
SIGN-R2	S119.067	Vodafone New Zealand Limited	Amend	The rule clearly permits signs associated with network utilities in all zones, up to an area of 3m ² . Often, a telecommunications company will erect temporary signage advising of upgrade work to the network. This signage, and work, is often placed in legal road, which by definition is not a site. The rule should be amended to reflect this. The placement of a sign in legal road is approved by the road controlling authority via Corridor Access Requests. This process ensures such signs are placed in safe and appropriate locations.	Amend SIGN-R2 as follows: '1. Activity Status: PER Where the following conditions are met: a. Signs are located on the site to which they relate (or, in the case of signs for network utilities, are placed within legal road). ...'
SIGN-R2	S121.117	Federated Farmers of New Zealand	Amend	The rule header covers a wide and varied range of purposes and whilst the intention is supported, we consider improvement could be made with some descriptors or examples which make it clear which types of signs are covered by the rule. Further, some health and safety notices may not be 'official signs' as such, but are used to meet legislative requirements or convey important health and safety information and should be enabled.	Clarify which types of signs are covered by the rule, and provide for health and safety notices as a 'Permitted Activity'. Amend SIGN-R2 as follows: 'Official signs or signs for any public purpose or in connection with any public or network utility, community facility or public reserve 1. ... 2. Activity Status: PER • the sign is required to meet legislative requirements, such as health and safety legislation; and/or • the sign provides information or instruction relating to public safety, such as equipment use, property entrances or for security purposes, and is no larger than reasonably necessary to convey the information. Note: This rule is not subject to any Effects Standards in the District Plan.'
SIGN-R7	S55.074	Heritage New Zealand Pouhere Taonga	Oppose	The signs chapter needs rules and standards which will adequately address potential effects on Historic Heritage values. HNZPT submits that a permitted activity standard which controls the	Amend SIGN-R7(1) & (2) as follows: '... ix. SIGN-S9.'

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				extent of signage permitted on heritage places is the most appropriate way to achieve this. Refers to proposed new signs standard (SIGN-S9) for signs on the site of historic heritage items in HH-SCHED2.	And amend SIGN-R7(3) as follows: '3. Activity status where compliance not achieved: RDIS Matters over which discretion is restricted: a. h. The potential effects on heritage values for any site identified in SCHED2.'
SIGN-SXX (new standard)	S55.075	Heritage New Zealand Pouhere Taonga	Oppose	A standard should be included specifically controlling signs on heritage properties.	Insert a new Standard as follows: ' SIGN-S9 Signs on the Site of Heritage Items identified in SCHED2 All Zones 1. The maximum size of any sign is 1m2 per road frontage. 2. The sign fixtures do not damage the building or item. 3. The sign does not protrude above the highest point of the building or structure to which it is attached, projected or painted. 4. The sign must not be internally or externally illuminated. 5. The sign must not include a digital display. 6. The sign must not obscure any window, architectural feature or details on any heritage item. 7. The sign is not for the purposes of third party advertising. Note: This standard does not apply to signs approved by the Council and/or Heritage New Zealand Pouhere Taonga to identify heritage buildings or items included in SCHED2.'
SIGN-S5	S78.022	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain SIGN-S5 as written.
SIGN-S5	S104.011	Central Hawkes Bay District Council	Amend	As the ONRC classifications are now essentially replaced by the ONF classifications, CHBDC sees the introduction of the new ONF classifications are more appropriate. The change is not considered to have any adverse effect nor materially change the extent to which	Amend SIGN-S5 as follows: 'All Zones 1. Signs must not be erected on or adjacent to a road which will use flashing or revolving lights unless used to identify a hazard. 2. Signs must not be illuminated by any method

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				the Proposed Plan meets relevant statutory obligations. Amend as a consequential amendment.	whatsoever, such that its illumination casts light or reflected light on to any other property. 3. Signs visible from an arterial road Transit Corridors, Interregional Connectors, Rural Connectors, Stopping Places and Peri-urban Roads in a 100kph legal road speed area, must not be illuminated unless the premises are open for business.'
SIGN-S7	S78.023	Waka Kotahi NZ Transport Agency	Support	Support as written.	Retain SIGN-S7 as written.
SIGN-AER1	S121.118	Federated Farmers of New Zealand	Support	Federated Farmers considers the desired AER will be better achieved by the relief sought in our submission.	Retain SIGN-AER1 as proposed.
TEMP-O1	S29.011	New Zealand Defence Force	Support	This objective recognises the importance of temporary activities, including Temporary Military Training Activities, to the well-being of communities.	Retain objective as notified.
TEMP-O2	S57.096	Fire and Emergency New Zealand	Support	The management of temporary activities as to minimise onsite and offsite adverse effects is supported.	Retain TEMP-O2 as notified.
TEMP-P1	S29.012	New Zealand Defence Force	Support	This policy supports Temporary Military Training Activities being a permitted activity, subject to appropriate standards.	Retain policy as notified.
TEMP-P1	S57.097	Fire and Emergency New Zealand	Support	The provision of temporary activities, provided that their effects are appropriately managed is supported.	Retain TEMP-P1 as notified.
TEMP-P4	S29.013	New Zealand Defence Force	Support	This policy provides clear direction on the matters that shall be considered should Temporary Military Training Activities require a resource consent for a breach of the Temporary Military Training Activities specific noise standards.	Retain policy as notified.
TEMP-RXX (new rule)	S57.098	Fire and Emergency New Zealand	Amend	In order to ensure an efficient and effective emergency response, firefighter training is an essential activity undertaken by Fire and Emergency. Firefighter training may include live fire training and equipment training both on and off site. It is noted that 'emergency service activities' are provided for in the various zones of the district, however, does not explicitly provide for temporary	Add a new rule in the 'TEMP - Temporary Activities' chapter, as follows: 'TEMP-R4 Temporary emergency services training activities All Zones 1. Activity Status: PER Where the following conditions are met: a. Limited to:

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				<p>emergency services training activities. Fire and Emergency therefore seeks that the Proposed Plan clearly provides Fire and Emergency the ability to undertake firefighting training activities throughout the district. This will assure that any adverse effects of temporary activities are managed in accordance with community expectations.</p>	<p>i. a period of two days, excluding set-up or pack-down activities, which can occur up to one week prior to commencement and up to one week following completion of the temporary emergency services training activity.</p> <p>2. Activity status where compliance not achieved: N/A'</p>
TEMP-R3	S29.014	New Zealand Defence Force	Amend	<p>It is appropriate that Temporary Military Training Activities are provided for as a permitted activity in all zones, subject to the standards identified.</p> <p>However, condition (b)(i) should be deleted, as the measurement and assessment of noise is already stipulated in the Temporary Military Training Activity-specific standards in NOISE-S5.</p> <p>Also, earthworks standards c(i-vii) do not need to be listed as Temporary Military Training Activities are required to comply with the other rules within Part 2 of the District Plan, including the earthworks chapter (e.g EW-R7).</p> <p>Also, a minor amendment to condition (d) is required to allow permanent structures that are otherwise permitted by the plan.</p> <p>NZDF supports the inclusion of a district-wide Temporary Activities chapter as it is considered to be efficient plan-making.</p>	<p>Retain TEMP-R3 as notified, with the following modifications: Temporary military training activities All Zones 1. Activity Status: PER Where the following conditions are met: a. Limited to: i. a period of 31 days, excluding set-up or pack-down activities, which can occur up to one week prior to commencement and up to one week following completion of the temporary military training activity. b. Compliance with: i. NOISE-S1 (measurement and assessment of noise); and ii. NOISE-S5(31), NOISE-S5(32), NOISE-S5(33), and NOISE-S5(34) and NOISE-S5(35) (noise limits specific to temporary military training activities). e. Compliance with: i. EW-S1 (slope); ii. EW-S2 (extent of earthworks); iii. EW-S3 (vertical extent of earthworks); iv. EW-S4 (site reinstatement); v. EW-S5 (control of silt and sediment); vi. EW-S6 (earthworks within the National Grid Yard); and vii. EW-S8 (electrical safety distances). d. No permanent structures must shall be constructed, unless otherwise permitted by the plan.'</p>

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
TEMP-R3	S29.015	New Zealand Defence Force	Oppose	<p>NZDF must undertake training in order to fulfil its statutory obligations under the Defence Act. Controlled activity status provides certainty to NZDF that an activity can proceed and allows Council the control to ensure effects are appropriately managed.</p> <p>In determining what conditions to impose, Council should limit its control to effects relating to the permitted activity standards for Temporary Military Training Activities (i.e. noise).</p>	<p>Amend the default activity status of Restricted Discretionary (TEMP-R3(2)) and replace with a Controlled Activity status where a Temporary Military Training Activity does not comply with the permitted activity performance standards.</p> <p>Also, amend the matters of control as follows:</p> <ul style="list-style-type: none"> 'a. The extent to which the activity impacts on amenity values of the surrounding area, including any noise generated. b. The extent to which buildings and structures can be mitigated by screening or other remedial measures. c. The effects on infrastructural services. d. The effects of traffic generated by the activity on the surrounding area and on the safety and efficiency of the road network. e. The provision of safe and efficient vehicular access and on-site parking to avoid, remedy or mitigate potential adverse traffic effects. f. The hours of operation, duration and frequency of the temporary military training event/activity. g. The size and position of buildings and structures.'

CENTRAL HAWKE'S BAY PROPOSED DISTRICT PLAN

SUMMARY OF SUBMISSIONS BY PLAN PROVISION

Part 3: Zones

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
[General]	S14.002	Francis Holdings Ltd	Amend	The land is currently used for industrial activities namely a depot and offices for Higgins Construction and a Higgins Concrete Batching Plant. In the Proposed Plan the land has a Flood Hazard overlay. There are no records of the site flooding. The site will continue to be used for industrial activities and it is therefore appropriate that the existing activities are recognised in the zoning of the land. Alongside this it is also appropriate that the flood hazard be recognised and a site specific permitted activity standard be included in the Plan that all buildings shall have a floor level above the stated 100 year flood level.	In addition to rezoning land at 17 Lindsay Road Waipukurau from Rural to Industrial [refer submission point S14.001], add a site specific rule ensuring that all buildings have a minimum floor level above the 100 year flood level.
[General]	S50.029	The Surveying Company (HB) Ltd	Support	We support the general direction, underlying principles, methods and issues that the PDP is based on. We support the preservation of the District's highly productive soil and move towards minimising ad hoc subdivision and development that detrimentally affects the productive capacity of the soils in this district. We generally support the retention of the zone boundaries and the provisions of the new Rural Lifestyle Zone. We believe that the Plan is a strong step forward for Central Hawke's Bay and will better manage the growth for the present and future generations.	Retain general direction of the PDP to protect the District's highly productive soils. Retain the three distinct rural zones. Retain the provisions of the new Rural Lifestyle Zone.
[General]	S62.001	Waipukurau Jockey Club inc.	Amend	To support the future land uses and to retain the club as a community facility, funds are required to be raised and the club sees an opportunity to rezone the northern section of the property at 218 Racecourse Road to 'General Residential Zone'. This area is directly adjacent to existing 'General Residential' properties, and the area proposed could support up to 70 residential sites around 350m2 size. The club will look to further protect	Rezone land at 218 Racecourse Road, Waipukurau as follows: 1. Rezoning of 3.13Ha from 'Rural Production' to 'Residential' [General Residential?] 2. Rezoning of the remainder of the site as 'Special Purpose - Equine Centre' (or create a 'Scheduled Activity' overlay).

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				<p>the wetland area, shown as part of SNA-262 in the Proposed Plan, which would form part of the development of the site.</p> <p>Proposed Plan does not provide for any activity to do with horses, equine centres, jockey clubs or racecourses. We are concerned what that means for the future of the club. A Special Purpose Zone would allow an equine centre, providing a venue for a wide range of horse activities which the community will benefit from, as of right to ensure any future development is provided for within the District Plan. Alternatively, a Scheduled Activity overlay could be placed over this lot (similar to provision for the Hawke's Bay Racing Centre in the Hastings District Plan) to protect the future use of this site for recreational, commercial and community purposes.</p>	
[General]	S79.125	Transpower New Zealand Ltd	Amend	<p>Transpower seeks a new rule framework that reflects that proposed in the Proposed Plan with the primary sought differences being:</p> <ul style="list-style-type: none"> - Provision of one permitted and one non-complying rule within the Network Utilities chapters as opposed to the National Grid being referenced across multiple rules. This reduces duplication and provides an easy point of reference for plan users. - Insertion of new non-complying clauses to provide clarity that the activities listed are non-complying. 	<p>Amend RPROZ-R14 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter):</p> <p>'1. Activity Status: CON</p> <p>Where the following conditions are met:</p> <p>a. ...</p> <p>...</p> <p>d. Compliance with RPROZ-S15 (setbacks from National Grid).</p> <p>...'</p>
[General]	S90.052	Centralines Limited	Amend	<p>In regard to general development zone provisions across the Proposed Plan, Centralines notes that the Proposed Plan does not provide a permitted activity rule for the construction of buildings and structures, subject to compliance with standards. In this regard, the Proposed Plan ties compliance with the standards to 'activities', but not the actual physical construction of buildings and structures. Centralines seeks that a permitted activity rule be introduced throughout the Proposed Plan zones, which explicitly provides for the construction of buildings and structures. Otherwise, there is a risk that this would inadvertently default to a</p>	<p>Add a new Permitted Activity rule throughout the 'Zones' in the Proposed Plan, which explicitly provides for the construction of buildings and structures, subject to compliance with relevant standards.</p>

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				Discretionary Activity, being a matter that is not otherwise provided for.	
[General]	S128.002	Surveying the Bay Ltd	Amend	<p>Some of the Plan provisions proposed are significantly different from those currently in place under the Operative Plan and unless these are recognised many approvals will need further resource consents to achieve what the past consents had effectively granted. These consents add time, costs and uncertainty and are a process burden landowners and Council should strive to avoid by acknowledging the past approvals. For example the side yards in the Rural Zone are currently 5 metres (section 4.9.4 of the [Operative] District Plan). Under the Proposed Plan the side yards for Residential Buildings in the Rural Zone will increase (GRUZ-S5) to 15 metres which will prove a significant constraint on small sites created under the previous plan.</p> <p>Hastings District Council addressed this type of situation by including exceptions to various rules. For example Section 8.2.5A.f - Density in the 'Havelock North Residential Environment' in the Hastings District Plan - included exceptions [detailed in the full submission]. Without this exception the sites would not be able to be built on without Resource Consent contradicting the previous (legitimate) approval processes.</p>	Include exceptions in the 'RURZ - Rural Zones' section of the Proposed Plan to allow small sites created under the previous (currently operative) District Plan to apply a side yard setback of 5 metres.
LLRZ - Large Lot Residential Zone (Coastal)	S71.001	Peggy Scott	Oppose	Holds maori land owner's back. Lack of understanding	Need to talk to landowners individually
LLRZ - Large Lot Residential Zone (Coastal)	S105.025	James Bridge	Oppose	The use of the zone name is inconsistent with the Zone Framework Standard of the National Planning Standards 2019. The zone 'Large Lot Residential Zone (Coastal)' does not meet the direction 3 exemption criteria: particular b. since there is no 'Large Lot Residential Zone' in the Proposed Plan.	Delete '(Coastal)' from all instances of the term 'Large Lot Residential Zone (Coastal)' in the Proposed Plan.
LLRZ - Large Lot Residential Zone (Coastal)	S129.240	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora supports the use and implementation of the National Planning Standards as the template for the Proposed Plan, however seeks amendments to the naming of several zones to provide for improved alignment and consistency	Re-name 'LLRZ - Large Lot Residential Zone' to 'Low Density Residential Zone'.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				with zone descriptions under the National Planning Standards. Kāinga Ora considers that in terms of the planned built form outcome as set out through objectives, policies, and subsequent rules and standards, that those areas proposed in the Proposed Plan to be incorporated within the Large Lot Residential Zone are generally more consistent with the description of the Low Density Residential Zone under the National Planning Standards, which indicates 'a planned character consistent with a suburban scale and subdivision pattern'.	
LLRZ-O2	S57.099	Fire and Emergency New Zealand	Amend	LLRZ-O2 is supported in part, to the extent that the objective enables certain small-scale community and recreation facilities, and physical infrastructure, to be located in the coastal settlements. However it is sought that emergency service facilities be included in the objective as fire stations are generally small-scale community facilities that provide for the health, safety and wellbeing of people in the community.	Amend LLRZ-O2 as follows: 'To enable certain small-scale community and recreation facilities, and physical infrastructure, including educational facilities, emergency service facilities and network utilities, to be located in the coastal settlements in a way which maintains and enhances the character and amenity of these settlements while providing for the social, and cultural wellbeing of people in the community, as well as their health and safety.'
LLRZ-O2	S73.013	Ministry of Education	Support	Support inclusion of educational facilities in this zone.	Retain LLRZ-O2 as proposed.
LLRZ-P4	S57.100	Fire and Emergency New Zealand	Support	LLRZ-P4 is supported in part, subject to the acceptance of the amendment sought to LLRZ-O2.	Retain LLRZ-P4 as notified.
LLRZ-P6	S57.101	Fire and Emergency New Zealand	Support	The control of land use and subdivision activities in the coastal settlements where coastal hazards may potentially put communities, resources, buildings and people at risk is supported. Avoiding new development in areas at risk of significant natural hazard risk supports Fire and Emergency's Statement of Intent to build resilient communities through reducing the risk to people, property and infrastructure.	Retain LLRZ-P6 as notified.
LLRZ-P9	S57.102	Fire and Emergency New Zealand	Support	LLRZ-P9 is strongly supported as it requires all land use activities, development and subdivision to provide a suitable on-site water supply. It is recognised that development within the Large Lot Residential Zone is generally constrained by the	Retain LLRZ-P9 as notified.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				<p>need to provide on-site water supply services. It is important to Fire and Emergency that any new subdivision or development that does not have access to a reticulated water supply has access to an adequate firefighting water supply of some kind. This essential emergency supply will provide for the health, safety and wellbeing of people and the wider community, and therefore achieves the purpose of the RMA.</p>	
LLRZ - Rules	S90.041	Centralines Limited	Amend	<p>It is noted that if compliance is not achieved with LLRZ-S11, the matters of discretion do not include consideration of effects that relevant to a breach to the Electricity Safety Distance standard. Centralines seeks that additional matter(s) of discretion are included to enable effects to be considered in relation to any non-compliance with this standard. Centralines also seeks a notification clause that requires written approval from the relevant electricity network utility operator.</p>	<p>Insert new matters for discretion for RDIS activities which relate to a breach of the Electricity Safety Distance standard (LLRZ-S11) in all relevant rules in the 'LLRZ - Large Lot Residential Zone' to include:</p> <p>'a. Impacts on the operation, maintenance, upgrading and development of the electricity network.</p> <p>b. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.</p> <p>c. The risk to the structural integrity of any support structures associated with the electricity network.</p> <p>d. Technical advice provided by the National Grid owner (Transpower) or electricity distribution network operator (Centralines Limited).'</p> <p>And insert a notification clause requiring written approval.</p>
LLRZ-R1	S57.103	Fire and Emergency New Zealand	Amend	<p>LLRZ-R1 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will give effect to LLRZ-O2 and LLRZ-P4. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance</p>	<p>Amend LLRZ-R1(1) as follows: '...Where the following conditions are met: a. Compliance with: i. x. LLRZ-S15.' And amend LLRZ-R1(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i.'</p>

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	x. LLRZ-AM12 Servicing. ...'
LLRZ-R1	S97.012	Ara Poutama Aotearoa the Department of Corrections	Support	The 'Permitted Activity' status is appropriate in the context of the establishment and operation of supported and transitional accommodation (residential) activities, such as those provided for by Ara Poutama (i.e. people living in a dwelling, who are subject to a level of support and/or supervision by Ara Poutama).	Retain LLRZ-R1.
LLRZ-R3	S57.104	Fire and Emergency New Zealand	Amend	LLRZ-R3 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will give effect to LLRZ-O2 and LLRZ-P4. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend LLRZ-R3(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. LLRZ-S15.' And amend LLRZ-R3(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. LLRZ-AM12 Servicing. ...'
LLRZ-R4	S57.105	Fire and Emergency New Zealand	Amend	LLRZ-R4 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will give effect to LLRZ-O2 and LLRZ-P4. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend LLRZ-R4(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. LLRZ-S15.' And amend LLRZ-R4(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. LLRZ-AM12 Servicing. ...'

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
LLRZ-R5	S57.106	Fire and Emergency New Zealand	Amend	<p>LLRZ-R5 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will give effect to LLRZ-O2 and LLRZ-P4.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>Amend LLRZ-R5(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. LLRZ-S15.' And amend LLRZ-R5(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. LLRZ-AM12 Servicing. ...'</p>
LLRZ-R5	S73.014	Ministry of Education	Amend	<p>The Ministry supports the provisions of Educational Facilities in the zone however opposes the gross floor area limit of 100m². Educational facilities, particularly schools, are considered essential social infrastructure required to support coastal communities.</p> <p>The typical size for early childhood education centres in residential areas is a 100-200m² gross floor area in-keeping with the size of a typical dwelling in this zone where many early childhood centres are established in existing dwellings.</p> <p>The proposed amendments would create flexibility and enable Educational Facilities in this zone to serve the education needs of the community.</p>	<p>Amend LLRZ-R5(1)(a) as follows: '1. Activity Status: PER Where the following conditions are met: a) Limited to 200400m² gross floor area. b) ...'</p> <p>And amend LLRZ-R5(2) as follows: '2. Activity status where gross floor area is 200-400m² and/or compliance with condition LLRZ-R5(1)(b) is not achieved: RDIS ...'</p> <p>And amend LLRZ-R5(3) as follows: '3. Activity status where gross floor area is over 400m²where compliance with condition LLRZ-R5(1)(a) is not achieved: DIS'</p>
LLRZ-R6	S57.107	Fire and Emergency New Zealand	Amend	<p>LLRZ-R6 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will give effect to LLRZ-O2 and LLRZ-P4.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance</p>	<p>Amend LLRZ-R6(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. LLRZ-S15.' And amend LLRZ-R6(2) as follows: '...Matters over which discretion is restricted:</p>

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	a. Assessment matters: i. x. LLRZ-AM12 Servicing. ...'
LLRZ-R6	S57.108	Fire and Emergency New Zealand	Amend	<p>LLRZ-R6 is supported in part, subject to the consequential amendments sought to the standards in this chapter.</p> <p>New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations.</p> <p>Provisions within the rules of the Proposed Plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development occurs.</p> <p>Fire and Emergency however notes that while defined and included in the rule overview table and appears to be provided for in LLRZ-R7 [LLRZ-R6?], emergency aviation movements are not provided for in the rule framework. Fire and Emergency requests that Council provide for emergency aviation movements in the zone rule framework as intended.</p>	Amend LLRZ-R6, subject to consequential amendments sought in this chapter. Add in provision for 'emergency aviation movements'.
LLRZ-R7	S57.109	Fire and Emergency New Zealand	Amend	<p>LLRZ-R7 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will give effect to LLRZ-O2 and LLRZ-P4.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>Amend LLRZ-R7(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. LLRZ-S15.'</p> <p>And amend LLRZ-R7(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. LLRZ-AM12 Servicing.</p>

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LLRZ-R7	S97.010	Ara Poutama Aotearoa the Department of Corrections	Oppose	The 'Permitted Activity' status is not appropriate in the context of the potential future establishment and operation of a community corrections facility within residential areas in the Central Hawke's Bay District. That is, the effects of any proposed facility in a residential zone should be able to be assessed through the resource consent process, via a discretionary activity status, as opposed to a permitted status applying.	Delete LLRZ-R7. N.B. 'community corrections activities' would then default to a Discretionary Activity as 'any other activity not otherwise provided for' under LLRZ-R12.
LLRZ-R8	S106.001	House Movers Section of the New Zealand Heavy Haulage Association Inc	Support	In general, support classification of 'relocated buildings' as a Permitted Activity in all zones, and Council retaining a degree of control over relocated buildings through the use of performance standards/permitted activity standards, and Restricted Discretionary activity status for relocated buildings that do not meet the permitted activity status standards.	Retain LLRZ-R8.
LLRZ-R10	S57.110	Fire and Emergency New Zealand	Amend	LLRZ-R10 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will give effect to LLRZ-O2 and LLRZ-P4. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend LLRZ-R10(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. LLRZ-S15. Matters over which discretion is restricted (where relevant to the infringed standard(s)): c. Assessment matters: i. x. LLRZ-AM12 Servicing. ...'
LLRZ-R11	S101.001	New Zealand Motor Caravan Association	Oppose	All zones in the Proposed District Plan require discretionary activity resource consent for camping ground activities either through specific provisions or by the 'catch-all' rule. The operative district plan provides for visitors accommodation (which includes camping ground) in the Rural Zone as a permitted activity. The rationale behind deviating	Amend LLRZ-R11 to provide for 'camping grounds' as a Permitted Activity, subject to permitted activity conditions.

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				<p>from the operative plan rules have not been stipulated in the s32 evaluation reports. Instead, the only mention of campgrounds in the reports include promoting no permanent residents at the beach and campgrounds.</p> <p>We also note one of the key issues in the Large Lot Residential Zone is public access to and along the coast which is highly valued for coastal recreation and camping opportunities and needs to be maintained and enhanced. The objectives and policies associated with this issue allow for use and development that maintains or enhances the identify, character, and heritage values of the zone. It also provides for small scale, non-residential activities within the coastal settlements that directly support the well-being of the coastal communities and their visitors. However, the rules for this chapter contradicts with this provision and does not provide for 'camping opportunities'. Instead, it requires a discretionary activity resource consent for camping grounds.</p> <p>We do not support the rules for providing camping ground as a discretionary activity. Instead, camping grounds should be provided for as a permitted activity (similar to the operative district plan) with a permitted activity criteria in place. This will also be in line with the currently operative district plan.</p>	
LLRZ-SXX (new standard)	S57.116	Fire and Emergency New Zealand	Amend	<p>It is noted that SUB - Subdivision chapter includes rules and standards applying to subdivision. Therefore, activities that do not require subdivision will not be subject to the servicing standards within, including SUB-S5 that applies to the subdivision of new lots only and requires a water supply.</p> <p>A new standard is therefore requested in the LLRZ - Large Lot Residential Zone (Coastal) chapter requiring the provision of firefighting water supply for activities (such as the construction of a new residential dwelling) not subject to subdivision. This amendment will give effect to LLRZ-O2 and</p>	<p>Add a new standard in the 'Large Lot Residential Zone' as follows: 'LLRZ-S15 Servicing</p> <ol style="list-style-type: none"> 1. All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available. 2. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.

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				LLRZ-P4 and is consistent with the approach taken in SUB-S5.	Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding. Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development 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.'
LLRZ-S2	S57.111	Fire and Emergency New Zealand	Amend	LLRZ-S2 is supported. Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in district plans generally. This is considered acceptable for fire stations in this zone. However, seek an exemption for fire hose drying towers, in order to appropriately provide for the operational requirements of Fire and Emergency. These structures can be around 12 to 15 metres in height.	Amend LLRZ-S2 as follows: '1. Maximum height of any building(s) is 8m. Note: in all instances, height is measured from the natural ground level. Hose drying towers up to 15m in height are exempt from the rule.'
LLRZ-S3	S57.112	Fire and Emergency New Zealand	Amend	LLRZ-S3 is supported in part. However, Fire and Emergency seeks an exclusion for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of Fire and Emergency. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. The frequency of hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Amend LLRZ-S3(1) as follows: '1. No part of a building must exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary, except for the following: a. d. Hose drying towers up to 15m in height.'
LLRZ-S8	S57.113	Fire and Emergency New Zealand	Amend	LLRZ-S8 is supported in part, however requests that that emergency service activities are also exempt from LLRZ-S8. Emergency service activities are required to operate at all times.	Amend LLRZ-S8 as follows: 'All (except for Residential Activities, Emergency Service Activities or Visitor Accommodation) 1.'

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LLRZ-S10	S57.114	Fire and Emergency New Zealand	Amend	It is important to Fire and Emergency that screening of outdoor storage areas as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible / accessible for Fire and Emergency. Where this is not possible, mitigation should not be required.	Amend LLRZ-S10 as follows: '1. ... 2. ... 3. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.'
LLRZ-S11	S90.054	Centralines Limited	Support	Centralines notes that compliance with New Zealand Electrical Code of Practice for Electrical Safety Distances (NZCEP 34:2001) is mandatory. Centralines therefore supports the standard relating to Electricity Safety Distance contained in all the zones.	Retain LLRZ-S11.
LLRZ-S12	S57.115	Fire and Emergency New Zealand	Support	LLRZ-S12 is supported as it requires all activities in the large lot residential zone to be compliant with the provisions of TRAN - Transport chapter.	Retain LLRZ-S12 as notified.
LLRZ-S15	S106.002	House Movers Section of the New Zealand Heavy Haulage Association Inc	Support	In general, support Council retaining a degree of control over relocated buildings through the use of performance standards/permitted activity standards.	Retain LLRZ-S15(1), (2), (3), (7), and (8).
LLRZ-S15	S106.003	House Movers Section of the New Zealand Heavy Haulage Association Inc	Amend	A Licenced Building Practitioner has the skills required to identify what issues need to be addressed and rectified once the building is relocated onto the new site. Including a Licensed Building Practitioner in the list is in accordance with the practice of many other District Plans around the country.	Amend LLRZ-S15(4) as follows: '4. The Building Pre-Inspection Report must be prepared by: a. A Member of Engineering New Zealand (the Institute of Engineering Professionals) (Structural and Civil); or b. A member of the New Zealand Institute of Building Surveyors; or c. An independent person, persons, or company as approved by Central Hawke's Bay District Council Building Control Authority; or d. A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District-; or e. A Licensed Building Practitioner.' And any further consequential amendments to give effect to this submission.

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LLRZ-S15	S106.004	House Movers Section of the New Zealand Heavy Haulage Association Inc	Oppose	This control is not one that should be in the District plan as it is not a planning control, but rather a roading issue regarding the potential of damage to the footpath. Although the Association understands that avoidance of damage to footpaths is a concern of the Council, the Association does not believe that the inclusion of this as a permitted activity standard is the appropriate place for it.	Delete LLRZ-S15(5) as follows: '5. The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.' And make any consequential amendments to give effect to this submission.
LLRZ-S15	S106.005	House Movers Section of the New Zealand Heavy Haulage Association Inc	Oppose	Most house relocation companies would seek to place relocated houses on permanent foundations when the building arrives to site as this is the most time and cost efficient way of achieving this. However, practice may vary due to site or weather conditions beyond the control of the house relocation company. For example: a. when houses are relocated during winter, the presence of wet, sodden ground may mean that a house planned for positioning on permanent foundations is delayed unexpectedly. b. changes in ground conditions may result in variations to the original plans which require engineering approval. It is not practicable or cost-effective to obtain resource consent in these circumstances.	Amend LLRZ-S15(6) as follows: '6. The building must be placed on permanent foundations no later than two- weeks months from the date the building is moved to the site.' And make any consequential amendments to give effect to this submission.
LLRZ-AMXX (new assessment matter)	S57.117	Fire and Emergency New Zealand	Amend	An additional assessment matter is sought. Where water supply servicing requirements cannot be met under the new proposed standard (LLRZ-S15), this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008. This amendment will give effect to LLRZ-O2 and LLRZ-P4 and provide for LLRZ-AER5 where residential development is appropriately serviced including water infrastructure. This approach is	Add a new assessment matter in the 'Large Lot Residential Zone' as follows: ' LLRZ-AM12 Servicing 1. The provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.'

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				consistent with the subdivision servicing assessment matters in SUB - Subdivision chapter.	
LLRZ-AM9	S73.033	Ministry of Education	Support	Supports the appropriate assessment matters applied to Educational Facilities for Restricted Discretionary and Discretionary Activities for all zones.	Retain LLRZ-AM9 as proposed.
GRZ - General Residential Zone	S54.003	David Bishop	Amend	The District Plan should support the initiative requiring structure plans as a first step for subsequent developments similar to the Porangahau Road example within Waipukurau or Waipawa, rather than providing for piecemeal subdivision to occur.	Add similar provision for Structure Plans to support large subdivisions in Waipawa and Waipukurau.
GRZ - General Residential Zone	S94.004	Surveying the Bay Ltd	Amend	Housing is currently at crisis point due to lack of supply. As the general demographic profile of the population ages, the pressure on retirement housing will only increase. There appears to be little specific provision in the Proposed Plan around suitable locations or requirements for future Retirement Villages, yet Policy GRZ-P2 is 'To enable higher density development associated with senior citizens' housing, as an alternative to medium-density living environments.' It appears any application for a Retirement Village is Discretionary, which does not provide any guidance or certainty for an applicant.	Give more guidance in the Proposed Plan around the design and consenting requirements for retirement villages, to encourage innovative solutions.
GRZ - General Residential Zone	S114.027	Central Hawkes Bay District Council	Amend	The Waipukurau South area is zoned 'General Residential' under the Proposed Plan. However, this area has particular issues and constraints which are considered to require a more structured approach to development, particularly in relation to the need to provide infrastructure across multiple landholdings. The submission seeks inclusion of the 'Waipukurau South Plan' (WSP) as a precinct overlay within the 'General Residential Zone' of the Proposed Plan (refer to the 'Precinct Plan - Waipukurau South Plan (WSP)' attached to the full submission). The existing provisions of the Proposed Plan do not specifically address the constraints and opportunities of the Waipukurau South Precinct	Introduce a new precinct plan called the 'Precinct Plan - Waipukurau South Plan (WSP)' into the 'General Residential Zone' chapter of the Proposed Plan, and include within that the suite of new and/or amended provisions proposed (as contained in the full submission).

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				<p>overlay plan area, and are unlikely to result in the most efficient use and development of this existing residential zoned land resource in the District. The precinct plan is intended to complement the provisions of the Proposed Plan, as amended by this submission.</p> <p>Including the WSP in the Proposed Plan provides for a targeted approach to development in Waipukurau South, by setting out area-specific issues, objectives, outcomes, standards and guidance for development.</p> <p>The precinct overlay plan retains flexibility for appropriate low impact design where such can be demonstrated as able to meet the objectives and anticipated environmental results of the Proposed Plan.</p>	
GRZ - Introduction	S129.144	Kāinga Ora - Homes and Communities	Amend	<p>Kainga Ora generally supports the introduction to the General Residential Zone, however considers that amendments are required to reflect the need to build greater flexibility into the plan to provide housing choice responsive to changing household demographics and demand, and to better align with the first set of National Planning Standards (Nov 2019), which describes the GRZ as 'areas used predominantly for residential activities with a mix of building types, and other compatible activities'. Amendments sought.</p>	<p>Amend paragraph 1 in 'GRZ - Introduction' as follows:</p> <p>'The General Residential Zone covers the residential areas of Waipukurau and Waipawa, representing the most significant concentration of residential settlement in Central Hawke's Bay, with approximately 50% of the District's population living within them. The zone provides principally for low/medium density and low height permanent living accommodation. These areas have historically been developed to provide for predominantly one to two storey standalone dwellings which are set back from boundaries and offer generous sections. Recognising the changes in demand and the need to provide for a range of housing types, the zone anticipates and provides for intensification consistent with the planned suburban built form of generally two storey detached and attached housing types, in a variety of forms and sizes.</p> <p>...'</p>
GRZ-I1	S129.145	Kāinga Ora - Homes and Communities	Oppose	<p>Kāinga Ora considers that GRZ-I1 needs to be re-framed so as to make clear the existing issue, as this will determine the type of response and</p>	<p>Amend GRZ-I1 as follows:</p> <p>'Diversity of Living Environments Satisfying demand for diversity in living environments. Former zoning and previous</p>

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				degree of management required through subsequent provisions. Amendments sought.	<p>development patterns have generally provided for standalone dwellings, which does not reflect or sufficiently provide for the changing household demographics and demand within the district.</p> <p>Explanation The residential areas of Waipukurau and Waipawa are generally characterised by generous yards, contributing to an open low-density environment, with some consolidation and infill having taken place over time. A greater mixture of building ages and styles has developed. People's needs and lifestyle preferences for housing differ in terms of cost, location, design, size, and style. Housing may include detached and/or attached dwellings, rental accommodation, and senior citizens' housing. The District Plan recognises and provides for diversity in living environment sought by residents, while still maintaining an environmental quality appropriate to residential areas.'</p>
GRZ-I2	S129.146	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes GRZ-I2 to the extent that it does not sufficiently recognise that amenity values are likely to evolve over time, consistent with the planned built form outcomes of the zone. Amendments sought.	<p>Amend GRZ-I2 as follows: 'Residential Amenity Without appropriate management, the location, nature and design of buildings and activities within residential areas canmay result in adverse effects on the planned amenity values of those areas.</p> <p>Explanation Well-being is enhanced by a pleasant living environment. This often depends on the character of existing residential areas. This character includes the location and scale of open space, density and predominant style of residential development, and heights of buildings. ...'</p>
GRZ-O1	S129.147	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes the objective to the extent that as proposed it provides little policy direction for the General Residential Zone. Instead, Kāinga Ora seeks a new objective which recognises the need to provide for a variety of housing across the	<p>Amend GRZ-O1 as follows: 'To enable existing and future residential needs to be met.A variety of housing types and sizes are provided for and respond to demand now and</p>

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				zone in appropriate locations. Amendments sought.	in the future.'
GRZ-O2	S73.015	Ministry of Education	Support	Supports this objective and considers Educational Facilities as an appropriate activity which benefit local communities as specified in Policy GRZ-P3.	Retain GRZ-O2 as proposed.
GRZ-O2	S129.148	Kāinga Ora - Homes and Communities	Amend	Kainga Ora generally supports the intent of the objective however seeks amendments for clarification purposes. Amendments sought.	Amend GRZ-O2 as follows: 'To provide for the location of appropriate and complimentary non-residential activities within residential areas which benefit local communities, but do not detract from the amenity of the area.'
GRZ-O3	S129.149	Kāinga Ora - Homes and Communities	Oppose	Amendment is sought to recognise the evolving character of the zone compared to existing development under the Operative Plan. Amendments sought.	Amend GRZ-O3 as follows: 'Enabling individual and community expression in building design and architecture, while managing some elements of development in order to maintain and enhance the character and amenity values promote the planned built form outcomes of the residential environment.'
GRZ-PXX (new policy)	S57.119	Fire and Emergency New Zealand	Amend	A new policy is sought that ensures all land use activities in the General Residential Zone are adequately serviced, particularly in relation to firefighting water supply. This will give better effect to GRZ-O1 and provides a better policy framework for the new standard sought in this zone relating to the requirement to provide water supply.	Add a new policy in the 'General Residential Zone' as follows: ' GRZ-P10 Ensure all land use activities and developments are connected to the public reticulated wastewater, stormwater, and water supply network unless an approved alternative system is available.'
GRZ-P1	S129.150	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the policy as proposed, consistent with its submission.	Retain GRZ-P1 as notified.
GRZ-P2	S129.151	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes the policy to the extent it is inconsistent with its view that density standards should be deleted from the General Residential Zone.	Delete GRZ-P2.
GRZ-P3	S57.118	Fire and Emergency New Zealand	Amend	GRZ-P3 is supported in part. Fire and Emergency therefore seeks that emergency services activities be included in this objective as fire stations are an integral component of the urban environment and these facilities (i.e. fire stations) provide for the health, safety and wellbeing of people in the community.	Amend GRZ-P3 as follows: 'To enable the establishment of certain non-residential uses, such as home businesses, educational facilities, emergency service activities and primary production activities, as an integral component of the General Residential Zone, to enable people to provide for their social, economic and cultural wellbeing, and for their health and safety, while maintaining and

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					enhancing the character and amenity values of the zone.'
GRZ-P3	S73.016	Ministry of Education	Support	Supports inclusion of educational facilities in this policy.	Retain GRZ-P3 as proposed.
GRZ-P3	S129.152	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora seeks amendments to the policy to reflect that non-residential activities are inherently unable to maintain the predominantly residential character of the zone, however can be appropriately managed such that they can be compatible with existing and planned residential activities. Amendments sought.	Amend GRZ-P3 as follows: 'To enable the establishment of certain compatible and complementary non-residential activities-uses, such as home businesses, educational facilities and primary production activities, as an integral component of the General Residential Zone, to enable people to provide for their social, economic and cultural wellbeing, and for their health and safety, while maintaining and enhancing the character and amenity values of the zone. ensuring that the scale does not detract from the primary function of the zone and that adverse effects on surrounding residential activities can be appropriately avoided, remedied or mitigated.'
GRZ-P4	S129.153	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora seeks amendments to the policy to ensure alignment with the description of the General Residential Zone in the first set of National Planning Standards (Nov 2019).	Amend GRZ-P4 as follows: ' To promote medium density development as the predominant residential character. To recognise that amenity values are likely to change over time and to encourage development consistent with the planned built form outcomes of the zone of generally two or three storeys in a variety of forms.'
GRZ-P5	S54.001	David Bishop	Support	I am supportive of Policy GRZ-P5 which confines the General Residential Zone for Waipukurau and Waipawa to those areas that are, or are likely to be provided with infrastructural services (roads, footpaths, 3 waters infrastructure). To this end, I am supportive of Council's proposed 'Structure Plan for Porangahau Road Waipukurau' residential zone, that aims to assist private subdivision by planning for and implementing the logical installation of essential infrastructural services in this zone.	Retain GRZ-P5. Support inclusion of Council's proposed 'Structure Plan for Porangahau Road' in the Proposed Plan.

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GRZ-P5	S129.154	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the policy as proposed.	Retain GRZ-P5 as notified.
GRZ-P6	S129.155	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora seeks amendments to the policy to reflect that primary production activities are generally inconsistent with the purpose of the General Residential Zone, and to this end are unable to maintain the predominantly residential character of the zone. Amendments sought.	Amend GRZ-P6 as follows: 'To allow limited limit primary production activities in the General Residential Zone which maintain the character and amenity values of the residential environment, except for where they are compatible with, and do not compromise, the role, function, and planned urban form of the zone. '
GRZ-P7	S129.156	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the intent of the policy, however considers that amendments are required consistent with other submission points. Amendments sought.	Amend GRZ-P7 as follows: 'To ensure manage the design and siting of development, such as through the use of standards relating to building height, building coverage, height in relation to boundaries and setbacks, provision of and outdoor living and service areas, is such that in order to ensure that: 1. development will not unreasonably deny neighbouring properties of outlook, sunlight or daylight; 2. ample on-site outdoor living space is provided for the type and size of dwellings; 3. the development supports and contributes to an attractive streetscape is maintained; and 4. the character and scale of buildings and open space are compatible consistent with the anticipated residential environment. planned built form outcomes of the zone. '
GRZ-P8	S129.157	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the policy, however seeks inclusion of the word 'appropriate' as set out in 'relief sought'.	Amend GRZ-P8 as follows: 'To ensure appropriate on-site parking and manoeuvring areas for vehicles are provided, and on-site heavy vehicle storage is restricted for the convenience and safety of residents and visitors, and to maintain the amenity of residential streets.'
GRZ-P9	S129.158	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora seeks amendments to the policy consistent with its submission.	Amend GRZ-P9 as follows: To encourage the incorporation of open space and plantings within residential developments for amenity purposes. landscaping to contribute

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					positively to the streetscape and provide for on-site amenity.
GRZ - Rules	S90.042	Centralines Limited	Amend	<p>It is noted that if compliance is not achieved with GRZ-S11, the matters of discretion do not include consideration of effects that relevant to a breach to the Electricity Safety Distance standard. Centralines seeks that additional matter(s) of discretion are included to enable effects to be considered in relation to any non-compliance with this standard.</p> <p>Centralines also seeks a notification clause that requires written approval from the relevant electricity network utility operator.</p>	<p>Insert new matters for discretion for RDIS activities which relate to a breach of the Electricity Safety Distance standard (GRZ-S11) in all relevant rules in the 'GRZ - General Residential Zone' to include:</p> <p>'a. Impacts on the operation, maintenance, upgrading and development of the electricity network.</p> <p>b. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.</p> <p>c. The risk to the structural integrity of any support structures associated with the electricity network.</p> <p>d. Technical advice provided by the National Grid owner (Transpower) or electricity distribution network operator (Centralines Limited).'</p> <p>And insert a notification clause requiring written approval.</p>
GRZ-RXX (new rule)	S101.002	New Zealand Motor Caravan Association	Oppose	<p>All zones in the Proposed District Plan require discretionary activity resource consent for camping ground activities either through specific provisions or by the 'catch-all' rule.</p> <p>We do not support the rules for providing camping ground as a discretionary activity. Instead, camping grounds should be provided for as a permitted activity with a permitted activity criteria in place.</p>	<p>Add a new rule in the 'GRZ - General Residential Zone' chapter providing for 'camping grounds' as a Permitted Activity, subject to conditions.</p>
GRZ-RXX (new rule)	S129.170	Kāinga Ora - Homes and Communities	Amend	<p>Kāinga Ora seeks the inclusion of a rule for supported residential care facilities, which it considers can be appropriately managed through a permitted activity framework subject to compliance with conditions, and defaulting to a restricted discretionary activity where resulting in non-compliances.</p>	<p>Add a new rule in the 'General Residential Zone' chapter in the Proposed Plan as follows:</p> <p>'Supported Residential Care Facility</p> <p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. The maximum occupancy per facility does not exceed ten residents;</p> <p>b. GRZ-SX;</p> <p>c. GRZ-S2;</p> <p>d. GRZ-S3;</p>

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					<p>e. GRZ-S4; f. GRZ-S5; g. GRZ-S6; h. GRZ-S7; i. GRZ-S8; j. GRZ-S9; k. GRZ-S10; l. GRZ-S11; m. GRZ-S12; n. GRZ-S13; and o. GRZ-S14.</p> <p>2. Activity Status where compliance is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. GRZ-AM1. ii. GRZ-AM2. iii. GRZ-AM3. iv. GRZ-AM4. v. GRZ-AM5. vi. In relation to non-compliance with GRZ-RX(1)(a): 1) The extent to which the intensity and scale of the activity, building location, form and appearance is compatible with the planned residential amenity values of the zone; 2) The extent to which noise, lighting and the hours of operation of the activity avoids, remedies, or mitigates adverse effects on neighbouring properties; 3) The extent to which the activity may adversely impact on traffic generation, road safety, parking and access, including a safe pick up and drop off area. b. Assessment matters in the following chapters: i. TRAN - Transport. ii. LIGHT - Light. iii. NOISE - Noise.'</p>

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GRZ-R1	S57.120	Fire and Emergency New Zealand	Amend	<p>GRZ-R1 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to new proposed policy GRZ-P10.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>Amend GRZ-R1(1) as follows: '...Where the following conditions are met: a. Compliance with: i. x. GRZ-S16.' And amend GRZ-R1(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. GRZ-AM11 Servicing. ...'</p>
GRZ-R1	S97.013	Ara Poutama Aotearoa the Department of Corrections	Support	<p>The 'Permitted Activity' status is appropriate in the context of the establishment and operation of supported and transitional accommodation (residential) activities, such as those provided for by Ara Poutama (i.e. people living in a dwelling, who are subject to a level of support and/or supervision by Ara Poutama).</p>	<p>Retain GRZ-R1.</p>
GRZ-R1	S114.009	Central Hawkes Bay District Council	Amend	<p>Better enables the Proposed Plan to control the density of development and extent of impervious surfaces to the level able to be accommodated by stormwater infrastructure and makes provision for the relief sought in the form of Appendix A: Waipukurau South Plan (accompanying the full submission).</p> <p>Enables the Council to appropriately consider proposals that do not comply with maximum allowable coverage of the site within impervious surfaces.</p>	<p>Amend GRZ-R1 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: '1. Activity Status: PER Where the following conditions are met: a. Compliance with: b. Compliance with: i. GRZ-S16.</p> <p>2. Activity status where compliance not achieved with conditions GRZ-R1(a)(ii), GRZ-R1(a)(iii), GRZ-R1(a)(iv), GRZ-R1(a)(v), GRZ-R1(a)(vii), GRZ-R1(a)(viii), GRZ-R1(a)(ix), GRZ-R1(a)(x), GRZ-R1(a)(xi), GRZ-R1(a)(xii), GRZ-R1(a)(xiii) or GRZ-R1(a)(xiv): RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. ... b. ...</p>

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					<p>3. Activity status where compliance not achieved with conditions GRZ-R1(a)(i) or GRZ(a)(vi) in the Waipukurau South Plan area: DIS</p> <p>[4.] Activity status where compliance with condition GRZ-R1(b) is not achieved: DIS'</p>
GRZ-R1	S129.159	Kāinga Ora - Homes and Communities	Amend	<p>Kāinga Ora supports a permitted activity status for residential activities and development in accordance with conditions, and suggests the requirement that no more than two residential units can be developed per site to meet the conditions for a permitted activity. Kāinga Ora supports a restricted discretionary activity status where residential activities are unable to comply with relevant standards and/or for development of three or more dwellings per site, along with an associated set of assessment matters/matters of discretion.</p> <p>Kāinga Ora seeks the inclusion of a new building coverage standard to ensure potential adverse effects resulting from the bulk and/or building footprint can be appropriately managed. Kāinga Ora also seeks the introduction of notification exclusions for residential activities which are in accordance with the planned character of the zone.</p> <p>Amendments sought.</p>	<p>Amend GRZ-R1 as follows: 'Residential activities and showhomes 1. Activity Status: PER Where the following conditions are met: a. Up to two residential units per site; andb. Compliance with: i. GRZ-S1;ii. GRZ-SX; ... 2. Activity status where compliance not achieved: RDIS ... Note: this rule does not include retirement villages and rest homes.Note: Where residential activities comply with GRZ-R2(1)(b), the application will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under Section 95(A0 of the Act.'</p>
GRZ-R2	S114.013	Central Hawkes Bay District Council	Amend	<p>Better enables the Proposed Plan to control density of development and extent of impervious surfaces to the level able to be accommodated by stormwater infrastructure in the Waipukurau Plan Area.</p> <p>Enables the Council to appropriately consider proposals that do not comply with maximum allowable coverage of the site with impervious surfaces.</p>	<p>Amend GRZ-R2 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: '1. Activity Status: PER Where the following conditions are met: a. Limited to: ... b. Compliance with: ... c. Compliance with: i. GRZ-S16. 2. ... 3. Activity Status where compliance with</p>

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					conditions GRZ-R2(1)(a) or GRZ-R2(1)(c) is not achieved: DIS'
GRZ-R2	S129.160	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora seeks changes consistent with its submission on GRZ-R1. Kāinga Ora opposes the discretionary activity status for home businesses unable to comply with GRZ-R2(1)(a), and suggests that this can be appropriately managed under a restricted discretionary activity framework. Amendments sought.	Amend GRZ-R2 as follows: 'Home businesses 1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: i. GRZ-S1; ii. GRZ-SX; ... 2. Activity status where compliance with condition GRZ-R2(1)(b) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. vi. GRZ-AM6.vii. GRZ-AM7. b. 3. Activity status where compliance with condition GRZ-R2(1)(a) is not achieved: DIS'
GRZ-R3	S57.121	Fire and Emergency New Zealand	Amend	GRZ-R3 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to new proposed policy GRZ-P10. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend GRZ-R3(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. GRZ-S16.' And amend GRZ-R3(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. GRZ-AM11 Servicing. ...'

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GRZ-R3	S114.015	Central Hawkes Bay District Council	Amend	<p>Better enables the Proposed Plan to control the density of development and extent of impervious surfaces to the level able to be accommodated by stormwater infrastructure in the 'Waipukurau South Plan' Area.</p> <p>Enables the Council to appropriately consider proposals that do not comply with maximum allowable coverage of the site with impervious surfaces.</p>	<p>Amend GRZ-R3 [to insert special provisions applicable to Waipukurau South Plan Area] as follows:</p> <p>'1. Activity Status: PER Where the following conditions are met: a. Limited to: ... b. Compliance with: ... c. Compliance with:i. GRZ-S16 2. ... 3. Activity status where compliance with conditions GRZ-R3(1)(a)or GRZ-R3(1)(c) is not achieved: DIS'</p>
GRZ-R3	S129.161	Kāinga Ora - Homes and Communities	Oppose	<p>Kāinga Ora seeks changes consistent with its submission on GRZ-R1. Kāinga Ora opposes the discretionary activity status for home businesses unable to comply with GRZ-R3(1)(a), and suggests that this can be appropriately managed under a restricted discretionary activity framework. Amendments sought.</p>	<p>Amend GRZ-R3 as follows:</p> <p>'Visitor accommodation 1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: i. GRZ-S1; ii. GRZ-SX; ... 2. Activity status where compliance with condition GRZ-R3(1)(b) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: ... vi. GRZ-AM8. b. 3. Activity status where compliance with condition GRZ-R3(1)(a) is not achieved: DIS'</p>
GRZ-R4	S57.122	Fire and Emergency New Zealand	Amend	<p>GRZ-R4 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision</p>	<p>Amend GRZ-R4(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with:</p>

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				provisions of the plan. This new standard will better give effect to new proposed policy GRZ-P10. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	i. x. GRZ-S16.' And amend GRZ-R4(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. GRZ-AM11 Servicing. ...'
GRZ-R4	S114.017	Central Hawkes Bay District Council	Amend	Better enables the Proposed Plan to control the density of development and extent of impervious surfaces to the level able to be accommodated by stormwater infrastructure in the 'Waipukurau South Plan' Area. Enables the Council to appropriately consider proposals that do not comply with maximum allowable coverage of the site with impervious surfaces.	Amend GRZ-R4 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: '1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: ... [c.] Compliance with i. GRZ-S16 2. ... 3. Activity status where compliance with conditions GRZ-R4(1)(a) or GRZ-R4(1)(c) is not achieved: DIS'
GRZ-R4	S129.162	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the rule as proposed, and consistent with other submission points, seeks the inclusion of a building coverage standard to be complied with to retain permitted activity status. Amendments sought.	Amend GRZ-R4(1) as follows 'Day care facilities 1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: i. GRZ-SX; ii. GRZ-S2; ...'
GRZ-R5	S57.123	Fire and Emergency New Zealand	Amend	GRZ-R5 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to new proposed policy GRZ-	Amend GRZ-R5(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i.'

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				<p>P10.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>x. GRZ-S16.'</p> <p>And amend GRZ-R5(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. GRZ-AM11 Servicing. ...'</p>
GRZ-R5	S73.017	Ministry of Education	Amend	<p>The Ministry supports the provisions of Educational Facilities in the zone however opposes the gross floor area limit of 100m². Educational facilities, particularly schools, are considered essential social infrastructure required to support communities.</p> <p>The typical size for early childhood education centres in residential areas is a 100-200m² gross floor area in-keeping with the size of a typical dwelling in this zone where many early childhood centres are established in existing dwellings.</p> <p>The proposed amendments would create flexibility and enable Educational Facilities in this zone to serve the education needs of the community.</p>	<p>Amend GRZ-R5(1)(a) as follows: '1. Activity Status: PER Where the following conditions are met: a) Limited to 200-400 200-400m² gross floor area. b) ...' And amend GRZ-R5(2) as follows: '2. Activity status where gross floor area is 200-400m² and/or compliance with condition GRZ-R5(1)(b) is not achieved: RDIS ...'</p> <p>And amend GRZ-R5(3) as follows: '3. Activity status where gross floor area is over 400m²where compliance with condition GRZ-R5(1)(a) is not achieved: DIS'</p>
GRZ-R5	S129.163	Kāinga Ora - Homes and Communities	Amend	<p>Kāinga Ora generally supports the rule as proposed, and consistent with other submission points, seeks the inclusion of a building coverage standard to be complied with to retain permitted activity status. Amendments sought.</p>	<p>Amend GRZ-R5(1) as follows: 'Educational facilities 1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: i. GRZ-SX; ii. GRZ-S2; ...'</p>
GRZ-R6	S57.124	Fire and Emergency New Zealand	Amend	<p>GRZ-R6 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to new proposed policy GRZ-P10.</p>	<p>Amend GRZ-R6(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. GRZ-S16.'</p>

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				An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	And amend GRZ-R6(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. GRZ-AM11 Servicing. ...'
GRZ-R6	S129.164	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the rule as proposed, and consistent with other submission points, seeks the inclusion of a building coverage standard to be complied with to retain permitted activity status. Amendments sought.	Amend GRZ-R6(1) as follows: 'Community facilities 1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: i. GRZ-SX ; ii. GRZ-S2; ...'
GRZ-R7	S57.125	Fire and Emergency New Zealand	Amend	GRZ-R7 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to new proposed policy GRZ-P10. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend GRZ-R7(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. GRZ-S16.' And amend GRZ-R7(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. GRZ-AM11 Servicing. ...'
GRZ-R7	S57.126	Fire and Emergency New Zealand	Amend	GRZ-R7 is supported in part, subject to the consequential amendments sought to the standards in this chapter. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and	Amend GRZ-R7 subject to consequential amendments sought in this chapter. Add in provision for 'emergency aviation movements'.

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				therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the Proposed Plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development occurs. Fire and Emergency however notes that while defined and included in the rule overview table and appears to be provided for in GRZ-R7, emergency aviation movements are not provided for in the rule framework. Fire and Emergency requests that Council provide for emergency aviation movements in the zone rule framework as intended.	
GRZ-R7	S129.165	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the rule as proposed, and consistent with other submission points, seeks the inclusion of a building coverage standard to be complied with to retain permitted activity status. Amendments sought.	Amend GRZ-R7(1) as follows: ' Emergency service activities 1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: i. GRZ-SX ; ii. GRZ-S2; ...'
GRZ-R8	S57.127	Fire and Emergency New Zealand	Amend	GRZ-R8 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to new proposed policy GRZ-P10. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend GRZ-R8(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. GRZ-S16. And amend GRZ-R8(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. GRZ-AM11 Servicing. ...'
GRZ-R8	S97.011	Ara Poutama Aotearoa the	Oppose	The 'Permitted Activity' status is not appropriate in the context of the potential future establishment and operation of a community corrections facility	Delete GRZ-R8. N.B. 'community corrections activities' would then default to a Discretionary Activity as 'any other

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		Department of Corrections		within residential areas in the Central Hawke's Bay District. That is, the effects of any proposed facility in a residential zone should be able to be assessed through the resource consent process, via a discretionary activity status, as opposed to a permitted status applying.	activity not otherwise provided for' under GRZ-R13.
GRZ-R8	S129.166	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the rule as proposed, and consistent with other submission points, seeks the inclusion of a building coverage standard to be complied with to retain permitted activity status. Amendments sought.	Amend GRZ-R8(1) as follows: 'Community corrections activities 1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: i. GRZ-SX ; ii. GRZ-S2 ; ...'
GRZ-R9	S106.006	House Movers Section of the New Zealand Heavy Haulage Association Inc	Support	In general, support classification of 'relocated buildings' as a Permitted Activity in all zones, and Council retaining a degree of control over relocated buildings through the use of performance standards/permitted activity standards, and Restricted Discretionary activity status for relocated buildings that do not meet the permitted activity status standards.	Retain GRZ-R9.
GRZ-R9	S114.019	Central Hawkes Bay District Council	Amend	Better enables the Proposed Plan to control the density of development and extent of impervious surfaces to the level able to be accommodated by stormwater infrastructure in the 'Waipukurau South Plan' Area. Enables the Council to appropriately consider proposals that do not comply with maximum allowable coverage of the site with impervious surfaces.	Introduce a new condition into Rule GRZ-R9(1) [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: ... [c.] Compliance with: i. GRZ-S16 2. ... 3. Activity status where compliance with conditions [GRZ-R9(1)(a)] or [GRZ-R9(1)(c)] is not achieved: DIS'
GRZ-R9	S129.167	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora considers that a rule for relocated buildings within the General Residential Zone is inappropriate. In relation to matters of building	Delete GRZ-R9.

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				integrity, it is expected that these would be appropriately managed through Building Act processes.	
GRZ-R10	S57.128	Fire and Emergency New Zealand	Amend	GRZ-R10 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to new proposed policy GRZ-P10. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend GRZ-R10(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. GRZ-S16.' And amend GRZ-R10(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. GRZ-AM11 Servicing. ...'
GRZ-R10	S129.168	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the rule as proposed, and consistent with other submission points, seeks the inclusion of a building coverage standard to be complied with to retain controlled activity status. Amendments sought.	Amend GRZ-R10(1) as follows: 'Commercial Activities 1. Activity Status: CON Where the following conditions are met: a. ... b. Compliance with: i. GRZ-SX; ii. GRZ-S2; ...'
GRZ-R11	S129.169	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora considers that restricted discretionary activity status is appropriate for the establishment of new retirement villages and rest homes, subject to compliance with relevant conditions. Matters of discretion are suggested to manage any potential adverse effects resulting from the scale and intensity of the activity. Amendments sought.	Amend GRZ-R11 as follows: 'Retirement villages and rest homes 1. Activity Status: DISRDIS Where the following conditions are met: N/A a. GRZ-SX; b. GRZ-S2; c. GRZ-S3; d. GRZ-S4; e. GRZ-S5; f. GRZ-S6; g. GRZ-S7; h. GRZ-S8; i. GRZ-S9; j. GRZ-S10;

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					<p>k. GRZ-S11; l. GRZ-S12; m. GRZ-S13; and n. GRZ-S14.</p> <p>Matters over which discretion is restricted:</p> <p>a. The extent to which the proposal responds to demand for rest homes and retirement villages in the community;</p> <p>b. The proximity of the proposed rest home or retirement village to the services and amenities likely to be required by residents including medical care;</p> <p>c. The extent to which increased scale is compatible with, and impacts on, other surrounding residential uses.</p> <p>d. In relation to any non-compliances with the above listed conditions, those assessment matters relevant to the infringed condition:</p> <p>i. GRZ-AM1 ii. GRZ-AM2 iii. GRZ-AM3 iv. GRZ-AM4 v. GRZ-AM5 vi. Assessment matters in chapters TRAN-Transport, LIGHT-Light, and/or NOISE-Noise.'</p>
GRZ - Standards	S50.035	The Surveying Company (HB) Ltd	Support	The standards within the General Residential Zone are appropriate and will work well, allowing for development and maintaining a high standard of amenity.	Retain the standards in the GRZ - General Residential Zone.
GRZ-SXX (new standard)	S57.136	Fire and Emergency New Zealand	Amend	<p>It is noted that SUB - Subdivision chapter includes rules and standards applying to subdivision. Therefore, activities that do not require subdivision will not be subject to the servicing standards within, including SUB-S5 that applies to the subdivision of new lots only and require a water supply.</p> <p>A new standard is therefore requested in the GRZ - General Residential Zone chapter requiring the provision of firefighting water supply for activities (such as the construction of a new residential</p>	<p>Add a new standard in the 'General Residential Zone' as follows: 'GRZ-S16 Servicing</p> <p>1. All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available.</p> <p>2. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the</p>

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				dwelling) not subject to subdivision. This amendment will give effect to the new policy sought by Fire and Emergency (GRZ-P10) and is consistent with the approach taken in SUB-S5.	developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot. Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding. Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development 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.'
GRZ-SXX (new standard)	S114.022	Central Hawkes Bay District Council	Amend	Better enables the Proposed Plan to control the density of development and extent of impervious surfaces to the level able to be accommodated by stormwater infrastructure in the 'Waipukurau South Plan' area.	Introduce a new standard in the 'General Residential Zone' chapter of the Proposed Plan [to insert special provisions applicable to Waipukurau South Plan Area] as follows: ' GRZ-S16 Impervious Surfaces All Within the Waipukurau Plan Area WSP, not more than 65% of the site may be occupied by impervious surfaces such as (but not restricted to) buildings and/or driveways.'
GRZ-SXX (new standard)	S129.172	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora seeks the inclusion of a new standard for building coverage so as to ensure appropriate management of building bulk and potential adverse effects relating to visual dominance, etc. In relation to what can reasonably be anticipated to be developed within the General Residential Zone, it is considered that a maximum building coverage of 50% of net site area is appropriate. In addition to the above, it may also be necessary to consider the inclusion of a standard for impervious surfaces so as to ensure appropriate management of stormwater runoff.	Add a new standard in the 'General Residential Zone' chapter in the Proposed Plan as follows: ' GRZ-SX Building Coverage (All) 1. Building coverage must not exceed 50% of the net site area of any site.' And consequential amendments to rules so as to require that activities comply with the standard.
GRZ-S1	S114.021	Central Hawkes Bay District Council	Amend	Better enables the Proposed Plan to control the density of development and extent of impervious surfaces to the level able to be accommodated by stormwater infrastructure in the 'Waipukurau South Plan' area.	Amend GRZ-S1 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: '1. ... 2. Minimum net site area for any site connected to

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					<p>a reticulated sewerage system is:</p> <p>a. 350m² for each residential unit contained within the site, except that:</p> <p>b. for each residential unit with a gross floor area less than 60m², the minimum net site area for any site is 150m².</p> <p>c. notwithstanding gross floor area, for each residential unit in the WSP area the minimum net site area for any unit is 500m².</p> <p>3. ...'</p>
GRZ-S1	S129.171	Kāinga Ora - Homes and Communities	Oppose	<p>Kāinga Ora opposes the use of density controls in areas of public sewerage reticulation, and considers that other bulk and location controls more appropriately manage adverse effects on neighbours and the environment.</p> <p>Notwithstanding the above, Kāinga Ora considers that density controls may be appropriate in areas where residential units are likely to be reliant upon septic systems for sewage disposal.</p> <p>Amendments sought.</p>	<p>Amend GRZ-S1 as follows:</p> <p>'Residential Density Where Sites are Not Connected to a Reticulated Sewerage System</p> <p>All</p> <p>1. There must be no more than two residential units (including minor residential units) on any site.</p> <p>2. Minimum net site area for any site connected to a reticulated sewerage system is: a. 350m² for each residential unit contained within the site, except that: b. for each residential unit with a gross floor area less than 60m², the minimum net site area for any site is 150m².</p> <p>3. For any site not connected to a reticulated sewerage system there shall be no more than one residential unit and one minor residential unit per site. Minimum net site area for any site is 4000m² for each residential unit where it is not connected to a reticulated sewerage system.'</p>
GRZ-S2	S57.130	Fire and Emergency New Zealand	Amend	<p>GRZ-S2 is supported. Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in district plans generally. This is considered acceptable for fire stations in this zone. However, seek an exemption for fire hose drying towers, in order to appropriately provide for the operational requirements of Fire and Emergency. These structures can be around 12 to 15 metres in height.</p>	<p>Amend GRZ-S2 as follows:</p> <p>'1. Maximum height of any building(s) is 8m.</p> <p>Note: in all instances, height is measured from the natural ground level. Hose drying towers up to 15m in height are exempt from this rule.'</p>

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GRZ-S2	S129.173	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora considers that an increased height limit of 11m would better provide for a range of housing types, and would be broadly consistent with heights provided for in other zones and in papakainga developments. Amendments sought.	Amend GRZ-S2 as follows: 'Height of Buildings All 1. Maximum height of any building(s) is 8m 11m . Note: in all instances, height is measured from the natural ground level.'
GRZ-S3	S57.131	Fire and Emergency New Zealand	Amend	GRZ-S3 is supported in part. However, Fire and Emergency seeks an exclusion for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of Fire and Emergency. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. The frequency of hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Amend GRZ-S3 as follows: '1. No part of a building must exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary, except for the following: a. d. Hose drying towers up to 15m in height.'
GRZ-S3	S129.174	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora considers that the proposed height in relation to boundary standard is overly restrictive, and seeks changes to this end. Kāinga Ora also opposes the use of height in relation to boundary standards against road boundaries. Amendments sought.	Amend GRZ-S3 as follows: 'Height in Relation to Boundary All 1. In relation to side and rear boundaries only, n No part of a building must exceed a height of 23 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary, except for the following: ...'
GRZ-S4	S129.175	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes increased setbacks from rail network boundaries, and increased setbacks for garages from road boundaries. Amendments sought.	Amend GRZ-S4 as follows: 'Setback from Roads and Rail Network -All From road boundaries: 1. Minimum setback of any building(s) is 3m. 2. Where the vehicle access to garage faces a road boundary, the garage building must be setback at least 5m from the road boundary. From the Rail Network Boundary: 3. Minimum setback of any building(s) is 1.5m.'

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GRZ-S5	S57.132	Fire and Emergency New Zealand	Support	The exemption of domestic water storage tanks up to 2m in height from the setback standards is supported. This will support the community in providing water storage tanks without the need to require resource consent for a height in relation to boundary infringement.	Retain GRZ-S5 as notified.
GRZ-S5	S129.176	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports GRZ-S5 as proposed, with a minor clarification to confirm that this rule applies to side and rear boundaries. Amendments sought.	Amend GRZ-S5 as follows: 'Setback from Neighbours All 1. Minimum setback of buildings for an activity from internal side and rear boundaries is 1m. Domestic water storage tanks up to 2m in height are exempt from this standard.'
GRZ-S6	S129.177	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora seeks amendments to outdoor living space requirements to reflect the need to provide for a range of housing types. Amendments also requested to reduce the minimum requirement for outdoor living space at ground level, noting that 80m ² as proposed is a sizeable area that will unnecessarily constrain residential development on sites. Amendments sought.	Amend GRZ-S6 as follows: 'Outdoor Living Space Residential Activities 1. For each residential unit at ground level , there must be a minimum continuous area for outdoor living space, contained in one area within the net site area of the site, of 80 20 m ² with a minimum dimension of 45m . except that: a. For any residential unit with a gross floor area less than 65m², the minimum area may be reduced to 30m² with a minimum dimension of 3.5m. 2. For units located entirely above ground level, the outdoor living space requirement can be satisfied in the form of a balcony or a deck that: a. Has a minimum area of 6m² for studio and one-bedroom residential units and a minimum dimension of 1.5m in any direction; or b. Has a minimum area of 10m² for two or more bedroom residential units a minimum dimension of 1.5m in any direction. 2. 3. The required minimum area of outdoor living space must be readily accessible from a living area of the residential unit, and may take the form of a deck, terrace, or verandah, but must be kept free of buildings (other than cantilevered decks), access areas (including driveways and

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					manoeuvring areas), parking spaces and dedicated outdoor service space.'
GRZ-S7	S129.178	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora considers the standard to be overly prescriptive, and seeks deletion.	Delete GRZ-S7.
GRZ-S8	S57.133	Fire and Emergency New Zealand	Amend	GRZ-S8 is supported in part to the extent that it provides exceptions for hours of operation. Fire and Emergency however requests that that emergency service activities are also exempt from GRZ-S8. Emergency service activities are required to operate at all times.	Amend GRZ-S8 as follows: 'All (except for Residential Activities Emergency Service Activities or Visitor Accommodation) ...'
GRZ-S8	S129.179	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports GRZ-S8 as proposed.	Retain GRZ-S8 as notified.
GRZ-S9	S129.180	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports GRZ-S9 as proposed.	Retain GRZ-S9 as notified.
GRZ-S10	S57.134	Fire and Emergency New Zealand	Amend	It is important to Fire and Emergency that screening of outdoor storage areas as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible/accessible. Where this is not possible, mitigation should not be required. Fire and Emergency therefore seeks an amendment to GRZ-S10 to provide for this.	Amend GRZ-S10 as follows: '1. ... 2. 3. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.'
GRZ-S11	S90.055	Centralines Limited	Support	Centralines notes that compliance with New Zealand Electrical Code of Practice for Electrical Safety Distances (NZCEP 34:2001) is mandatory. Centralines therefore supports the standard relating to Electricity Safety Distance contained in all the zones.	Retain GRZ-S11.
GRZ-S11	S129.181	Kāinga Ora - Homes and Communities	Oppose	Consistent with its overall submission on the plan, Kāinga Ora opposes and seeks the deletion of references to any design guidelines, engineering codes of practice, or land development standards as de facto rules to be complied with. Specific standards	Delete GRZ-S11.

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				to be complied with should be included within the plan as effects standards.	
GRZ-S12	S57.135	Fire and Emergency New Zealand	Support	GRZ-S12 is supported as it requires all activities in the General Residential Zone to be compliant with the provisions of TRAN - Transport chapter.	Retain GRZ-S12 as notified.
GRZ-S12	S129.182	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports GRZ-S12 as proposed.	Retain GRZ-S12 as notified.
GRZ-S13	S129.183	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports GRZ-S13 as proposed.	Retain GRZ-S13 as notified.
GRZ-S14	S129.184	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports GRZ-S14 as proposed.	Retain GRZ-S14 as notified.
GRZ-S15	S106.007	House Movers Section of the New Zealand Heavy Haulage Association Inc	Support	In general, support Council retaining a degree of control over relocated buildings through the use of performance standards/permitted activity standards.	Retain GRZ-S15(1), (2), (3), (7), and (8).
GRZ-S15	S106.008	House Movers Section of the New Zealand Heavy Haulage Association Inc	Amend	A Licenced Building Practitioner has the skills required to identify what issues need to be addressed and rectified once the building is relocated onto the new site. Including a Licensed Building Practitioner in the list is in accordance with the practice of many other District Plans around the country.	Amend GRZ-S15(4) as follows: '4. The Building Pre-Inspection Report must be prepared by: a. A Member of Engineering New Zealand (the Institute of Engineering Professionals) (Structural and Civil); or b. A member of the New Zealand Institute of Building Surveyors; or c. An independent person, persons, or company as approved by Central Hawke's Bay District Council Building Control Authority; or d. A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District.; or e. A Licensed Building Practitioner.' And any further consequential amendments to give effect to this submission.
GRZ-S15	S106.009	House Movers Section of the New Zealand	Oppose	This control is not one that should be in the District plan as it is not a planning control, but rather a roading issue regarding the potential of damage to the footpath. Although the Association	Delete GRZ-S15(5) as follows: ' 5. The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken

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		Heavy Haulage Association Inc		understands that avoidance of damage to footpaths is a concern of the Council, the Association does not believe that the inclusion of this as a permitted activity standard is the appropriate place for it.	<p>until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.'</p> <p>And make any consequential amendments to give effect to this submission.</p>
GRZ-S15	S106.010	House Movers Section of the New Zealand Heavy Haulage Association Inc	Oppose	<p>Most house relocation companies would seek to place relocated houses on permanent foundations when the building arrives to site as this is the most time and cost efficient way of achieving this. However, practice may vary due to site or weather conditions beyond the control of the house relocation company. For example:</p> <p>a. when houses are relocated during winter, the presence of wet, sodden ground may mean that a house planned for positioning on permanent foundations is delayed unexpectedly.</p> <p>b. changes in ground conditions may result in variations to the original plans which require engineering approval.</p> <p>It is not practicable or cost-effective to obtain resource consent in these circumstances</p>	<p>Amend GRZ-S15(6) as follows: '6. The building must be placed on permanent foundations no later than two weeks months from the date the building is moved to the site.'</p> <p>And make any consequential amendments to give effect to this submission.</p>
GRZ-S15	S129.185	Kāinga Ora - Homes and Communities	Oppose	<p>Kāinga Ora considers that a standard for relocated buildings within the General Residential Zone is inappropriate.</p> <p>In relation to matters of structural integrity of relocated buildings, it is expected that these would be appropriately managed through Building Act processes.</p>	Delete GRZ-S15.
GRZ-AMXX (new assessment matter)	S57.137	Fire and Emergency New Zealand	Amend	<p>An additional assessment matter is sought. Where water supply servicing requirements cannot be met under the new proposed standard (GRZ-S16), this will provide Council discretion as to the extent a development or activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p> <p>This amendment will give effect to new policy GRZ-P10 and is consistent with the subdivision</p>	<p>Add a new assessment matter in the 'General Residential Zone' as follows: 'GRZ-AM11 Servicing 1. The provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.'</p>

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				servicing assessment matters in SUB - Subdivision chapter.	
GRZ-AM1	S129.186	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora seeks amendments consistent with other submission points, and seeks to introduce matters of discretion that allow for consideration of positive effects (in addition to adverse effects) resulting from non-compliances to standards. Kāinga Ora seeks the introduction of several new assessment matters relevant to the proposed building coverage standard. Amendments sought.	<p>Amend GRZ-AM1 as follows:</p> <p>'Height of Buildings, Height in Relation to Boundary, Building Coverage, Setback from Roads and Rail Network, Setback from Neighbours</p> <p>1. The degree to which the proposed buildings non-compliances:</p> <p>a. will be provide for a building form compatible with the planned character and built form amenity of the zone area, including the nature and scale of other buildings in the surrounding area; area;</p> <p>b. will may overshadow adjoining sites and result in reduced sunlight and daylight;</p> <p>c. will may cause a loss of privacy through being over-looked from neighbouring buildings;</p> <p>d. will block views from properties in the vicinity, or from roads or public open space in the surrounding area;</p> <p>e. will diminish or contribute to the openness and attractiveness of the street scene;</p> <p>f. will detract from the amenity of adjoining sites, in terms of such matters as noise, odour, dust, glare or vibration occurring as a result of the building; and</p> <p>g. will adversely affect the safe and efficient operation of the land transport network.</p> <p>h. May result in adverse visual dominance effects.</p> <p>i. May result in increased stormwater runoff leading to erosion and scouring.</p> <p>2. The ability of the applicant to:</p> <p>i. ...</p> <p>...</p> <p>v. mitigate any adverse effects on people affected by the proposal.</p> <p>3. ...</p> <p>4. ...</p> <p>5. ...'</p>

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GRZ-AM2	S114.023	Central Hawkes Bay District Council	Amend	The new assessment matter provides direct consideration towards the 'Waipukurau South Plan' precinct overlay plan and enables a greater and more appropriate degree of flexibility during consideration for resource consents, while still protecting stormwater infrastructure capacity and the ability for all lots in the WSP area to develop.	Amend GRZ-AM2 [to insert special provisions applicable to Waipukurau South Plan Area] as follows: '1. 4. A stormwater management plan (SMP) shall be developed that identifies and assesses the potential increase in the volume and rate of stormwater discharge from the site and the impact on Council stormwater infrastructure WSP. In addition reference must also be had to precinct overlay Outcome WSP-1 and assessment matters WSP-AM1 - WSP-AM9.'
GRZ-AM2	S129.187	Kāinga Ora - Homes and Communities	Amend	Consistent with previous submission points, Kāinga Ora seeks deletion of reference to required outdoor service space. Amendments sought.	Amend GRZ-AM2 as follows: 'Outdoor Living and Service Space 1. The degree to which the reduction in outdoor living or service space and/or its location will adversely affect the ability of the site to provide for the outdoor living or service needs of likely future residents of the site. 2. Any alternative provision on, or in close proximity to, the site for outdoor living or service space to meet the needs of likely future residents of the site. 3. The degree to which access to alternative outdoor living or service space (e.g. balconies or communal open space) is provided.'
GRZ-AM5	S129.188	Kāinga Ora - Homes and Communities	Oppose	In line with previous submission points on required outdoor service spaces, Kāinga Ora opposes the assessment matter.	Delete GRZ-AM5.
GRZ-AM6	S129.189	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the assessment matters as proposed, however seeks amendments in line with 'relief sought'. Amendments sought.	Amend GRZ-AM6 as follows: 'Home Businesses 1. The degree to which non-compliances will remain compatible with the purpose and anticipated outcomes of the zone. the character of the site will retain open space or tree and garden plantings rather than become dominated by buildings and areas of hard surfacing. ...'

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GRZ-AM9	S73.034	Ministry of Education	Support	Supports the appropriate assessment matters applied to Educational Facilities for Restricted Discretionary and Discretionary Activities for all zones.	Retain GRZ-AM9 as proposed.
GRZ - Principal Reasons	S114.024	Central Hawkes Bay District Council	Amend	Provides rationale for consent planners and developers to better understand the provisions of the 'Waipukurau South Plan' precinct, enabling applications for consent to be better prepared and considered.	Add the following to 'GRZ - Principal Reasons' [to insert special provisions applicable to Waipukurau South Plan Area] as follows: '...Within the Waipukurau South Plan area the performance standards also recognise limitations on the ability to service development, particularly with regard to stormwater, and the opportunity to ensure adequate access to required infrastructure across the entire precinct overlay plan area.'
GRZ - Principal Reasons	S129.190	Kāinga Ora - Homes and Communities	Amend	Consistent with its position, Kāinga Ora seeks changes to the 'principal reasons' section to reflect that amenity values and character will evolve over time. Amendments sought.	Amend paragraph 2 of 'GRZ - Principal Reasons' as follows: ... These objectives and policies are designed to allow activities appropriate to a residential environment. Residential activities are the predominant land use permitted as of right, and certain non-residential activities, such as home businesses and primary production activities, are also provided for, recognising their contribution to the social, economic, and cultural well-being of the District. The Council does not want to unnecessarily constrain individual building design and architecture but will enforce some development standards in order to maintain and enhance the character and amenity values of residential areas. ensure that built form outcomes are consistent with the planned character of the zone. ...
GRZ-AERXX (new anticipated environmental results)	S114.025	Central Hawkes Bay District Council	Amend	Provides rationale for consent planners and developers to understand the outcomes expected through application of the rules and criteria for the WSP precinct, enabling applications for consent to be better considered.	Add a new 'Anticipated Environmental Result' in the 'General Residential Zone' chapter of the Proposed Plan [to insert special provisions applicable to Waipukurau South Plan Area] as follows: 'GRZ-AER6 Logical and efficient development of serviced residential land on

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					the southern edge of Waipukurau.'
GRZ-AER1	S129.191	Kāinga Ora - Homes and Communities	Support	Consistent with its submission, Kāinga Ora supports GRZ-AER1 as proposed.	Retain GRZ-AER1 as notified.
GRZ-AER2	S129.192	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora considers that GRZ-AER2 is inconsistent with GRZ-AER1 and does not sufficiently recognise that character and amenity values will evolve over time.	Delete GRZ-AER2.
GRZ-AER3	S129.193	Kāinga Ora - Homes and Communities	Support	Consistent with its submission, Kāinga Ora supports GRZ-AER3 as proposed.	Retain GRZ-AER3 as notified.
GRZ-AER4	S129.194	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes GRZ-AER4 to the extent that it anticipated contradictory outcomes, and as such needs reconsideration if it is to be included within the plan.	Delete GRZ-AER4.
GRZ-AER5	S129.195	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports GRZ-AER5 as proposed.	Retain GRZ-AER5 as notified.
GRUZ - General Rural Zone	S11.034	Hawke's Bay Regional Council	Support	HBRC supports the provisions in the General Rural Zone chapter	No changes
GRUZ - General Rural Zone	S79.095	Transpower New Zealand Ltd	Amend	<p>Transpower's preference is for a standalone set of provisions within the Network Utility chapter as it avoids duplication and provides a coherent set of policies and rules. A standalone set of provisions is also consistent with the National Planning Standards, mandatory direction in Planning Standard 7.</p> <p>Specific to the Rural Zones, NU-P5 (as sought to be amended) within the Network Utilities chapter provides the policy framework for land activities within the National Grid Yard, as well as the policy framework for the operation and development of the grid itself. However, the associated zoning rules (and more importantly the National Grid Yard Standards) for land use activities within the National Grid Yard are provided within the General Rural and Rural Production Zone Chapters. The disconnect between the rules/ standards and the policy framework is potentially confusing to plan users.</p> <p>The sought rule framework reflects that proposed</p>	<p>Merge, relocate and renumber the relevant National Grid rules contained in the 'GRUZ - General Rural Zone' chapter to the 'NU - Network Utilities' chapter, as follows:</p> <p>'NU-xx National Grid Yard Buildings, structures and activities within the National Grid Yard – PER</p> <p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. Compliance with GRUZ-S13 (setbacks from National Grid).</p> <p>2. Activity status where compliance with GRUZ-S13 (setbacks from National Grid) is not achieved: NC</p> <p>NU-xy National Grid Yard Buildings, structures, and activities within the National Grid Yard – NC</p> <p>1. Activity Status: NC</p> <p>Where:</p>

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				<p>in the PDP with the primary sought differences being:</p> <ul style="list-style-type: none"> - Provision of one permitted and one non-complying rule within the Network Utilities chapters as opposed to the grid being referenced across multiple rules. This reduces duplication and provides an easy point of reference for plan users. - Insertion of new non-complying clauses b. - g. to provide clarity that the activities listed are non-complying. <p>Two minor amendments are sought to the 'Setback from National Grid Yard and National Grid Substation' standard, as follows:</p> <ul style="list-style-type: none"> - Removal of the requirement for a 25m setback from a National Grid substation. Given the rural location (and Rural Production zoning) of the substation with provides a 12ha minimum lots area and that there are no existing sensitive activities in proximity, the setback is not considered efficient or effective. - Amendment to Standard 3 to reflect the required 12m setback from support structures. An 8m setback from support structures is not considered sufficient to ensure the grid is not compromised. 	<p>a. Compliance is not achieved with GRUZ-S13 (setbacks from National Grid); or b. The building or structure is not provided for within NU-xx. c. Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard d. Any change of use of an existing building to a sensitive land use within the National Grid Yard e. The establishment of any new sensitive land use within the National Grid Yard f. Any new hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centre line of a National Grid Transmission Lineg. Dairy/milking sheds (excluding accessory structures and buildings), commercial glass houses, PSA structures or buildings for intensive primary production within the National Grid Yard.'</p> <p>And</p> <p>'GRUZ-S13 Setback from National Grid Yard and National Grid Substation Sensitive Activities1. Minimum setback of buildings and structures from the designated boundary of a National Grid substation is 25m.</p> <p>All Buildings and Structures 2. Under the National Grid conductors (wires): a. on all sites within any part of the National Grid Yard, all buildings and structures must: i. if for an existing sensitive activity, not involve an increase in the building height or footprint where alterations and additions to existing buildings</p>

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					<p>occur; or</p> <p>ii. be a fence less than 2.5m high; or</p> <p>iii. be an uninhabitable farm building or structure for primary production activities (but not a milking/dairy shed (excluding ancillary structures), enclosed protective canopies made from impermeable material, commercial greenhouses, or intensive primary production buildings); or</p> <p>iv. be an uninhabited horticultural building or structure (but not a commercial greenhouse).</p> <p>b. all buildings or structures permitted by a. must comply with the following conditions:</p> <p>i. demonstrate that safe electrical clearance distances required by NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances are maintained under all National Grid line operating conditions.</p> <p>ii. not permanently physically impede existing vehicular access to a National Grid support structure.</p> <p>3. Around National Grid support structures: buildings and structures permitted under clause 2 above must be set back at least 12m from a tower, or 8m from a pole, forming part of a National Grid support structure, except where the building or structure is:</p> <p>a. a fence less than 2.5m in height and more than 5m from the nearest National Grid support structure foundation; or</p> <p>b. an artificial crop protection structure or crop support structure between 8m and 12m from a pole support structure and any associated stay wire, that:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</p> <p>ii. is no more than 2.5m high;</p> <p>iii. is removable or temporary, to allow a clear working space 12 metres from the pole when necessary for maintenance and emergency repair</p>

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					<p>purposes; and</p> <p>iv. allows all-weather access to the pole and a sufficient area for maintenance equipment, including a crane; or</p> <p>c. a horticultural structure for which Transpower has given written approval in accordance with clause 2.4.1 of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances to be located within 12m of a tower or 8m of a pole support structure.'</p>
GRUZ - Introduction	S42.039	New Zealand Pork Industry Board	Amend	Consistent with the General Rural Zone description of the National Planning Standards, the Introduction would benefit from describing the zone as used primarily for primary production including intensive primary production. The change aligns with the principal reasons for adopting policies and methods stated in the GRUZ.	Amend first sentence of GRUZ-Introduction as follows: 'The General Rural Zone, which encompasses the largest proportion of the rural area of the District is used primarily for primary production including intensive primary production. '
GRUZ-I1	S98.011	Hatuma Lime Co Ltd	Support	Support.	Retain GRUZ-I1 as proposed.
GRUZ-I1	S102.035	Te Mata Mushrooms Land Company Limited	Support	Support.	Retain GRUZ-I1 as proposed.
GRUZ-I2	S42.040	New Zealand Pork Industry Board	Amend	Consistent with the General Rural Zone description of the National Planning Standards, the issue statement would benefit from describing the zone as used primarily for primary production including intensive primary production. The change aligns with the principal reasons for adopting policies and methods stated in the GRUZ.	Amend GRUZ-I2 as follows: 'Protecting Rural Amenity, and the Quality of the Rural Environment, and Primary Production Capability.
GRUZ-I2	S42.041	New Zealand Pork Industry Board	Support	Consistent with the General Rural Zone description of the National Planning Standards, the issue statement explanation benefits from	Land-based primary production, intensive primary production , and other complementary rural, residential, and recreation-based activities, underpin the social, economic, and cultural wellbeing of the District (particularly for the District's rural communities), but they can also adversely affect rural environmental, cultural, and amenity values or result in conflict that affects primary production capability.
GRUZ-I2	S42.041	New Zealand Pork Industry Board	Support	Consistent with the General Rural Zone description of the National Planning Standards, the issue statement explanation benefits from	Retain the following in the explanation statement in GRUZ-I2 as proposed: para 1 - 'The rural environment supports a variety

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				describing the zone as used primarily for primary production including intensive primary production. This aligns with the principal reasons for adopting policies and methods stated in the GRUZ. Rural subdivision and the introduction of sensitive activities into the rural environment can conflict with primary production including intensive primary production activities.	of land based primary production activities including dry stock farming, cropping, dairying, horticulture, plantation forestry, small niche farming land uses, as well as intensive primary production activities and rural service activities.' para 9 - 'If increasing density of rural subdivision is allowed in close proximity to existing intensive primary production activities, it can undermine the viability of such activities should complaints about heavy traffic or objectionable noise, dust or odour arise.' para 10 - 'Increasing density of subdivision can also intensify pressure on the range of infrastructure servicing (roads and reticulated services), and conflicts with infrastructure services for intensive primary production activities (e.g. if rural roads are expected to be of a higher quality).'
GRUZ-I2	S42.087	New Zealand Pork Industry Board	Amend	Consistent with the General Rural Zone description of the National Planning Standards, the issue statement would benefit from describing the zone as used primarily for primary production including intensive primary production. The change aligns with the principal reasons for adopting policies and methods stated in the RPROZ.	Amend GRUZ-I2 as follows: 'Protecting Rural Amenity, and the Quality of the Rural Environment, and Primary Production Capability Land-based primary production, intensive primary production , and other complementary rural, residential, and recreation-based activities, underpin the social, economic, and cultural wellbeing of the District (particularly for the District's rural communities), but they can also adversely affect rural environmental, cultural, and amenity values or result in conflict that affects primary production capability. '
GRUZ-I2	S102.036	Te Mata Mushrooms Land Company Limited	Amend	Recognition of complementary rural industry and service activities is to be provided for in GRUZ-I2. Explanation of a potential 'Future Development Area' near Takapau is appropriate to add to the explanation as GRUZ-I2 is relevant to the Rural Production Zone as well.	Amend GRUZ-I2 as follows: ' Protecting Rural Amenity and the Quality of the Rural Environment Land-based primary production, and other complementary rural, rural industry and service activities , residential, and recreation-based activities, underpin the social, economic, and cultural wellbeing of the District (particularly for the

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					<p>District's rural communities), but they can also adversely affect rural environmental, cultural, and amenity values.</p> <p>...</p> <p>Explanation</p> <p>...</p> <p>Avoidance of inappropriate and incompatible land uses that are inconsistent with the rural environment's location specific values is important to maintain environmental quality and ensure that the productive use of land resources (for a resilient and diverse economy) is not compromised. There is a need to strike a balance between providing for a range of uses and development of natural and physical resources, and the preservation of that character, and those amenity values (such as vegetation prevailing over built elements, open space, privacy, ease of access and landscape and scenic values).</p> <p>A Future Development Area east of Takapau settlement is to provide for intensive primary production activities, rural industrial activities, general industrial activities, dairy processing plant and renewable energy (solar farm), and commercial activities. To activate the Future Development Area for this range of activities, a structure plan or Development Plan shall be prepared in order to coordinate servicing, access and the various land use activities anticipated, to provide amenity along the stream and connect with the surrounding area, including the nearby Takapau settlement. In the interim, the area would continue to operate with the Rural Production Zone rules, albeit with some greater recognition rural industry and service activities.</p> <p>...</p>
GRUZ-OXX (new objective)	S102.038	Te Mata Mushrooms Land Company Limited	Amend	Further recognition of change is appropriate, whereby characteristics associated with buildings and structures relating to intensive primary production, rural industry and service activities,	Add a new objective in the 'General Rural Zone' chapter of the Proposed Plan (after GRUZ-O2) as follows: 'Recognise that the character of the General Rural Zone may change in areas where the land supports the following activities

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				and ancillary activities that require a rural location are to be factored into an additional objective.	:a. primary production activities, b. intensive primary production activities, c. rural industry and service activities, d. ancillary activities that require a rural location, whereby these above types of activities have buildings and structures that different[differ?] to those captured in Objective GRUZ-O2.'
GRUZ-O1	S27.018	Egg Producers Federation of New Zealand	Support		Retain as proposed.
GRUZ-O1	S42.042	New Zealand Pork Industry Board	Amend	Consistent with the General Rural Zone description of the National Planning Standards, the objective must seek to ensure the zone is used primarily for primary production including intensive primary production. This ensures a planning framework link to the relevant policies and in particular GRUZ-P5. The change aligns with the principal reasons for adopting policies and methods stated in the GRUZ.	Amend GRUZ-O1 as follows: 'The General Rural Zone is predominantly used for primary production activities including intensive primary production and ancillary activities.'
GRUZ-O1	S98.012	Hatuma Lime Co Ltd	Support	Support.	Retain GRUZ-O1 as proposed.
GRUZ-O1	S102.037	Te Mata Mushrooms Land Company Limited	Amend	The range of land use activities to be provided for / relate to the General Rural Zone is not reflected as per the National Planning Standards same corresponding zone. Expand on 'ancillary activities'.	Amend GRUZ-O1 as follows (and any consequential amendments): 'The General Rural Zone [is?] is predominantly used to enable for primary production activities, intensive primary production, rural industry and service activities, and ancillary activities that require a rural location.'
GRUZ-O1	S121.174	Federated Farmers of New Zealand	Support	We support this objective as the number one purpose of the rural zone.	Retain GRUZ-O1 as proposed.
GRUZ-O2	S27.019	Egg Producers Federation of New Zealand	Support		Retain as proposed.
GRUZ-O2	S73.018	Ministry of Education	Support	Supports inclusion of educational facilities within this objective.	Retain GRUZ-O2 as proposed.

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GRUZ-O2	S81.105	Horticulture New Zealand	Amend	HortNZ supports the recognition of rural character as an important characteristic of the General Rural Zone. However some amendments are sought to better reflect the range and nature of primary production activities.	Amend GRUZ-O2 as follows: 'The predominant character of the Rural Production Zone is maintained, which includes: 1. Overall low-density built form, with open space and few structures; 2. a predominance of rural and land-based primary production activities and associated buildings such as barns and sheds, post harvest facilities, seasonal worker accommodation and artificial crop protection structures and crop support structures, which may vary across the district and seasonally; 3. sounds, and smells and traffic associated with legitimate primary production activities and anticipated from a working rural environment; 4. ...'
GRUZ-O2	S102.087	Te Mata Mushrooms Land Company Limited	Support	The characteristics set out in GRUZ-O2 are agreed. An additional objective is sought factoring in characteristics associated with buildings and structures relating to intensive primary production, rural industry and service activities, and ancillary activities that require a rural location (refer submission point S102.038).	Retain GRUZ-O2.
GRUZ-O2	S121.175	Federated Farmers of New Zealand	Support	Support is given for including the modified farm environment as a positive aspect of rural amenity, such as farm buildings in [GRUZ-O2(2)]. And farming landscapes in [GRUZ-O2(5)]. Support is also given for farm noise and smells as a positive aspect of rural character.	Retain GRUZ-O2 as proposed.
GRUZ-O3	S27.020	Egg Producers Federation of New Zealand	Support		Retain as proposed.
GRUZ-O3	S102.039	Te Mata Mushrooms Land Company Limited	Support	Support.	Retain GRUZ-O3 as proposed.
GRUZ-O3	S121.176	Federated Farmers of New Zealand	Amend	Some adverse effects are acceptable and consistent with the farming land uses, as recognised by objective GRUZ-O1. Only adverse effects that are excessive need to be managed.	Amend GRUZ-O3 as follows: 'Adverse effects of activities that exceed limits are managed to maintain rural character and amenity and, where applicable, the natural

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					character and amenity values present within the coastal environment.'
GRUZ-O4	S27.021	Egg Producers Federation of New Zealand	Support		Retain as proposed.
GRUZ-O4	S81.106	Horticulture New Zealand	Support	It is important to manage reverse sensitivity effects.	Retain GRUZ-O4.
GRUZ-O4	S98.013	Hatuma Lime Co Ltd	Amend	Support the intent of this objective, yet additional explanation within the objective could give a certainty on what constitutes incompatible, ie sensitive activities close to primary production activities.	Amend GRUZ-O4 to provide more explanation as to what are incompatible activities.
GRUZ-O4	S102.040	Te Mata Mushrooms Land Company Limited	Amend	Support the intent of this objective, yet additional explanation within the objective could give a certainty on what constitutes incompatible, ie sensitive activities close to primary production activities.	Amend GRUZ-O4, to provide more explanation as to what are incompatible activities.
GRUZ-O4	S121.177	Federated Farmers of New Zealand	Support	Support is given for protecting the purpose and character of the rural zone from incompatible activities.	Retain GRUZ-O4 as proposed.
GRUZ-PXX (new policy)	S57.139	Fire and Emergency New Zealand	Amend	A new policy is sought that ensures all land use activities in the General Rural Zone are adequately serviced, particularly in relation to firefighting water supply. This will provide a better policy framework for the new standard sought in this zone relating to the requirement to provide water supply.	Add a new policy to the 'General Rural Zone' as follows: 'GRUZ-P10 Ensure all development and subdivision provide a suitable on-site wastewater treatment and disposal system, stormwater systems, and water supply unless an approved alternative system is available.'
GRUZ-PXX (new policy)	S102.050	Te Mata Mushrooms Land Company Limited	Amend	An additional policy giving specific direction for rural industrial activities and service activities to be able to locate within the General Rural Zone, and support the main function of the zone, which is set out in the National Planning Standards zone description.	Add a new policy in the 'General Rural Zone' chapter of the Proposed Plan as follows: 'To enable the development and use of rural industrial activities and service activities, which support primary production and intensive production activities, within the General Rural Zone.'
GRUZ-PXX (new policy)	S102.051	Te Mata Mushrooms Land Company Limited	Amend	An additional policy to recognise the economic benefits of intensive primary production, as well as the flow on to post harvest facilities, service activities, the generation of employment and overall increase of social and cultural wellbeing to the local community.	Add a new policy in the 'General Rural Zone' chapter of the Proposed Plan as follows: 'Recognise the economic benefits derived from well functioning and operating intensive primary production activities, as well as the flow on to post harvest facilities, rural industry,

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					service activities, the generation of employment and overall increase of social and cultural wellbeing to the local community.'
GRUZ-P1	S42.043	New Zealand Pork Industry Board	Amend	Consistent with the General Rural Zone description of the National Planning Standards, the policy must seek to ensure the zone supports primarily for primary production including intensive primary production. This ensures a planning framework link to the provisions providing for intensive primary production activities. The change aligns with the principal reasons for adopting policies and methods stated in the GRUZ.	Amend GRUZ-P1 as follows: 'To allow enable land-based primary production, intensive primary production and ancillary activities which are compatible with the primary productive purpose and predominant character and amenity of the General Rural Zone.'
GRUZ-P1	S81.107	Horticulture New Zealand	Oppose	We support the direction of the policy but, it implies that some primary production are not compatible (despite this being a role of the Zone). The policy should seek to 'enable' primary production activities As mentioned elsewhere, the use of 'land-based primary production' is also unclear.	Amend RPROZ-P1 as follows: 'To allow land-based Enable primary production and ancillary activities, recognising the which are compatible with the primary productive purpose and predominant character and amenity of the General Rural Zone.'
GRUZ-P1	S98.014	Hatuma Lime Co Ltd	Support	Primary production activities include quarrying.	Retain GRUZ-P1 as proposed.
GRUZ-P1	S102.041	Te Mata Mushrooms Land Company Limited	Oppose	The range of land use activities to be provided for / relate to the General Rural Zone is not reflected as per the National Planning Standards same corresponding zone.	Amend GRUZ-P1 as follows: 'To allow land-based primary production, intensive primary production, rural industry and service activities , and ancillary activities that require a rural location which are compatible with the primary productive purpose and predominant character and amenity of the General Rural Zone.'
GRUZ-P1	S121.178	Federated Farmers of New Zealand	Amend	Support is given for this policy, but it should go further than simply allowing primary production and should enable it instead, as per the enabling intent of Section 5 of the RMA.	Amend GRUZ-P1 as follows: 'To allow enable land-based primary production and ancillary activities which are compatible with the primary productive purpose and predominant character and amenity of the General Rural Zone.'
GRUZ-P2	S27.022	Egg Producers Federation of New Zealand	Amend	This policy should be expanded on to clarify what activities it includes, and to ensure that allowing these activities will not have adverse reverse	Amend GRUZ-P2 as follows: 'To only allow other non-production related activities of a limited scale which support the function and wellbeing of rural communities and/or

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				sensitivity effects on production activities which are anticipated in the General Rural Zone.	enjoyment of the rural environment, and contribute to the vitality and resilience of the District's economy, where the activity does not constrain the operation and establishment of activities otherwise anticipated within the General Rural Zone, and only where adverse effects are avoided, remedied or mitigated.'
GRUZ-P2	S57.138	Fire and Emergency New Zealand	Support	GRUZ-P2 is supported to the extent that the policy allows for activities of a limited scale which support the function and wellbeing of rural communities. The ability to construct and operate fire stations in locations which will enable reasonable response times to fire and other emergencies is paramount the health, safety and wellbeing of people in the community. Fire stations therefore need to be strategically located within and throughout communities to maximise their coverage and response times so that they can efficiently and effectively respond to emergency call outs in a timely way, thus avoiding or mitigating the potential for adverse effects associated with fire hazard and other emergencies.	Retain GRUZ-P2 as notified.
GRUZ-P2	S73.019	Ministry of Education	Support	The Ministry supports this policy and considers Educational Facilities as being necessary to support the function and wellbeing of rural communities. This has been provided for in Objective GRUZ-O2.	Retain GRUZ-P2 as proposed.
GRUZ-P2	S79.096	Transpower New Zealand Ltd	Amend	Transpower supports in part GRUZ-P2 but seeks specific recognition of Network Utilities on the basis of the functional and operational needs of these activities which often require and are appropriate within, a rural environment. The reference to "of a limited scale" is opposed given the ambiguity around the terms. The reference is avoid, remedy or mitigate is also opposed as it has minimal benefit to the policy.	Amend GRUZ-P2 as follows: 'To allow activities of a limited scale (such as Network Utilities) which support the function and wellbeing of rural communities and/or enjoyment of the rural environment, and contribute to the vitality and resilience of the District's economy, where adverse effects are avoided, remedied or mitigated. '
GRUZ-P2	S102.042	Te Mata Mushrooms Land Company Limited	Support	Support.	Retain GRUZ-P2 as proposed.

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GRUZ-P2	S121.179	Federated Farmers of New Zealand	Amend	Support is given for this policy, and the focus on adverse effects rather than the activities themselves. Enabling activities that support the wellbeing of the rural communities will be consistent with the enabling intent of Section 5 of the RMA.	Amend GRUZ-P2 as follows: 'To allow enable activities of a limited scale which support the function and wellbeing of rural communities and/or enjoyment of the rural environment, and contribute to the vitality and resilience of the District's economy, where adverse effects are avoided, remedied or mitigated.'
GRUZ-P3	S81.108	Horticulture New Zealand	Amend	HortNZ supports the specific provision for post-harvest facilities and rural industry as this is consistent with the intent of the National Planning Standards Zone Framework for the rural production zone.	Amend GRUZ-P3 as follows: 'To manage the scale of post-harvest facilities and rural commercial activities rural industry to ensure that they remain compatible with the primary productive purpose of the General Rural Zone, and potential adverse effects on the character and amenity of the rural area are avoided, remedied or mitigated.'
GRUZ-P3	S102.043	Te Mata Mushrooms Land Company Limited	Support	Support.	Retain GRUZ-P3 as proposed.
GRUZ-P3	S121.180	Federated Farmers of New Zealand	Amend	Support, however amend to include to rural industry as this is consistent with the intent of the National Planning Standards Zone Framework for the rural production zone.	Amend GRUZ-P3 as follows: 'To manage the scale of post-harvest facilities and rural commercial and rural industry activities to ensure that they remain compatible with the primary productive purpose of the General Rural Zone, and potential adverse effects on the character and amenity of the rural area are avoided, remedied or mitigated.'
GRUZ-P4	S102.044	Te Mata Mushrooms Land Company Limited	Support	Support.	Retain GRUZ-P4 as proposed.
GRUZ-P4	S121.181	Federated Farmers of New Zealand	Support	Support the policy, however we have submission points on the standards for bulk, scale and location of buildings.	Retain GRUZ-P4 as proposed.
GRUZ-P5	S27.023	Egg Producers Federation of New Zealand	Support	Support this policy as it will help ensure primary production activities are not compromised and constrained by the establishment of sensitive activities.	Retain as proposed.
GRUZ-P5	S42.044	New Zealand Pork Industry Board	Support	Support directive policy to require sufficient separation between sensitive activities and existing primary production and intensive primary	Retain GRUZ-P5 as proposed.

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				production activities, and between new intensive primary production activities and property and zone boundaries, in order to avoid, remedy or mitigate potential adverse effects, including reverse sensitivity and land use conflict.	
GRUZ-P5	S81.109	Horticulture New Zealand	Support	Setbacks are an important tool to managing reverse sensitivity (including at zone boundaries).	Retain GRUZ-P5.
GRUZ-P5	S98.015	Hatuma Lime Co Ltd	Support	Support the use of a separation distance between primary production activities such as existing lawfully established quarries to manage land use conflict and reverse sensitivity effects.	Retain GRUZ-P5 as proposed.
GRUZ-P5	S102.045	Te Mata Mushrooms Land Company Limited	Amend	Support the use of a separation distance between 'intensive' primary production activities to manage land use conflict and reverse sensitivity effects. The actual effects avoided, remedied or mitigated by using a separation distance are noise, odour, outlook, visual, dust, overall intensive use from traffic movements. If a lesser separation distance can achieve an appropriate level of effects management at a property boundary, a RDA status of consent application would give an appropriate level of scrutiny instead of a non-complying activity status. The policy would be more appropriate if it gave more guidance for property boundary matters.	Amend GRUZ-P5 as follows: 'To require sufficient separation between sensitive activities and existing primary production and intensive primary production activities, and between new intensive primary production activities and property and zone boundaries, in order to avoid, remedy or mitigate potential adverse effects, including reverse sensitivity and land use conflict. Reduced separation distances may be appropriate at property boundaries, and a restricted discretionary activity consent process can be used to determine whether an appropriate level of effects at a property boundary can be provided for.'
GRUZ-P5	S121.182	Federated Farmers of New Zealand	Oppose	Federated Farmers submits that sensitive activities needs to be separated into two categories: sensitivity to nuisance effects of odour and noise, and reverse sensitivity to electricity transmission according to the National Policy Statement for Electricity Transmission. A house on a farmed property will not cause sensitivity effects on oneself, so the policy needs to be limited to separate properties. The rules do not require setbacks from normal farming and houses or property boundaries and to do so does not support the objective that farming is a positive aspect of rural amenity, so the policy must also be limited to intensive production and non-production activities.	Amend GRUZ-P5 as follows: 'To require sufficient separation between sensitive activities sensitive to nuisance effects and existing primary production and intensive primary production activities, and between new intensive primary production activities and property and zone boundaries, in order to avoid, remedy or mitigate potential adverse effects, including reverse sensitivity and land use conflict.'

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GRUZ-P6	S81.110	Horticulture New Zealand	Amend	A policy of 'avoid' means that there can be no shading from trees onto public roads and properties. The focus should be on managing trees so that adjoining properties and roads are not adversely affected.	Amend RPROZ-P6[GRUZ-P6?] as follows: 'To avoid adverse effects of shading from trees on adjoining public roads and properties are not adversely affected by shading.' Manage location of trees so that adjoining public roads and properties are not adversely affected by shading.'
GRUZ-P6	S102.046	Te Mata Mushrooms Land Company Limited	Support	Support.	Retain GRUZ-P6 as proposed.
GRUZ-P6	S121.183	Federated Farmers of New Zealand	Oppose	The word avoid needs to be replaced with manage, as avoid means to prohibit which won't be practical to achieve. The focus should be on managing trees so that adjoining properties and roads are not adversely affected.	Amend GRUZ-P6 as follows: 'To avoid adverse effects of shading from trees on adjoining public roads and properties.' manage adverse effects of shading from trees on adjoining public roads and properties.'
GRUZ-P7	S42.045	New Zealand Pork Industry Board	Support	Support a policy of avoiding reverse sensitivity effects on lawfully established primary production activities.	Retain GRUZ-P7 as proposed.
GRUZ-P7	S81.111	Horticulture New Zealand	Amend	It is important that there is clear policy direction to ensure that non-rural activities with no direct relationship with primary production do not locate in the Rural Production Zone[General Rural Zone?] unless there is a clear functional or operational need.	Amend GRUZ-P7 as follows: 'To ensure incompatible activities do not locate in the General Rural Zone where the activity will: 1. ... 2. ...; and/or 3. ...; or. 4. Does not have a functional or operational need for a rural location.'
GRUZ-P7	S98.016	Hatuma Lime Co Ltd	Support	Support.	Retain GRUZ-P7 as proposed.
GRUZ-P7	S102.047	Te Mata Mushrooms Land Company Limited	Support	Support.	Retain GRUZ-P7 as proposed.
GRUZ-P7	S121.184	Federated Farmers of New Zealand	Support	Federated Farmers supports the commitment to ensure that primary production activities and character are protected from non-rural activities.	Retain GRUZ-P7 as proposed.
GRUZ-P8	S98.017	Hatuma Lime Co Ltd	Support	Support.	Retain GRUZ-P8 as proposed.
GRUZ-P8	S102.048	Te Mata Mushrooms Land Company Limited	Support	Support.	Retain GRUZ-P8 as proposed.
GRUZ-P8	S121.185	Federated Farmers of New Zealand	Amend	Some rural subdivision is acceptable and will have positive benefits, such as retired farmers remaining in their communities or people who work	Amend GRUZ-P8 as follows: 'To limit residential and rural lifestyle subdivision that results in fragmentation of the

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				in support industries but aren't farmers themselves.	rural land and/or which limits the use of rural land for productive purposes.'
GRUZ-P9	S102.049	Te Mata Mushrooms Land Company Limited	Support	Support.	Retain GRUZ-P9 as proposed.
GRUZ-P9	S121.186	Federated Farmers of New Zealand	Support	Some industrial activities will be supporting primary production: like processing facilities, transport or servicing. The focus on activities unrelated to production is supported, as these are better located in an industrial zone.	Retain GRUZ-P9 as proposed.
GRUZ - Rules	S79.097	Transpower New Zealand Ltd	Amend	An additional statement is sought within the Introduction to the rules section to refer to the Network Utilities chapter.	Add to following to the 'GRUZ - Rules' introductory statement: '... Rules for activities within the National Grid Yard within the General Rural Zone are contained in the Network Utilities (NU) Chapter.'
GRUZ - Rules	S90.043	Centralines Limited	Amend	It is noted that if compliance is not achieved with GRUZ-S7, the matters of discretion do not include consideration of effects that relevant to a breach to the Electricity Safety Distance standard. Centralines seeks that additional matter(s) of discretion are included to enable effects to be considered in relation to any non-compliance with this standard. Centralines also seeks a notification clause that requires written approval from the relevant electricity network utility operator.	Insert new matters for discretion for RDIS activities which relate to a breach of the Electricity Safety Distance standard (GRUZ-S7) in all relevant rules in the 'GRUZ - General Rural Zone' to include: 'a. Impacts on the operation, maintenance, upgrading and development of the electricity network. b. The risk of electrical hazards affecting public or individual safety, and the risk of property damage. c. The risk to the structural integrity of any support structures associated with the electricity network. d. Technical advice provided by the National Grid owner (Transpower) or electricity distribution network operator (Centralines Limited).' And insert a notification clause requiring written approval.
GRUZ-RXX (new rule)	S98.018	Hatuma Lime Co Ltd	Amend	Rules GRUZ-R3 specifically excludes quarrying and would be too complicated to amend in order to provide new buildings associated with lawfully established quarries. So a new rule is sought.	Add a new rule in the 'General Rural Zone' as follows: 'GRUZ-R20 New Buildings ancillary to lawfully established quarries 1. Activity Status: Permitted

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					<p>Where the following conditions are met:</p> <p>a. Compliance with:</p> <ul style="list-style-type: none"> i. GRUZ-S2 (Height of Buildings); ii. GRUZ-S3 (Height in Relation to Boundary); iii. GRUZ-S4 (Setback from Roads and Rail Network); iv. GRUZ-S5 (Setback from Neighbours); v. GRUZ-S6 (Shading of Land and Roads); vi. GRUZ-S7 (Electricity Safety Distances); vii. GRUZ-S8 (Transport); viii. GRUZ-S9 (Light); and ix. GRUZ-S10 (Noise). <p>b. Compliance with GRUZ-S12 (setback from gas transmission network).</p> <p>c. Compliance with GRUZ-S13 (setbacks from National Grid).'</p> <p>And any consequential changes to demonstrate that this rule takes precedent over EW-R4 with respect to new buildings for lawfully established quarries.</p>
GRUZ-RXX (new rule)	S102.059	Te Mata Mushrooms Land Company Limited	Amend	To provide for rural industrial activities and rural service activities that support primary production activities in the General Rural Zone using the same format provided for Post-Harvest Facilities.	<p>Add a new rule in the 'General Rural Zone' chapter of the Proposed Plan as follows: 'Rural Industrial Activities and Rural Service Activities</p> <p>1. Activity Status: Permitted</p> <p>Where the following conditions are met:</p> <p>a. Limited to 2500m² gross floor area per site.</p> <p>b. Compliance with:</p> <ul style="list-style-type: none"> i. GRUZ-S2 (Height of Buildings); ii. GRUZ-S3 (Height in Relation to Boundary); iii. GRUZ-S4 (Setback from Roads and Rail Network); iv. GRUZ-S5 (Setback from Neighbours); v. GRUZ-S6 (Shading of Land and Roads); vi. GRUZ-S7 (Electricity Safety Distances); vii. GRUZ-S8 (Transport); viii. GRUZ-S9 (Light); and ix. GRUZ-S10 (Noise). <p>c. Compliance with GRUZ-S12 (setback from gas transmission network).</p>

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					<p>d. Compliance with GRUZ-S13 (setbacks from National Grid).Matters over which control is reserved:</p> <p>e. Effects on character and amenity of the zone from traffic generated by the proposal and the hours of operation.</p> <p>f. The method of storage and use of materials associated with the operation of the activity that may generate noxious, offensive, or objectionable odour beyond the site boundary.</p> <p>g. Methods of disposal of stormwater and wastewater for the activity.</p> <p>h. Setbacks from wāhi tapu, wāhi taonga and sites of significance identified in SASM SCHED3 that are located within the site of the activity.</p> <p>2. Activity status where compliance with condition GRUZ-R20(1)(b) is not achieved: RDISMatters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <p>a. Assessment matters:</p> <p>i. GRUZ-AM1.</p> <p>ii. GRUZ-AM2.</p> <p>iii. GRUZ-AM3.</p> <p>b. Assessment matters in the following chapters:</p> <p>i. TRAN - Transport.</p> <p>ii. LIGHT - Light.</p> <p>iii. NOISE - Noise.</p> <p>3. Activity status where compliance with condition GRUZ-R20(1)(c) is not achieved: DIS</p> <p>4. Activity status where compliance with condition GRUZ-R20(1)(d) is not achieved: NC'</p>
GRUZ-R1	S42.046	New Zealand Pork Industry Board	Amend	Support the provision of one minor residential unit per site less than 20ha and additional dwellings pro-rated to property size. Oppose the limitation of a minor residential unit to a GFA of 100m2 and to be located within 50m	Amend GRUZ-R1(1)(a)(v) as follows: 'v. one minor residential unit or one workers' accommodation per site: In the case of a residential unit: a. limited to a maximum gross floor area of 100m2

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				<p>from a principal residential unit on a site. While a minor residential unit may have a relationship (e.g. dependent relative) to the principal residential unit) and benefit from locating adjacent the principal residential unit, workers' accommodation typically requires more independence.</p> <p>As an alternative to the cost and uncertainty of a restricted discretionary activity a permitted activity pathway is an appropriate resource management response for an activity necessary to support primary production and consistent with GRUZ-P2 and GRUZ-O2.</p>	<p>(exclusive of garages, and verandahs less than 20m²); and</p> <p>b. must share vehicle access with the principal residential unit on the site; and</p> <p>c. must be located no further than 50m from a principal residential unit on the site.In the case of workers accommodation:</p> <p>a. limited to a maximum gross floor area of 120m² (exclusive of garages, and decks); and</p> <p>b. must share vehicle access with the principal residential unit on the site.'</p>
GRUZ-R1	S57.140	Fire and Emergency New Zealand	Amend	<p>GRUZ-R1 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to new proposed policy GRUZ-P10.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>Amend GRUZ-R1(1) as follows:</p> <p>'...Where the following conditions are met:</p> <p>a. ...</p> <p>b. Compliance with:</p> <p>i. ...</p> <p>...</p> <p>x. GRUZ-S15 Servicing....'</p> <p>And amend GRUZ-R1(2) as follows:</p> <p>'...Matters over which discretion is restricted:</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>...</p> <p>x. GRUZ-AM13.</p> <p>...'</p>
GRUZ-R1	S79.098	Transpower New Zealand Ltd	Amend	<p>Transpower seeks a new rule framework that reflects that proposed in the Proposed Plan with the primary sought differences being:</p> <ul style="list-style-type: none"> - Provision of one permitted and one non-complying rule within the Network Utilities chapters as opposed to the National Grid being referenced across multiple rules. This reduces duplication and provides an easy point of reference for plan users. - Insertion of new non-complying clauses to provide clarity that the activities listed are non-complying. 	<p>Amend GRUZ-R1 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter):</p> <p>'1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. ...</p> <p>...</p> <p>d. Compliance with GRUZ-S13 (setbacks from National Grid).</p> <p>...'</p>
GRUZ-R1	S81.112	Horticulture New Zealand	Amend	<p>Assessment Matter 5 relates to residential activities, but is not referenced.</p>	<p>Amend GRUZ-R1(2) as follows:</p> <p>'2. Activity status where compliance with condition GRUZ-R1(1)(b) is not achieved: RDIS</p>

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					Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. iv. GRUZ-AM5....'
GRUZ-R1	S97.014	Ara Poutama Aotearoa the Department of Corrections	Support	The 'Permitted Activity' status is appropriate in the context of the establishment and operation of supported and transitional accommodation (residential) activities, such as those provided for by Ara Poutama (i.e. people living in a dwelling, who are subject to a level of support and/or supervision by Ara Poutama).	Retain GRUZ-R1.
GRUZ-R1	S121.187	Federated Farmers of New Zealand	Support	We support the permitted status, and the graduated approach allowing for more dwellings the bigger the property, up to four houses for properties over 100ha. This means that issues around density of dwellings in the rural zone are managed while also providing for more houses for larger properties, enabling this essential social service.	Retain GRUZ-R1(1)(a)(i) to (iv) as proposed.
GRUZ-R2	S57.141	Fire and Emergency New Zealand	Amend	GRUZ-R2 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to new proposed policy GRUZ-P10. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend GRUZ-R2(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. GRUZ-S15 Servicing.' And amend GRUZ-R2(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. GRUZ-AM13. ...'
GRUZ-R2	S79.099	Transpower New Zealand Ltd	Amend	Transpower seeks a new rule framework that reflects that proposed in the Proposed Plan with the primary sought differences being: - Provision of one permitted and one non-complying rule within the Network Utilities chapters	Amend GRUZ-R2 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met:

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				as opposed to the National Grid being referenced across multiple rules. This reduces duplication and provides an easy point of reference for plan users. - Insertion of new non-complying clauses to provide clarity that the activities listed are non-complying.	a. d. Compliance with GRUZ-S13 (setbacks from National Grid). ...'
GRUZ-R2	S81.113	Horticulture New Zealand	Amend	We do not consider that there is a need for both a control on area and number of workers, and as a certain area is required to meet accommodation requirements. We also propose the Code of Practice for Seasonal Worker Accommodation is referred to - for example this is included in the Western Bay of Plenty District Plan.	Amend GRUZ-R2(1) as follows: Delete either (1)(a)(i) 'i. A maximum gross floor area of 125m ² .' or (1)(a)(ii) 'ii. A maximum number of people to be accommodated on site of 24'. And include: 'Be constructed in accordance with the specific Code of Practice for Seasonal Worker Accommodation.' And exclude the upgrading of existing facilities from new requirements.
GRUZ-R3	S27.024	Egg Producers Federation of New Zealand	Amend	Support the activity status and the conditions that must be met for establishing primary production activities, but recommend it is amended to include free-range poultry farming as well.	Amend GRUZ-R3 as follows: 'Primary production activities and free-range poultry farming (including ancillary buildings and structures, but excluding post-harvest facilities, mining and quarrying) ...'
GRUZ-R3	S42.047	New Zealand Pork Industry Board	Support	Support a permitted activity status for primary production activities.	Retain GRUZ-R3 as proposed.
GRUZ-R3	S57.142	Fire and Emergency New Zealand	Amend	GRUZ-R3 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to new proposed policy GRUZ-P10. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend GRUZ-R3(1) as follows: '...Where the following conditions are met: a. Compliance with: i. x. GRUZ-S15 Servicing....' And amend GRUZ-R3(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. GRUZ-AM13. ...'

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GRUZ-R3	S79.100	Transpower New Zealand Ltd	Amend	<p>Transpower seeks a new rule framework that reflects that proposed in the Proposed Plan with the primary sought differences being:</p> <ul style="list-style-type: none"> - Provision of one permitted and one non-complying rule within the Network Utilities chapters as opposed to the National Grid being referenced across multiple rules. This reduces duplication and provides an easy point of reference for plan users. - Insertion of new non-complying clauses to provide clarity that the activities listed are non-complying. 	<p>Amend GRUZ-R3 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter):</p> <p>'1. Activity Status: PER Where the following conditions are met:</p> <p>a. e. Compliance with GRUZ-S13 (setbacks from National Grid). ...'</p>
GRUZ-R3	S81.114	Horticulture New Zealand	Amend	<p>It is important to provide for primary production activities in the rural environment. Requiring compliance with GRUZ-S12 is redundant, as this standard only applies to 'Residential Activities'. HortNZ seeks amendments to permitted activity standards to provide a more nuanced approach for Artificial Crop Protection Structures.</p>	<p>Amend GRUZ-R3 as follows:</p> <p>'1. Activity Status: PER Where the following conditions are met:</p> <p>a. Compliance with: ... b. Compliance with GRUZ-S12 (setback from gas transmission network). c.'</p> <p>And include a specific permitted activity rule for 'Artificial Crop Protection Structures' as per alternative drafting for a standalone rule provided by the submitter, as follows:</p> <p>'[GRUZ-RXX?] Artificial Crop Protection Structures</p> <p>1. Activity Status - PER Where the following conditions are met:</p> <p>a. [Limited to:?]</p> <p>i. Green or black cloth shall be used on vertical faces within 30m of the site boundary; ii. Green, black or white cloth shall be used on horizontal surfaces.</p> <p>b. Compliance with:</p> <p>i. [GRUZ-S2?] Height of buildings ii. [GRUZ-S7?] Electricity safe distancesiii. [GRUZ-S13?] National Grid Yard</p> <p>2. Activity status where compliance with conditions [GRUZ-RXX(1)?] is not achieved: RDIS</p>

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					Matters over which discretion is restricted: a. The effects of not meeting the conditions in [GRUZ-RXX(1)?] in respect to cloth colour and building height. b. The effects of not meeting setbacks to electricity lines and the National Grid.'
GRUZ-R3	S102.052	Te Mata Mushrooms Land Company Limited	Amend	This rule includes initial processing as an ancillary activity to primary production, but excludes further processing into a different product. Post harvesting facilities are provided for in a different rule.	Clarify what 'initial processing' as set out in the definition of 'Primary Production' is permitted by GRUZ-R3, and what is considered to be post-harvest facilities.
GRUZ-R3	S102.053	Te Mata Mushrooms Land Company Limited	Support	Support rule structure. Retain rule and activity status.	Retain GRUZ-R3(2) and 'Restricted Discretionary' activity status.
GRUZ-R3	S121.188	Federated Farmers of New Zealand	Support	We support the permitted status of primary production activities in the rural zone. Aviation for weed spraying or fertiliser is necessary for a thriving farming sector.	Retain GRUZ-R3 as proposed.
GRUZ-R4	S38.007	Aerospread Ltd	Support	We support a rule that provides for activities inherent in primary production and contributes to the committee [community?].	Retain GRUZ-R4
GRUZ-R4	S43.005	New Zealand Agricultural Aviation Association	Support	We support a rule that provides for activities inherent in primary production.	Retain GRUZ-R4.
GRUZ-R4	S76.004	Ballance Agri-Nutrients Limited	Support	Support.	Retain GRUZ-R4.
GRUZ-R4	S81.115	Horticulture New Zealand	Support	Clear rule that provides for activities inherent to primary production.	Retain GRUZ-R4.
GRUZ-R4	S121.189	Federated Farmers of New Zealand	Amend	We support the permitted status of aviation movements as part of farming. However we are not sure why movements has been separated from the airstrip/landing area.	Amend GRUZ-R4 as follows: 'Agricultural aviation movements and landing areas , ancillary to primary production activities ...'
GRUZ-R5	S38.008	Aerospread Ltd	Amend	It should be made clear that this should not apply to agricultural aviation movements ancillary to primary production. We do not support restrictions on 1000 movements per annum where they apply to agricultural aviation. We do not support restricting the built footprint to 100m2 where it applies to fertiliser storage on rural airstrips.	Make clear that GRUZ-R5 will not apply to facilities for agricultural aviation activity ancillary to primary production activities.

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GRUZ-R5	S43.006	New Zealand Agricultural Aviation Association	Amend	It should be made clear that this does not apply to agricultural aviation movements ancillary to primary production activities. We do not support restrictions on movement numbers per annum where they apply to agricultural aviation. We do not support restricting the built footprint to 100 square metres where it applies to fertiliser storage on rural airstrips.	Make clear that GRUZ-R5 will not apply to facilities for agricultural aviation activity ancillary to primary production activities.
GRUZ-R5	S58.001	Josh and Suzie Calder	Amend	Rural Airstrips are an essential and integral part of primary production activities within the rural zones in Central Hawke's Bay district. The limitations which the rule seeks to impose on the creation of new or the expansion of the existing rural airstrips will severely limit the utilisation of airstrips within the district. These restrictions will reduce the time that aircraft are able to work within any given part of the district and has the potential of lowering farm production and creating health and safety concerns for agricultural aviation operators. People living within the rural zone should expect that from time to time, rural activities will be undertaken that will give rise to effects that are not the same as those anticipated in residential environments. Issues of reverse sensitivity arise and should not be allowed to detract from the overriding objectives of the rural zone.	Delete all the permitted activity conditions (being conditions a - f) of GRUZ-R5(1). Make all other necessary adjustments to the Plan in order to give effect to this.
GRUZ-R5	S76.005	Ballance Agri-Nutrients Limited	Amend	Support in part. It should be clear that the rule will not apply to facilities for agricultural aviation movements ancillary to primary production activities.	Amend GRUZ-R5 to clarify that the rule will not apply to facilities for agricultural aviation movements ancillary to primary production activities.
GRUZ-R5	S79.101	Transpower New Zealand Ltd	Amend	Transpower seeks a new rule framework that reflects that proposed in the Proposed Plan with the primary sought differences being: - Provision of one permitted and one non-complying rule within the Network Utilities chapters as opposed to the National Grid being referenced across multiple rules. This reduces duplication and provides an easy point of reference for plan users. - Insertion of new non-complying clauses to	Amend GRUZ-R5 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. f. Compliance with GRUZ-S13 (setbacks from National Grid).

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				provide clarity that the activities listed are non-complying.	...'
GRUZ-R5	S121.190	Federated Farmers of New Zealand	Oppose	<p>This rule must not apply to farm airstrips and helicopter landing areas that are ancillary to the farming land use and only used occasionally for spraying or fertiliser application on the farm. This use is distinct from a depot or base, and should not be regulated the same.</p> <p>The definition of rural airstrips will inappropriately capture an airstrip on a farm which is only used when fertiliser or spraying is done on that same farm. Given this is the General Rural Zone, it is likely these airstrips will be located at significant distances from neighbours or settlements, so adverse effects will be internalised. When not in use for aircraft, they will revert back to grazing for livestock. The 100m2 building footprint is inadequate for fertiliser storage on a farm airstrip.</p>	<p>Amend GRUZ-R5 as follows: 'New, or expansion of existing, rural airstrips and/or helicopter landing areas 1. Activity Status: PER Where the following conditions are met: a. ... b. ... c. Limited to 100m2 gross floor area of buildings ancillary to the activity per site. Exclusion: emergency aviation movements and agricultural aviation movements ancillary to primary production activities undertaken on the same site are excluded from the above. d.'</p> <p>And amend the definition of 'Rural Airstrips' to exclude those ancillary to primary production.</p>
GRUZ-R6	S57.143	Fire and Emergency New Zealand	Amend	<p>GRUZ-R6 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to new proposed policy GRUZ-P10.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>Amend GRUZ-R6(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. GRUZ-S15 Servicing....' And amend GRUZ-R6(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. GRUZ-AM13. ...'</p>
GRUZ-R6	S79.102	Transpower New Zealand Ltd	Amend	<p>Transpower seeks a new rule framework that reflects that proposed in the Proposed Plan with the primary sought differences being: - Provision of one permitted and one non-complying rule within the Network Utilities chapters as opposed to the National Grid being referenced across multiple rules. This reduces duplication and</p>	<p>Amend GRUZ-R6 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a.'</p>

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				provides an easy point of reference for plan users. - Insertion of new non-complying clauses to provide clarity that the activities listed are non-complying.	d. Compliance with GRUZ-S13 (setbacks from National Grid). ...'
GRUZ-R6	S81.116	Horticulture New Zealand	Amend	Requiring compliance with RPROZ-S14[GRUZ-S12?] is redundant, as this standard only applies to 'Residential Activities'.	Amend GRUZ-R6(1) as follows: '1. Activity Status: PER Where the following conditions are met: a. ... b. ... e. Compliance with GRUZ-S12 (setback from gas transmission network). ...' And add to GRUZ-R6(2) as follows: '2. Activity status where compliance with condition GRUZ-R6(1)(b) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. ... ii. ...iii. GRUZ-AM6. ...'
GRUZ-R7	S79.103	Transpower New Zealand Ltd	Amend	Transpower seeks a new rule framework that reflects that proposed in the Proposed Plan with the primary sought differences being: - Provision of one permitted and one non-complying rule within the Network Utilities chapters as opposed to the National Grid being referenced across multiple rules. This reduces duplication and provides an easy point of reference for plan users. - Insertion of new non-complying clauses to provide clarity that the activities listed are non-complying.	Amend GRUZ-R7 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. d. Compliance with GRUZ-S13 (setbacks from National Grid). ...'
GRUZ-R8	S42.048	New Zealand Pork Industry Board	Oppose	Oppose the permitted activity status for visitor accommodation in the GRUZ. These are sensitive activities likely to conflict with all primary production activities. The activities are not supported by an objective and policy structure that leads to a permitted activity rule as being an appropriate resource management response in this zone.	Delete GRUZ-R8 or change activity status.

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GRUZ-R8	S57.144	Fire and Emergency New Zealand	Amend	<p>GRUZ-R8 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to new proposed policy GRUZ-P10.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>Amend GRUZ-R8(1) as follows: '...Where the following conditions are met: a. ... b. ... c. Compliance with: i. x. GRUZ-S15 Servicing.... And amend GRUZ-R8(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. GRUZ-AM13. ...'</p>
GRUZ-R8	S79.104	Transpower New Zealand Ltd	Amend	<p>Transpower seeks a new rule framework that reflects that proposed in the Proposed Plan with the primary sought differences being:</p> <ul style="list-style-type: none"> - Provision of one permitted and one non-complying rule within the Network Utilities chapters as opposed to the National Grid being referenced across multiple rules. This reduces duplication and provides an easy point of reference for plan users. - Insertion of new non-complying clauses to provide clarity that the activities listed are non-complying. 	<p>Amend GRUZ-R8 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. e. Compliance with GRUZ-S13 (setbacks from National Grid). ...'</p>
GRUZ-R8	S81.117	Horticulture New Zealand	Oppose	<p>This is an activity which can have be incompatible with rural production - we consider a three month duration as a permitted activity standard is too long. - we propose an alternative guest based threshold. It is important that any permitted activities are of a level that is small scale enough so as to reduce the risk of reverse sensitivity effects. We support setbacks as a permitted condition.</p>	<p>Amend GRUZ-R8(1) as follows: '1. Activity Status: PER Where the following conditions are met: a. Limited to: i. Length of stay for any one guest must be no greater than 3 months in any 12 month periodLimited to no more than 4 guests at one time. ...' And amend GRUZ-R8(2) as follows: '2. Activity status where compliance with condition GRUZ-R8(1)(c) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p>

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					a. Assessment matters: i. ... ii. ... iii. ... iv. GRUZ-AM7. ...'
GRUZ-R9	S42.049	New Zealand Pork Industry Board	Oppose	Oppose the permitted activity status for commercial activities in the GRUZ. These are sensitive activities likely to conflict with all primary production activities. The activities are not supported by an objective and policy structure that leads to a permitted activity rule as being an appropriate resource management response in this zone.	Delete GRUZ-R9 or change activity status.
GRUZ-R9	S57.264	Fire and Emergency New Zealand	Amend	GRUZ-R7 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to new proposed policy GRUZ-P10. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend GRUZ-R9(1) as follows: '...Where the following conditions are met: a. ... b. ... c. Compliance with: i. x. GRUZ-S15 Servicing....' And amend GRUZ-R9(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. GRUZ-AM13. ...'
GRUZ-R9	S79.105	Transpower New Zealand Ltd	Amend	Transpower seeks a new rule framework that reflects that proposed in the Proposed Plan with the primary sought differences being: - Provision of one permitted and one non-complying rule within the Network Utilities chapters as opposed to the National Grid being referenced across multiple rules. This reduces duplication and provides an easy point of reference for plan users. - Insertion of new non-complying clauses to	Amend GRUZ-R9 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. e. Compliance with GRUZ-S13 (setbacks from National Grid).

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				provide clarity that the activities listed are non-complying.	...'
GRUZ-R9	S81.118	Horticulture New Zealand	Oppose	Requiring compliance with GRUZ-S12 is redundant, as this standard only applies to 'Residential Activities'.	Amend GRUZ-R9 as follows: 'Commercial activities not otherwise provided for Rural Industry 1. Activity Status: PER Where the following conditions are met: a. ... b. ... c. ... d. Compliance with GRUZ-S12 (setback from gas transmission network). ...' And add to GRUZ-R9(2) as follows: '2. Activity status where compliance with condition GRUZ-R9(1)(c) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. ... ii. ... iii. ... iv. GRUZ-AM7. ...'
GRUZ-R9	S121.191	Federated Farmers of New Zealand	Support	We support the permitted status, as it will allow farmers and growers to sell produce that they have produced themselves.	Retain GRUZ-R9(1)(a) as proposed.
GRUZ-R10	S42.050	New Zealand Pork Industry Board	Oppose	Oppose the permitted activity status for community activities in the GRUZ. These are sensitive activities likely to conflict with all primary production activities. The activities are not supported by an objective and policy structure that leads to a permitted activity rule as being an appropriate resource management response in this zone.	Delete GRUZ-R10 or change activity status.
GRUZ-R10	S57.145	Fire and Emergency New Zealand	Amend	GRUZ-R10 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will	Amend GRUZ-R10(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. ...

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				<p>better give effect to new proposed policy GRUZ-P10.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>...</p> <p>x. GRUZ-S15 Servicing....'</p> <p>And amend GRUZ-R10(2) as follows:</p> <p>'...Matters over which discretion is restricted:</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>...</p> <p>x. GRUZ-AM13.</p> <p>...'</p>
GRUZ-R10	S79.106	Transpower New Zealand Ltd	Amend	<p>Transpower seeks a new rule framework that reflects that proposed in the Proposed Plan with the primary sought differences being:</p> <ul style="list-style-type: none"> - Provision of one permitted and one non-complying rule within the Network Utilities chapters as opposed to the National Grid being referenced across multiple rules. This reduces duplication and provides an easy point of reference for plan users. - Insertion of new non-complying clauses to provide clarity that the activities listed are non-complying. 	<p>Amend GRUZ-R10 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter):</p> <p>'1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. ...</p> <p>...</p> <p>d. Compliance with GRUZ-S13 (setbacks from National Grid).</p> <p>...'</p>
GRUZ-R10	S81.119	Horticulture New Zealand	Oppose	<p>Requiring compliance with GRUZ-S12 is redundant, as this standard only applies to 'Residential Activities'. We support setbacks as a permitted condition.</p>	<p>Amend GRUZ-R10(1) as follows:</p> <p>'1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. ...</p> <p>b. ...</p> <p>c. Compliance with:</p> <p>i. ...</p> <p>ii. GRUZ-S12 (setback from gas transmission network).</p> <p>...'</p> <p>And add to GRUZ-R10(2) as follows:</p> <p>'2. Activity status where compliance with condition GRUZ-R10(1)(b) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>ii. ...</p> <p>iii. ...</p> <p>iv. GRUZ-AM7.</p>

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
					...
GRUZ-R10	S120.025	Heretaunga Tamatea Settlement Trust	Amend	Heretaunga Tamatea Settlement Trust (HTST) support provision for Community Facilities within the General Rural Zone. HTST proposes to ensure that the Proposed Plan enables the development of and environmental education and training facility on land adjoining Lake Whatumā and enables development and expansion of Te Aute College. As such HTST considers that GRUZ-R10 should be amended to provide for Community Facilities that exceed the 100m2 gross floor area per site as Controlled Activities rather than Discretionary Activities. This would ensure that the development of these facilities is feasible and achievable. In addition, it is proposed that all of Te Aute College is to be identified as a Community Facility. Part of the site is designated for education purposes by the Ministry of Education. Providing for additions to the College as a Controlled Activity would better align with the designation over part of the College [refer submission point S120.005].	Amend GRUZ-R10 to provide for 'Community Facilities' that exceed 100m2 gross floor area per site as Controlled Activities.
GRUZ-R11	S42.051	New Zealand Pork Industry Board	Oppose	Oppose the permitted activity status for educational activities in the GRUZ. These are sensitive activities likely to conflict with all primary production activities. The activities are not supported by an objective and policy structure that leads to a permitted activity rule as being an appropriate resource management response in this zone. The designation process is available for these activities.	Delete GRUZ-R11 or change activity status.
GRUZ-R11	S57.146	Fire and Emergency New Zealand	Amend	GRUZ-R11 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to new proposed policy GRUZ-P10. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance	Amend GRUZ-R11(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. GRUZ-S15 Servicing.... ' And amend GRUZ-R11(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. ...

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				with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	... x. GRUZ-AM13. ...
GRUZ-R11	S73.020	Ministry of Education	Amend	<p>The Ministry supports the provisions of Educational Facilities in the zone however opposes the gross floor area limit of 100m². Educational facilities, particularly schools, are considered essential social infrastructure required to support rural communities.</p> <p>The typical size for early childhood education centres in residential areas is a 150-300m² gross floor area in-keeping with the size of a typical dwelling in this zone where many early childhood centres are established in existing dwellings.</p> <p>The proposed amendments would create flexibility and enable Educational Facilities in this zone to serve the education needs of the community. The larger GFA limits proposed also reflect the open character and low intensity development typical of a rural zoned area.</p>	<p>Amend GRUZ-R11(1)(a) as follows: '1. Activity Status: PER Where the following conditions are met: a) Limited to 300-400m² gross floor area. b) ...' And amend GRUZ-R11(2) as follows: '2. Activity status where gross floor area is 300-500m² and/or compliance with condition GRUZ-R11(1)(b) is not achieved: RDIS ...' And amend GRUZ-R11(3) as follows: '3. Activity status where gross floor area is over 500m² and/or where compliance with condition GRUZ-R11(1)(a) and/or GRUZ-R11(1)(c) is not achieved: DIS'</p>
GRUZ-R11	S79.107	Transpower New Zealand Ltd	Amend	<p>Transpower seeks a new rule framework that reflects that proposed in the Proposed Plan with the primary sought differences being:</p> <ul style="list-style-type: none"> - Provision of one permitted and one non-complying rule within the Network Utilities chapters as opposed to the National Grid being referenced across multiple rules. This reduces duplication and provides an easy point of reference for plan users. - Insertion of new non-complying clauses to provide clarity that the activities listed are non-complying. 	<p>Amend GRUZ-R11 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. d. Compliance with GRUZ-S13 (setbacks from National Grid). ...'</p>
GRUZ-R11	S81.120	Horticulture New Zealand	Oppose	Requiring compliance with GRUZ-S12 is redundant, as this standard only applies to 'Residential Activities'.	<p>Amend GRUZ-R11(1) as follows: '1. Activity Status: PER Where the following conditions are met: a. ... b. ... c. Compliance with: i. ... ii. GRUZ-S12 (setback from gas transmission network). ...' And add to GRUZ-R11(2) as follows:</p>

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					'2. Activity status where compliance with condition GRUZ-R11(1)(b) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. ... ii. ... iii. ... iv. GRUZ-AM7. ...'
GRUZ-R12	S57.147	Fire and Emergency New Zealand	Amend	GRUZ-R12 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to new proposed policy GRUZ-P10. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend GRUZ-R12(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. GRUZ-S15 Servicing....' And amend GRUZ-R12(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. GRUZ-AM13. ...'
GRUZ-R12	S57.148	Fire and Emergency New Zealand	Amend	GRUZ-R12 is supported in part, subject to the consequential amendments sought to the standards in this chapter. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the Proposed Plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development occurs. Fire and Emergency however notes that while	Amend GRUZ-R12, subject to consequential amendments sought in this chapter. Add in provision for 'emergency aviation movements'.

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				defined and included in the rule overview table and appears to be provided for in GRUZ-R12, emergency aviation movements are not provided for in the rule framework. Fire and Emergency requests that Council provide for emergency aviation movements in the zone rule framework as intended.	
GRUZ-R12	S79.108	Transpower New Zealand Ltd	Amend	<p>Transpower seeks a new rule framework that reflects that proposed in the Proposed Plan with the primary sought differences being:</p> <ul style="list-style-type: none"> - Provision of one permitted and one non-complying rule within the Network Utilities chapters as opposed to the National Grid being referenced across multiple rules. This reduces duplication and provides an easy point of reference for plan users. - Insertion of new non-complying clauses to provide clarity that the activities listed are non-complying. 	<p>Amend GRUZ-R12 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter):</p> <p>'1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. ...</p> <p>...d. Compliance with GRUZ-S13 (setbacks from National Grid).</p> <p>...'</p>
GRUZ-R13	S106.011	House Movers Section of the New Zealand Heavy Haulage Association Inc	Support	In general, support classification of 'relocated buildings' as a Permitted Activity in all zones, and Council retaining a degree of control over relocated buildings through the use of performance standards/permitted activity standards, and Restricted Discretionary activity status for relocated buildings that do not meet the permitted activity status standards.	Retain GRUZ-R13.
GRUZ-R14	S27.025	Egg Producers Federation of New Zealand	Amend	<p>Intensive Primary Production should be able to establish as a permitted activity in the General Rural Zone as this is consistent with the policy framework for the zone.</p> <p>Instead of a blanket controlled activity, we suggest that Restricted Discretionary Activity resource consent be required if any conditions are not met, with assessment matters being the effects of any infringement.</p>	<p>Amend GRUZ-R14 as follows:</p> <p>'Intensive primary production activities (other than commercial boarding and/or breeding of cats, dogs, and other domestic pets)</p> <p>1. Activity Status: CON PER</p> <p>Where the following conditions are met:</p> <p>...</p> <p>Matters over which controlled discretion is reserved:</p> <p>...'</p>
GRUZ-R14	S42.052	New Zealand Pork Industry Board	Oppose	<p>Support the controlled activity status for Intensive Primary Production where minimum conditions are met.</p> <p>Oppose the matters of control. The proposed matters of control are confusing and it is not clear</p>	<p>Retain GRUZ-R14(1) Activity Status: CON</p> <p>Amend Matters of Control.</p>

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				in the objective and policy framework or in section 32 why these have been applied to Intensive Primary Production and why they are relevant as a concern.	
GRUZ-R14	S42.053	New Zealand Pork Industry Board	Oppose	Oppose the non-complying activity status for intensive primary production activities where minimum setbacks are not archived. The activity status is unnecessarily onerous when a discretionary activity status provides robust effects and policy assessment in circumstances of non-compliance.	Amend GRUZ-R14(3) as follows: '3. Activity status where compliance with condition GRUZ-R14(1)(c) and/or GRUZ-R14(1)(a) is not achieved: DIS' Amend GRUZ-R14(4) as follows: '4. Activity status where compliance with conditions GRUZ-R14(1)(a) and/or GRUZ-R14(1)(d) is not achieved: NC'
GRUZ-R14	S57.149	Fire and Emergency New Zealand	Amend	GRUZ-R14 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to new proposed policy GRUZ-P10. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend GRUZ-R14(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. GRUZ-S15 Servicing.' And amend GRUZ-R14(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. GRUZ-AM13. ...'
GRUZ-R14	S79.109	Transpower New Zealand Ltd	Amend	Transpower seeks a new rule framework that reflects that proposed in the Proposed Plan with the primary sought differences being: - Provision of one permitted and one non-complying rule within the Network Utilities chapters as opposed to the National Grid being referenced across multiple rules. This reduces duplication and provides an easy point of reference for plan users. - Insertion of new non-complying clauses to provide clarity that the activities listed are non-complying.	Amend GRUZ-R14 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: CON Where the following conditions are met: a. d. Compliance with GRUZ-S13 (setbacks from National Grid). ...'
GRUZ-R14	S81.121	Horticulture New Zealand	Oppose	Oppose with regard to the definition of intensive primary production activities capturing	Amend GRUZ-R14 as follows: 'Intensive indoor primary production activities...

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				greenhouses. It is unclear how this rule would apply to greenhouses. Requiring compliance with GRUZ-S12 is redundant, as this standard only applies to 'Residential Activities'.	1. Activity Status: CON Where the following conditions are met: a. ... b. ... c. Compliance with GRUZ-S12 (setback from gas transmission network). ... And add to GRUZ-R14(2) as follows: '2. Activity status where compliance with condition GRUZ-R14(1)(b) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. ... ii. ... iii. GRUZ-AM9. ...'
GRUZ-R14	S102.054	Te Mata Mushrooms Land Company Limited	Support	Support GRUZ-R14(1) and activity status.	Retain GRUZ-R14(1) and 'Controlled' activity status.
GRUZ-R14	S102.055	Te Mata Mushrooms Land Company Limited	Oppose	'Restricted Discretionary' activity status is also appropriate for proposed intensive primary production activities which do not comply with GRUZ-R14(1)(a)(ii), as the actual and potential adverse effects are localised and can be quantified and managed. A reduced separation distance (ie less than 200m) from a property boundary may have functional and practical reasons, that design and site management may avoid adverse effects on adjoining property and are effectively and efficiently captured in Assessment Criteria GRUZ-AM1.	Amend GRUZ-R14(2) as follows: '2. Activity status where compliance with condition GRUZ-R14(1)(a)(ii) and/or GRUZ-R14(1)(b) is not achieved: RDIS ...'
GRUZ-R14	S102.056	Te Mata Mushrooms Land Company Limited	Amend	Clarify whether the gas transmission network (any gas or liquid petroleum pipeline with a pressure greater than 2,000 kilopascals, inclusive of any incidental above or below ground equipment which forms part of the transmission network.) referred to in this condition includes both the high and low networks shown on the planning maps, or only the high?	Clarify within GRUZ-R14(3) and in the definition of the 'Gas Transmission Network' if the gas transmission network includes the high and low networks shown on the Planning Maps.
GRUZ-R14	S102.057	Te Mata Mushrooms Land Company Limited	Oppose	A 'Non-complying' activity status indicates that the intensive primary production activity is likely to be inappropriate for the General Rural Zone. In	Amend GRUZ-R14(4) as follows: '4. Activity status where compliance with conditions GRUZ-R14(1)(a)(i) and/or GRUZ-

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				relation to separation distance from a zone boundary [ie. GRUZ-R14(1)(a)(i)] or GRUZ-R14(1)(d), that may be appropriate. However, when a non-compliance with a property boundary separation distance [ie. GRUZ-R14(1)(a)(ii)], a 'Restricted Discretionary' activity status is more appropriate compared to a 'Non-complying' activity status, as a restricted discretionary activity requires a consent process that isolates the matters of concern - that being proximity to a property boundary and focuses the consent on the actual and potential effects of the infringement.	R14(1)(d) is not achieved: NC'
GRUZ-R14	S121.192	Federated Farmers of New Zealand	Support	Activities like calf rearing, feed pads, stand off pads, or wintering sheds should not be included in the definition of intensive primary production. These are activities complementary to pastoral farming, where livestock are only temporarily off pasture and returned to pasture when conditions are right. Stand-off pads, herd homes and feed pads are part of environmentally sustainable farm practices to prevent soil and water degradation, and should not be discouraged by the District Plan. Sensitive activities needs to be more specific, and refer to activities sensitive to nuisance effects of odour and noise.	Retain GRUZ-R14 (on the condition that the definition of 'Intensive Primary Production' excludes activities like calf-rearing and wintering sheds which are complementary to pastoral farming).
GRUZ-R16	S42.054	New Zealand Pork Industry Board	Support	Support the discretionary activity status for Camping Grounds in the GRUZ. These are sensitive activities likely to conflict with all primary production activities. The activities are not supported by an objective and policy structure that leads to a permitted activity rule as being an appropriate resource management response.	Retain GRUZ-R16 as proposed.
GRUZ-R16	S81.122	Horticulture New Zealand	Support	Support these activities being required to go through a consenting process so effects can be assessed.	Retain discretionary activity status in GRUZ-R16.
GRUZ-R16	S101.003	New Zealand Motor Caravan Association	Oppose	All zones in the Proposed District Plan require discretionary activity resource consent for camping ground activities either through specific provisions or by the 'catch-all' rule. The operative district plan provides for visitors accommodation (which	Amend GRUZ-R16 to provide for 'camping grounds' as a Permitted Activity, subject to permitted activity conditions.

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				<p>includes camping ground) in the Rural Zone as a permitted activity. The rationale behind deviating from these operative plan rules have not been stipulated in the s32 evaluation reports. Instead, the only mention of campgrounds in the reports include promoting no permanent residents at the beach and campgrounds.</p> <p>We do not support the rules for providing camping ground as a discretionary activity. Instead, camping grounds should be provided for as a permitted activity (similar to the operative district plan) with a permitted activity criteria in place. This will also be in line with the currently operative district plan.</p>	
GRUZ-R18	S97.004	Ara Poutama Aotearoa the Department of Corrections	Support	<p>The 'Discretionary Activity' status is appropriate in the context of the potential future establishment and operation of a community corrections facility within these areas in the Central Hawke's Bay District. That is, there is certainty in terms of providing for these activities as permitted within the appropriate zones, and within the other zones the effects of any proposed facility would be able to be assessed through the resource consent process.</p>	Retain GRUZ-R18.
GRUZ-R19	S102.058	Te Mata Mushrooms Land Company Limited	Oppose	<p>To enable Rural Industrial activities to be provided in the General Rural Zone by way of a new permitted activity rule and removed from Rule GRUZ-R19 so these types of activities are not caught by the Non-Complying Activity Status.</p>	<p>Amend GRUZ-R19 as follows (or similar wording): 'Industrial activities (other than post-harvest facilities, and rural industrial activities) ...' And add a new definition of 'Rural Industrial Activity' (refer submission point S102.008).</p>
GRUZ-SXX (new standard)	S57.155	Fire and Emergency New Zealand	Amend	<p>Fire and Emergency understands that properties in the General Rural Zone are generally self-serviced with respect to water supply.</p> <p>It is noted that SUB - Subdivision chapter includes rules and standards applying to subdivision. Therefore, activities that do not require subdivision will not be subject to the servicing standards within, including SUB-S5 that applies to the subdivision of new lots only and require a water supply.</p> <p>A new standard is therefore requested in the</p>	<p>Add a new standard in the 'General Rural Zone' chapter as follows: 'GRUZ-S15 Servicing 1. All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available. 2. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the</p>

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				'General Rural Zone' chapter requiring the provision of firefighting water supply for activities (such as the construction of a new residential dwelling) not subject to subdivision. This amendment will give effect to the new policy sought by Fire and Emergency (GRUZ-P10) and is consistent with the approach taken in SUB-S5.	developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot. Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding. Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development 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.'
GRUZ-S1	S42.055	New Zealand Pork Industry Board	Oppose	It is not clear what the activity status for Restaurants is in the GRUZ but these are sensitive activities likely to conflict with all primary production activities. The activities are not supported by an objective and policy structure that leads to a permitted activity rule as being an appropriate resource management response.	Delete 'Restaurants' from GRUZ-S1.
GRUZ-S1	S81.123	Horticulture New Zealand	Oppose	There is not a clear framework for restaurants - we do not consider this should be permitted in the General Rural Zone.	Amend GRUZ-S1 to delete 'restaurants' as follows: 'Commercial Activities Visitor Accommodation Home Businesses (excludes retail sales and restaurants) 1. ... 2. ... Retail Sales of produce reared or produced on the site 3. ... 4. ... Restaurants 5. Maximum gross floor area for serving customers per site is 100m² (excluding uncovered outdoor areas). 6. Maximum number of customers to be accommodated at any one time is 40 persons.

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					7. Limited to the following hours of operation:a- 0800 - 2200 hours, seven days a week. ...'
GRUZ-S2	S57.150	Fire and Emergency New Zealand	Amend	GRUZ-S2 is supported. Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in district plans generally. This is considered acceptable for fire stations in this zone. However, seek an exemption for fire hose drying towers, in order to appropriately provide for the operational requirements of Fire and Emergency. These structures can be around 12 to 15 metres in height.	Amend GRUZ-S2 as follows: 'All (except frost fans) 1. Maximum height of any building(s) is 10m. Note: Hose drying towers up to 15m in height are exempt from this rule....'
GRUZ-S2	S81.124	Horticulture New Zealand	Support	Support providing for frost fans with a specific height limit.	Retain GRUZ-S2.
GRUZ-S2	S121.193	Federated Farmers of New Zealand	Support	Support is given for the 10m height, this is consistent with Hastings and is appropriate for agricultural buildings.	Retain GRUZ-S2(1) as proposed.
GRUZ-S3	S57.151	Fire and Emergency New Zealand	Amend	GRUZ-S3 is supported in part. However, Fire and Emergency seeks an exclusion for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of Fire and Emergency. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. The frequency of hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Amend GRUZ-S3 as follows: 'All 1. No part of a building must exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary, except for the following: a. d. Hose drying towers up to 15m in height....'
GRUZ-S3	S81.125	Horticulture New Zealand	Amend	This standard is not necessary for Artificial Crop Protection Structures.	Amend GRUZ-S3 as follows: 'Height in Relation to Boundary All 1. ... 2. ... This does not apply to artificial crop protection structures.'

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GRUZ-S4	S57.152	Fire and Emergency New Zealand	Support	GRUZ-S4 is supported as it allows buildings associated with emergency service activities to be located within the 20m setback from a road boundary. This supports the logistical and operational requirements of Fire and Emergency.	Retain GRUZ-S4 as notified.
GRUZ-S4	S81.126	Horticulture New Zealand	Amend	It would provide more clarity to refer to the defined term, Ancillary Buildings and Structures (Primary Production)', rather than accessory buildings. (We note the Rail Network Boundary is not defined or mapped). Amend for consistency/greater clarity.	Amend GRUZ-S4 as follows: 'Setback from Roads and Rail Network ... Accessory Buildings Ancillary Buildings and Structures associated with Primary Production Activities 4. ... 5. ... 6.'
GRUZ-S4	S104.012	Central Hawkes Bay District Council	Amend	As the ONRC classifications are now essentially replaced by the ONF classifications, CHBDC sees the introduction of the new ONF classifications are more appropriate. The change is not considered to have any adverse effect nor materially change the extent to which the Proposed Plan meets relevant statutory obligations. Amend as a consequential amendment.	Amend GRUZ-S4 as follows: 'Accessory Buildings associated with Primary Production Activities 4. ... 5. Minimum setback of stockyards and stock loading ramps/races fronting roads that are classified as Arterial or Primary Collector Transit Corridors, Interregional Connectors, Rural Connectors, Stopping Places and Peri-urban Roads is 20m. 6. ...'
GRUZ-S4	S121.194	Federated Farmers of New Zealand	Oppose	Federated Farmers opposes the minimum setback of 20m for stockyards and loading ramps/races. These need to be accessible to trucks, and being roadside is the most accessible location and best for functionality. Stockyards and loading ramps should be considered an acceptable component of rural amenity. There won't be a discernible effect on amenity whether the stockyards are located roadside or 20 metres away, so they might as well be roadside and functional. These activities are only used intermittently for short periods of time. Animals and trucks should not be considered detrimental to rural amenity in any case. Federated Farmers opposes the 5m setback from rail network boundary. There is no legislative need	Amend GRUZ-S4 as follows: '... Accessory Buildings associated with Primary Production Activities 4. Minimum setback of any building(s) from road boundaries is 5m. 5. Minimum setback of stockyards and stock loading ramps/races fronting roads that are classified as Arterial or Primary Collector Roads is 20m. 6. Minimum setback of any building(s) from the Rail Network Boundary is 5m. ...'

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				to setback buildings from the rail network, because Kiwirail owns its own corridors and has an internal setback between the railway and the boundary. A farm building is not going to create a reverse sensitivity effect on the rail network.	
GRUZ-S5	S27.026	Egg Producers Federation of New Zealand	Amend	There is no site standard in the GRUZ that fully gives effect to GRUZ-P5. Suggest amending the GRUZ-S5 to ensure there is sufficient separation between sensitive activities and existing primary production.	Amend as follows: GRUZ-S6 Setback from Neighbours All Other Activities (excluding Accessory Buildings) 2. Minimum setback of buildings for an activity from internal boundaries is 15m and the minimum setback of buildings from any buildings or enclosure housing animals, associated with primary production activities or free-range poultry farming is 200m. Domestic water storage tanks up to 2m in height are exempt from this standard.
GRUZ-S5	S50.014	The Surveying Company (HB) Ltd	Amend	A setback from neighbours of 15m is too far, especially as the rules for accessory buildings is only a setback of 5m. We do not support this setback. We request that an explanation is provided as to why the setback from internal boundaries for Papakāinga housing is only 5m from any internal boundary (PKH-S7). It is likely that Papakāinga housing will be of a higher density than lifestyle lot development, yet the setbacks are significantly different to all other residential development in the rural zones. If the internal yard setbacks are reduced, it will allow for more productive rural land to be retained, as applicants will not be requiring such large lot sizes as will be required to achieve the current boundary setbacks.	Amend GRUZ-S5 to allow setbacks from internal boundaries to be 5m for residential buildings and 10m for accessory buildings.
GRUZ-S5	S57.153	Fire and Emergency New Zealand	Support	The exemption of domestic water storage tanks up to 2m in height from the setback standards is supported. This will support the community in providing water storage tanks without the need to require resource consent for a height in relation to boundary infringement.	Retain GRUZ-S5 as notified.

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GRUZ-S5	S81.127	Horticulture New Zealand	Oppose		Amend GRUZ-S6[S5?] as follows: 'Setback from Neighbours ... Accessory Buildings Ancillary Buildings and Structures associated with Primary Production Activities 3. ...' And include a new setback specific to 'artificial crop protection structures' as follows: ' Artificial Crop Protection Structures 4. Minimum setback from internal boundaries of 1m.'
GRUZ-S5	S105.023	James Bridge	Oppose	Small rural lots are often clustered to reduce impacts on productive farming activities. A 15m setback from boundaries between smaller sized lots is not required to mitigate potential adverse effects associated with the development and use of small rural lots.	Amend GRUZ-S5(2) as follows: 'All Other Activities (excluding Accessory Buildings) 2. Minimum setback of building for an activity from internal boundaries is 15m except as between sites of 2.5ha or less where the minimum setback is 5m. Domestic water storage tanks up to 2m in height are exempt from this standard.'
GRUZ-S6	S42.056	New Zealand Pork Industry Board	Oppose	Oppose the imposition of rules covering trees on all boundaries. Shelterbelts are part of the rural landscape and define the character and amenity of rural environments. The rule should be deleted or relate to the sensitivity of the adjoining site both in terms of property size and land use. It is not clear in the s32 why 20m is a trigger point for an issue of shading a road.	Delete GRUZ-S6 Trees on Boundaries.
GRUZ-S6	S81.128	Horticulture New Zealand	Oppose	There is no explanation in the Section 32 Report as to why the approach is being amended in the Proposed Plan (compared to the operative provision). On the face of it, it appears that the operative plan provisions are more effects-based. This may particularly impede on shelterbelts.	Retain the Operative Central Hawke's Bay District Plan provision.
GRUZ-S6	S121.195	Federated Farmers of New Zealand	Oppose	This standard is very specific and detailed, and perhaps overly prescriptive for a minor effect, and an activity that is already regulated under Property Law Act. The policy restricts that matter to shading of property and roads, so the rule must only be for this purpose. Farm shelterbelts will be restricted,	Delete GRUZ-S6.

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				meaning farmers will not be able to provide shade and shelter for livestock.	
GRUZ-S7	S90.056	Centralines Limited	Support	Centralines notes that compliance with New Zealand Electrical Code of Practice for Electrical Safety Distances (NZCEP 34:2001) is mandatory. Centralines therefore supports the standard relating to Electricity Safety Distance contained in all the zones.	Retain GRUZ-S7.
GRUZ-S7	S121.196	Federated Farmers of New Zealand	Support	Federated Farmers agrees that compliance with NZCEP34 is necessary, however District Plan provisions must not exceed the Code safety distances.	Retain GRUZ-S7 as proposed.
GRUZ-S8	S57.154	Fire and Emergency New Zealand	Support	GRUZ-S8 is supported as it requires all activities in the General Rural Zone to be compliant with the provisions of TRAN - Transport chapter.	Retain GRUZ-S8 as notified.
GRUZ-S11	S27.027	Egg Producers Federation of New Zealand	Support	Sensitive activities must comply with this standard. We support this rule to protect Intensive Primary Production Activities.	Retain as proposed.
GRUZ-S11	S42.057	New Zealand Pork Industry Board	Amend	Support the requirement for a setback of sensitive activities from existing intensive primary production activities. The setback should be increased to reflect the assessment criteria for subdivision in the rural zones: SUB-AM13(2)(c).	Amend GRUZ-S11 as follows: 'Minimum setback of buildings from any buildings or enclosure housing animals reared intensively, or from organic matter and effluent storage, treatment and utilisation associated with intensive primary production activities, is 200 400 metres.'
GRUZ-S11	S121.197	Federated Farmers of New Zealand	Amend	Activities like calf rearing, feed pads, stand off pads, or wintering sheds should not be included in the definition of intensive primary production. These are activities complementary to pastoral farming, where livestock are only temporarily off pasture and returned to pasture when conditions are right. Stand-off pads, herd homes and feed pads are part of environmentally sustainable farm practices to prevent soil and water degradation, and should not be discouraged by the District Plan. Sensitive activities needs to be more specific, and refer to activities sensitive to nuisance effects of odour and noise.	Retain GRUZ-S11 (on the condition that the definition of 'Intensive Primary Production' excludes activities like calf-rearing and wintering sheds which are complementary to pastoral farming) with the following amendment: 'Setback from Existing Intensive Primary Production Activities Activities Sensitive to nuisance effects Activities 1.'
GRUZ-S12	S121.198	Federated Farmers of New Zealand	Oppose	Federated Farmers opposes any rules for gas transmission network, because this utility provider already manages issues via easements (and likely	Delete GRUZ-S12.

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				a no-build clause) where their pipes traverse private property, or by owning property where their stations are located. District Plan rules must not undermine legal easement agreements.	
GRUZ-S13	S79.110	Transpower New Zealand Ltd	Amend	Transpower seeks minor amendment and relocation of this standard to the Network Utilities chapter.	Delete GRUZ-S13 (as part of relocating as a new amended standard in the 'NU - Network Utilities' chapter).
GRUZ-S13	S81.129	Horticulture New Zealand	Amend	HortNZ supports the specific provisions for artificial crop protection structures or crop support structures.	Amend GRUZ-S13(3)(b) as follows: 'Setback from National Grid Yard and National Grid Substation ... 3. Around National Grid supportstructures: buildings and structures permitted under clause 2 above must be setback at least 12m from a tower, or 8m from a pole, forming part of a NationalGrid support structure, except where the building or structure is: a. ... b. an artificial cropprotection structure or crop protection - support structure between 8m and 12m from apole support structure and any associated stay wire, that: i.'
GRUZ-S13	S121.199	Federated Farmers of New Zealand	Oppose	Federated Farmers opposes the 25m setback from substations, because substations are located on property owned by Transpower and have an internal buffer within their property to manage reverse sensitivity. NZECP34 already manages electrical risk to substations in Section 8 and the District Plan should not be more onerous than these safe distances which have been determined by qualified engineers.	Delete GRUZ-S13(1).
GRUZ-S13	S121.200	Federated Farmers of New Zealand	Oppose	We submit that all rules for National Grid must be consistent with NZECP34 and the National Policy Statement for Electricity Transmission, and not undermine landowners' rights awarded by their legal easement agreements and other legislation. We oppose (2)(b) and submit it be deleted. Farm fences, buildings and structures do not obstruct	Delete GRUZ-S13(2)(b).

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				Transpower's ability to access or maintain the Grid. They can drive through gates or go around the structure like the rest of us. Access routes are a matter for the landowner and Transpower needs to negotiate terms of access with the landowner. The District Plan must not undermine basic property rights such as access.	
GRUZ-S14	S106.012	House Movers Section of the New Zealand Heavy Haulage Association Inc	Support	In general, support Council retaining a degree of control over relocated buildings through the use of performance standards/permitted activity standards.	Retain GRUZ-S14(1), (2), (3), (7), and (8)
GRUZ-S14	S106.013	House Movers Section of the New Zealand Heavy Haulage Association Inc	Amend	A Licenced Building Practitioner has the skills required to identify what issues need to be addressed and rectified once the building is relocated onto the new site. Including a Licensed Building Practitioner in the list is in accordance with the practice of many other District Plans around the country.	Amend GRUZ-S14(4) as follows: '4. The Building Pre-Inspection Report must be prepared by: a. A Member of Engineering New Zealand (the Institute of Engineering Professionals) (Structural and Civil); or b. A member of the New Zealand Institute of Building Surveyors; or c. An independent person, persons, or company as approved by Central Hawke's Bay District Council Building Control Authority; or d. A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District.; or e. A Licensed Building Practitioner.' And any further consequential amendments to give effect to this submission.
GRUZ-S14	S106.014	House Movers Section of the New Zealand Heavy Haulage Association Inc	Oppose	This control is not one that should be in the District plan as it is not a planning control, but rather a roading issue regarding the potential of damage to the footpath. Although the Association understands that avoidance of damage to footpaths is a concern of the Council, the Association does not believe that the inclusion of this as a permitted activity standard is the appropriate place for it.	Delete GRUZ-S14(5) as follows: ' 5. The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.' And make any consequential amendments to give

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					effect to this submission.
GRUZ-S14	S106.015	House Movers Section of the New Zealand Heavy Haulage Association Inc	Oppose	<p>Most house relocation companies would seek to place relocated houses on permanent foundations when the building arrives to site as this is the most time and cost efficient way of achieving this. However, practice may vary due to site or weather conditions beyond the control of the house relocation company. For example:</p> <p>a. when houses are relocated during winter, the presence of wet, sodden ground may mean that a house planned for positioning on permanent foundations is delayed unexpectedly.</p> <p>b. changes in ground conditions may result in variations to the original plans which require engineering approval.</p> <p>It is not practicable or cost-effective to obtain resource consent in these circumstances</p>	<p>Amend GRUZ-S14(6) as follows: '6. The building must be placed on permanent foundations no later than two weeks months from the date the building is moved to the site.'</p> <p>And make any consequential amendments to give effect to this submission.</p>
GRUZ-AMXX (new assessment matter)	S57.156	Fire and Emergency New Zealand	Amend	<p>An additional assessment matter is sought. Where water supply servicing requirements cannot be met under the new proposed standard (GRUZ-S15), this will provide Council discretion as to the extent a development or activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p> <p>This amendment will give effect to new policy GRUZ-P10 and is consistent with the subdivision servicing assessment matters in SUB - Subdivision chapter.</p>	<p>Add a new assessment matter in the 'General Rural Zone' chapter as follows: 'GRUZ-AM13 Servicing 1. The provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.'</p>
GRUZ-AM1	S81.131	Horticulture New Zealand	Support	It is important that an assessment of effects takes into account potential for reverses sensitivity.	Retain reference to reverse sensitivity (and the need to assess this) in GRUZ-AM1(1)(b).
GRUZ-AM2	S42.058	New Zealand Pork Industry Board	Oppose	<p>The rule is titled Shading of Land and Roads but the criteria extend to the health of vegetation or stock, fire risk, windfall, and root damage. There is no s32 to explain the method is an appropriate response to these or to road safety risk and to quantify this as a district problem.</p>	Delete GRUZ-AM2.
GRUZ-AM3	S42.059	New Zealand Pork Industry Board	Support	Retain clear assessment criteria.	Retain RPROZ-AM3 as notified.

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GRUZ-AM5	S81.132	Horticulture New Zealand	Support	It is important that an assessment of effects takes into account potential for reverses sensitivity.	Retain reference to reverse sensitivity (and the need to assess this) in GRUZ-AM5(2).
GRUZ-AM7	S81.130	Horticulture New Zealand	Amend	Consistent with other changes sought commercial activities should be renamed 'rural industry'.	Amend GRUZ-AM7 as follows: ' Commercial Activities Rural Industry , Visitor Accommodation, Home Businesses...'
GRUZ-AM7	S81.133	Horticulture New Zealand	Support	It is important that an assessment of effects takes into account potential for reverses sensitivity.	Retain reference to reverse sensitivity (and the need to assess this) in GRUZ-AM7(4).
GRUZ-AM8	S73.035	Ministry of Education	Support	Supports the appropriate assessment matters applied to Educational Facilities for Restricted Discretionary and Discretionary Activities for all zones.	Retain GRUZ-AM8 as proposed.
GRUZ-AM8	S81.134	Horticulture New Zealand	Amend	It is important that an assessment of effects takes into account potential for reverses sensitivity. There is a need to ensure that the assessment matters consider the need to locate in the rural production zone[General Rural Zone?].	Retain reference to reverse sensitivity (and the need to assess this) in GRUZ-AM8(2)(a). And amend GRUZ-AM8 as follows: '... 6. The functional or operational need to locate in the Rural Production Zone[General Rural Zone?].'
GRUZ-AM9	S42.060	New Zealand Pork Industry Board	Oppose	The proposed assessment matters are confusing and it is not clear in the objective and policy framework or section 32 why these have been applied to 'Intensive Primary Production' and why they are relevant as a concern.	Amend the assessment matters for 'Intensive Primary Production'.
GRUZ-AM9	S81.137	Horticulture New Zealand	Oppose	Consistent with other changes sought, 'intensive primary production activities' should refer to 'intensive indoor primary production activities'.	Amend GRUZ-AM9 as follows: 'Intensive Indoor Primary Production Activities (located more than 500 metres from a General Residential, Large Lot Residential, Rural Lifestyle, Settlement, or Commercial Zone boundary) ...'
GRUZ-AM11	S81.135	Horticulture New Zealand	Support	It is important that an assessment of effects takes into account potential for reverses sensitivity.	Retain reference to reverse sensitivity (and the need to assess this) in GRUZ-AM11(3).
GRUZ-AM13	S81.136	Horticulture New Zealand	Support	It is important that an assessment of effects takes into account potential for reverses sensitivity.	Retain reference to reverse sensitivity (and the need to assess this) in GRUZ-AM13(4).

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GRUZ-M3	S42.061	New Zealand Pork Industry Board	Support	Support the promotion of management plans and industry codes of practice as a means of self-regulation and as a method to manage ground cover maintenance for pig farming.	Retain GRUZ-M3 as proposed.
GRUZ - Principal Reasons	S42.062	New Zealand Pork Industry Board	Support	Support the statement that the General Rural Zone contains much of the District's rural land resource and exhibits land use that is predominantly in primary production. As such, this zone provides extensively for land-based primary production activities (including post-harvest facilities and intensive primary production). This recognition needs to also be expressed in the rural zone objectives and policies and the strategic direction as identified in this submission. Support the statement on the reasons for adopting policies and methods for Intensive Farming Activities. The methods used are all setbacks - from roads, property boundaries, zone boundaries and from sensitive activities. These methods can support a permitted activity status.	Retain GRUZ-Principal Reasons as proposed.
RPROZ - Rural Production Zone	S79.111	Transpower New Zealand Ltd	Amend	Transpower's preference is for a standalone set of provisions within the Network Utility chapter as it avoids duplication and provides a coherent set of policies and rules. A standalone set of provisions is also consistent with the National Planning Standards, mandatory direction in Planning Standard 7. Specific to the Rural Zones, NU-P5 (as sought to be amended) within the Network Utilities chapter provides the policy framework for land activities within the National Grid Yard, as well as the policy framework for the operation and development of the grid itself. However, the associated zoning rules (and more importantly the National Grid Yard Standards) for land use activities within the National Grid Yard are provided within the General Rural and Rural Production Zone Chapters. The disconnect between the rules/ standards and the policy framework is potentially confusing to plan users. The sought rule framework reflects that proposed in the PDP with the primary sought differences	Merge, relocate and renumber the relevant National Grid rules contained in the 'RPROZ - Rural Production Zone' chapter to the 'NU - Network Utilities' chapter, as follows: 'NU-xx National Grid Yard Buildings, structures and activities within the National Grid Yard – PER 1. Activity Status: PER Where the following conditions are met: a. Compliance with RPROZ-S13 (setbacks from National Grid). 2. Activity status where compliance with RPROZ-S15 (setbacks from National Grid) is not achieved: NC NU-xy National Grid Yard Buildings, structures, and activities within the National Grid Yard - NC1. Activity Status: NC Where: a. Compliance is not achieved with RPROZ-S15 (setbacks from National Grid); or

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				<p>being:</p> <ul style="list-style-type: none"> - Provision of one permitted and one non-complying rule within the Network Utilities chapters as opposed to the grid being referenced across multiple rules. This reduces duplication and provides an easy point of reference for plan users. - Insertion of new non-complying clauses b. - g. to provide clarity that the activities listed are non-complying. <p>Two minor amendments are sought to the 'Setback from National Grid Yard and National Grid Substation' standard, as follows:</p> <ul style="list-style-type: none"> - Removal of the requirement for a 25m setback from a National Grid substation. Given the rural location (and Rural Production zoning) of the substation which provides a 12ha minimum lots area and that there are no existing sensitive activities in proximity, the setback is not considered efficient or effective. - Amendment to Standard 3 to reflect the required 12m setback from support structures. An 8m setback from support structures is not considered sufficient to ensure the grid is not compromised. 	<p>b. The building or structure is not provided for within NU-xx.</p> <p>c. Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard</p> <p>d. Any change of use of an existing building to a sensitive land use within the National Grid Yard</p> <p>e. The establishment of any new sensitive land use within the National Grid Yard</p> <p>f. Any new hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centre line of a National Grid Transmission Line. Dairy/milking sheds (excluding accessory structures and buildings), commercial glass houses, PSA structures or buildings for intensive primary production within the National Grid Yard.'And 'RROZ-S15 Setback from National Grid Yard and National Grid Substation Sensitive Activities1. Minimum setback of buildings and structures from the designated boundary of a National Grid substation is 25m.</p> <p>All Buildings and Structures</p> <p>2. Under the National Grid conductors (wires):</p> <p>a. on all sites within any part of the National Grid Yard, all buildings and structures must:</p> <p>i. if for an existing sensitive activity, not involve an increase in the building height or footprint where alterations and additions to existing buildings occur; or</p> <p>ii. be a fence less than 2.5m high; or</p> <p>iii. be an uninhabitable farm building or structure for primary production activities (but not a milking/dairy shed (excluding ancillary structures),</p>

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					<p>enclosed protective canopies made from impermeable material, commercial greenhouses, or intensive primary production buildings); or</p> <p>iv. be an uninhabited horticultural building or structure (but not a commercial greenhouse).</p> <p>b. all buildings or structures permitted by a. must comply with the following conditions:</p> <p>i. demonstrate that safe electrical clearance distances required by NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances are maintained under all National Grid line operating conditions.</p> <p>ii. not permanently physically impede existing vehicular access to a National Grid support structure.</p> <p>3. Around National Grid support structures: buildings and structures permitted under clause 2 above must be set back at least 12m from a tower, or 8m from a pole, forming part of a National Grid support structure, except where the building or structure is:</p> <p>a. a fence less than 2.5m in height and more than 5m from the nearest National Grid support structure foundation; or</p> <p>b. an artificial crop protection structure or crop support structure between 8m and 12m from a pole support structure and any associated stay wire, that:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</p> <p>ii. is no more than 2.5m high;</p> <p>iii. is removable or temporary, to allow a clear working space 12 metres from the pole when necessary for maintenance and emergency repair purposes; and</p> <p>iv. allows all-weather access to the pole and a sufficient area for maintenance equipment, including a crane; or</p> <p>c. a horticultural structure for which Transpower</p>

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					has given written approval in accordance with clause 2.4.1 of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances to be located within 12m of a tower or 8m of a pole support structure.'
RPROZ - Rural Production Zone	S81.002	Horticulture New Zealand	Support	HortNZ supports the approach of including a Rural Productive Zone (RPROZ), alongside the General Rural Zone (GRUZ) - this provides for a means of specifically providing for and protecting the highly productive soil resource in the District. The recently released Our Land 2021 report reiterates the need to protect this 'intergenerational asset'.	Retain the 'RPROZ - Rural Production Zone', subject to submissions on specific provisions in this chapter.
RPROZ - Introduction	S11.035	Hawke's Bay Regional Council	Support	HBRC support the provisions in the Rural Productive Zone	No changes
RPROZ - Introduction	S42.065	New Zealand Pork Industry Board	Amend	Consistent with the General Rural Zone description of the National Planning Standards, the Introduction would benefit from describing the zone as used primarily for primary production including intensive primary production. The change aligns with the principal reasons for adopting policies and methods stated in the RPROZ.	Amend paragraph 3 in RPROZ-Introduction as follows: 'The predominant land uses within this part of the rural area of the District are primary production including intensive primary production , cropping, livestock farming, and horticulture (including viticulture).'
RPROZ - Introduction	S81.139	Horticulture New Zealand	Amend	HortNZ supports the inclusion of Rural Production Zone and special recognition of Class 1-3 soils. Para 6 refers to commercial or industrial activities within the zone that largely service primary production. The National Planning Standards includes a definition for rural industry that includes industry or business undertaken in a rural environment that directly supports, services or is dependent on primary production. It is considered appropriate that the term rural industry is used in the Plan to describe and provide for such activities.	Retain 'RPROZ - Introduction', but amend final paragraph to refer to 'rural industry' as follows: '... There are a small number of rural industries commercial or industrial activities within the Zone that are of small scale and largely servicing primary production and rural communities.'
RPROZ-OXX (new objective)	S102.063	Te Mata Mushrooms Land Company Limited	Amend	The characteristics set out in RPROZ-O4 are agreed. However, further recognition is to be given to change within the rural environment whereby a future Rural Production Zone may have more buildings and structures relating to intensive primary production, rural industry and service	Add a new objective in the 'Rural Production Zone' chapter of the Proposed Plan (after RPROZ-O4) as follows: 'The character of the Rural Production Zone may change in areas where the land supports the following activities: a. primary production activities, b. intensive primary production activities,

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				activities, and ancillary activities that require a rural location.	c. rural industry and service activities, d. ancillary activities that require a rural location, whereby these above types of activities have buildings and structures that [differ?]different to those captured in Objective RPROZ -O4.'
RPROZ-O1	S27.005	Egg Producers Federation of New Zealand	Support	Recognises the RPROZ zone is predominantly used for primary production activities, noting that it should be protected from inappropriate activities that could reduce the potential for the land to be used in a productive and sustainable manner.	Retain as proposed.
RPROZ-O1	S42.066	New Zealand Pork Industry Board	Amend	Consistent with the General Rural Zone description of the National Planning Standards, the objective must seek to ensure the zone is used primarily for primary production including intensive primary production. This ensures a planning framework link to the relevant policies and in particular RPROZ-P5. The change aligns with the principal reasons for adopting policies and methods stated in the RPROZ.	Amend RPROZ-O1 as follows: 'The Rural Production Zone is predominantly used for primary production activities including intensive primary production and ancillary activities.'
RPROZ-O1	S81.140	Horticulture New Zealand	Support	Reflects the role of the rural environment.	Retain RPROZ-O1.
RPROZ-O1	S102.060	Te Mata Mushrooms Land Company Limited	Oppose	The range of land use activities to be provided for / relate to the Rural Production Zone are not reflective as per the same corresponding zone set out in the National Planning Standards (NPS). The recognition of 'intensive indoor primary production' and 'The zone may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location' are not explicitly provided for in the proposed Rural Production Zone.	Amend RPROZ-O1 as follows: 'The Rural Production Zone [is?]is predominantly used to enable for primary production activities, intensive primary production and intensive indoor primary production and ancillary activities. The zone enables a range of activities that support primary production activities, including associated rural industry, unless an urban zone is more suitable, and other activities that require a rural location.' And make any consequential amendments.
RPROZ-O1	S116.028	Silver Fern Farms Limited	Amend	Silver Fern Farms seeks amendments to recognise 'rural industry' as a legitimate activity in the Rural Production Zone.	Amend RPROZ-O1 as follows: 'The Rural Production Zone is predominantly used for primary production activities, ancillary activities and associated rural activities including rural industry ancillary activities.'

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RPROZ-01	S121.201	Federated Farmers of New Zealand	Support	Federated Farmers supports this objective as the number one purpose of the Rural Production Zone.	Retain RPROZ-01 as proposed.
RPROZ-02	S27.006	Egg Producers Federation of New Zealand	Support	Recognises the RPROZ zone is predominantly used for primary production activities, noting that it should be protected from inappropriate activities that could reduce the potential for the land to be used in a productive and sustainable manner.	Retain as proposed.
RPROZ-02	S81.141	Horticulture New Zealand	Support	Responds to the pressures identified in the rural environment.	Retain RPROZ-02.
RPROZ-02	S102.061	Te Mata Mushrooms Land Company Limited	Amend	Recognition of planned and coordinated new greenfield business land is to be provided in this objective to enable the appropriate consideration of the 'Future Development Area' and/or new General Industrial Zone at Takapau.	Amend RPROZ-02 as follows: 'The rural land resource is protected from fragmentation, and from being compromised by inappropriate building and development, including from ad hoc urban expansion. Planned and coordinated areas of greenfield business land are to be considered on a case by case basis, either through rezoning or use of Future Development Areas and respective Development Plans or Structure Plans.'
RPROZ-02	S116.029	Silver Fern Farms Limited	Support	Silver Fern Farms supports this objective.	Retain RPROZ-02.
RPROZ-02	S121.202	Federated Farmers of New Zealand	Support	Federated Farmers agree that land available for farming should not be compromised by inappropriate development and urban expansion.	Retain RPROZ-02 as proposed.
RPROZ-03	S27.007	Egg Producers Federation of New Zealand	Support	Recognises the RPROZ zone is predominantly used for primary production activities, noting that it should be protected from inappropriate activities that could reduce the potential for the land to be used in a productive and sustainable manner.	Retain as proposed.
RPROZ-03	S81.142	Horticulture New Zealand	Support	Support recognition of the importance of highly productive land.	Retain RPROZ-03.
RPROZ-03	S102.062	Te Mata Mushrooms Land Company Limited	Support	Support intent of the objective.	Retain RPROZ-03 as proposed.
RPROZ-03	S116.030	Silver Fern Farms Limited	Support	Silver Fern Farms supports this objective.	Retain RPROZ-03.
RPROZ-03	S121.203	Federated Farmers of New Zealand	Support	Federated Farmers agrees that the potential for land to be used in a productive and sustainable manner is not reduced.	Retain RPROZ-03 as proposed.

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RPROZ-O4	S27.008	Egg Producers Federation of New Zealand	Support	Recognises the RPROZ zone is predominantly used for primary production activities, noting that it should be protected from inappropriate activities that could reduce the potential for the land to be used in a productive and sustainable manner.	Retain as proposed.
RPROZ-O4	S73.024	Ministry of Education	Support	Supports inclusion of educational facilities within this objective.	Retain RPROZ-O4 as proposed.
RPROZ-O4	S81.143	Horticulture New Zealand	Amend	HortNZ supports the recognition of rural character as an important characteristic of the Rural Production Zone. However some amendments are sought to better reflect the range and nature of primary production activities.	Amend RPROZ-O4 as follows: 'The predominant character of the Rural Production Zone is maintained, which includes: 1. Overall low-density built form, with open space and few structures; 2. a predominance of rural and land-based primary production activities and associated buildings such as barns and sheds, post harvest facilities, seasonal worker accommodation and artificial crop protection structures and crop support structures, which may vary across the district and seasonally ; 3. sounds, and smells and traffic associated with legitimate primary production activities and anticipated from a working rural environment ; 4.'
RPROZ-O4	S102.088	Te Mata Mushrooms Land Company Limited	Support	The characteristics set out in RPROZ-O4 are agreed. An additional objective is sought factoring in recognition of change within the rural environment whereby a future Rural Production Zone may have more buildings and structures relating to intensive primary production, rural industry and service activities, and ancillary activities that require a rural location (refer submission point S102.063).	Retain RPROZ-O4.
RPROZ-O4	S116.031	Silver Fern Farms Limited	Amend	Silver Fern Farms seeks amendment of this objective to recognise the legitimate effects of 'rural industry' activities.	Amend RPROZ-O4 as follows: 'The predominant character of the Rural Production Zone is maintained, which includes: 1. ... 2. ... 3. sounds and smells associated with legitimate primary production and rural industry activities;

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					4. ... 5. ... 6. ...'
RPROZ-O4	S121.204	Federated Farmers of New Zealand	Support	Aspects of rural and farming character have been well-represented in this objective, including working farm aspects such as farm buildings, sounds and smells.	Retain RPROZ-O4 as proposed.
RPROZ-O5	S27.009	Egg Producers Federation of New Zealand	Support	Recognises the RPROZ zone is predominantly used for primary production activities, noting that it should be protected from inappropriate activities that could reduce the potential for the land to be used in a productive and sustainable manner.	Retain as proposed.
RPROZ-O5	S81.144	Horticulture New Zealand	Amend	The focus of Objective 5 should be on non-primary production activities and avoiding reverse sensitivity effects.	Amend RPROZ-O5 as follows: ' Adverse effects of activities are managed to maintain rural character and amenity. Non-primary production related activities are managed to ensure that adverse effects do not compromise rural character and amenity or create reverse sensitivity effects. '
RPROZ-O5	S102.064	Te Mata Mushrooms Land Company Limited	Support	Support.	Retain RPROZ-O5 as proposed.
RPROZ-O5	S121.205	Federated Farmers of New Zealand	Amend	The focus must be on adverse effects that are not consistent with the rural character and farming land uses.	Amend RPROZ-O5 as follows: 'Adverse effects of activities that are inconsistent with the existing primary production land uses and rural character are managed to maintain rural character and amenity.'
RPROZ-O6	S27.010	Egg Producers Federation of New Zealand	Support	Recognises the RPROZ zone is predominantly used for primary production activities, noting that it should be protected from inappropriate activities that could reduce the potential for the land to be used in a productive and sustainable manner.	Retain as proposed.
RPROZ-O6	S81.145	Horticulture New Zealand	Support	Provides important direction on managing reverse sensitivity.	Retain RPROZ-O6.
RPROZ-O6	S102.065	Te Mata Mushrooms Land Company Limited	Amend	This objective - policies may sort this vague objective out. Support the intent of this objective, yet additional explanation within the objective could give a certainty on what constitutes	Amend RPROZ-O6, to provide more explanation as to what are incompatible activities.

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				incompatible, ie sensitive activities close to primary production activities?	
RPROZ-O6	S116.032	Silver Fern Farms Limited	Amend	Silver Fern Farms supports this objective, however, seeks that it be strengthened to require the avoidance of incompatible activities.	Amend RPROZ-O6 as follows: 'The primary productive purpose and predominant character of the Rural Production Zone are protected not compromised by preventing potentially incompatible activities from establishing.'
RPROZ-O6	S121.206	Federated Farmers of New Zealand	Support	Support is given for protecting the purpose and character of the rural zone from incompatible activities.	Retain RPROZ-O6 as proposed.
RPROZ-O7	S27.011	Egg Producers Federation of New Zealand	Support	Recognises the RPROZ zone is predominantly used for primary production activities, noting that it should be protected from inappropriate activities that could reduce the potential for the land to be used in a productive and sustainable manner.	Retain as proposed.
RPROZ-PXX (new policy)	S57.177	Fire and Emergency New Zealand	Amend	A new policy is sought that ensures all land use activities in the Rural Production Zone are adequately serviced, particularly in relation to firefighting water supply. This will provide a better policy framework for the new standard sought in this zone relating to the requirement to provide water supply.	Add a new policy to the 'Rural Production Zone' chapter as follows: 'RPROZ-P11 To require activities within the Rural Production Zone to be self-sufficient in the provision of on-site water supply, wastewater and stormwater disposal, unless a reticulated supply is available to connect to.'
RPROZ-PXX (new policy)	S102.074	Te Mata Mushrooms Land Company Limited	Amend	An additional policy giving specific direction for rural industrial activities and service activities to be able to locate within the Rural Production Zone, and support the main function of the zone, which is set out in the National Planning Standards zone description.	Add a new policy in the 'Rural Production Zone' chapter in the Proposed Plan as follows: 'To enable the development and use of rural industrial activities and service activities, which support primary production and intensive production activities, within the Rural Production Zone.' And make any consequential amendments.
RPROZ-PXX (new policy)	S102.075	Te Mata Mushrooms Land Company Limited	Amend	An additional policy to recognise the economic benefits of intensive primary production, as well as the flow on to post harvest facilities, service activities, the generation of employment and overall increase of social and cultural wellbeing to the local community.	Add a new policy in the 'Rural Production Zone' chapter in the Proposed Plan as follows: 'Recognise the economic benefits derived from well functioning and operating intensive primary production activities, as well as the flow on to post harvest facilities, service activities, the generation of employment and overall increase of social and cultural

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					wellbeing to the local community.'
RPROZ-P1	S42.067	New Zealand Pork Industry Board	Amend	Consistent with the General Rural Zone description of the National Planning Standards, the policy must seek to ensure the zone supports primarily for primary production including intensive primary production. This ensures a planning framework link to the provisions providing for intensive primary production activities. The change aligns with the principal reasons for adopting policies and methods stated in the GRUZ.	Amend RPROZ -P1 as follows: 'To allow enable land-based primary production, intensive primary production and ancillary activities which are compatible with the primary productive purpose and predominant character and amenity of the Rural Production Zone.'
RPROZ-P1	S81.146	Horticulture New Zealand	Oppose	We support the direction of the policy but, it implies that some primary production are not compatible (despite this being a role of the Zone). The policy should seek to 'enable' primary production activities As mentioned elsewhere, the use of 'land-based primary production' is also unclear.	Amend RPROZ-P1 as follows: ' To allow land-based Enable primary production and ancillary activities, recognising the which are compatible with the primary productive purpose and predominant character and amenity of the Rural Production Zone.'
RPROZ-P1	S102.066	Te Mata Mushrooms Land Company Limited	Oppose	The range of land use activities to be provided for / relate to the Rural Production Zone is not reflected as per the National Planning Standards same corresponding zone.	Amend RPROZ-P1 as follows: 'To allow land-based primary production, intensive primary production and intensive indoor primary production and ancillary activities. A range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location which are compatible with the primary productive purpose and predominant character and amenity of the Rural Production Zone.'
RPROZ-P1	S116.033	Silver Fern Farms Limited	Amend	Silver Fern Farms seeks amendment of this policy to recognise the legitimate presence of 'rural industry' activities in the Rural Production Zone.	Amend RPROZ-P1 as follows: 'To allow land-based primary production, rural industry , and ancillary activities, which are compatible with the primary productive purpose and predominant character and amenity of the Rural Production Zone.'
RPROZ-P1	S121.207	Federated Farmers of New Zealand	Amend	Support is given for this policy, but it should go further than simply allowing primary production and should enable it instead, as per the enabling intent of Section 5 of the RMA.	Amend RPROZ-P1 as follows: 'To allow enable land-based primary production and ancillary activities, which are compatible with the primary productive purpose and predominant character and amenity of the Rural Production

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					Zone.'
RPROZ-P2	S27.012	Egg Producers Federation of New Zealand	Amend	Should be expanded to clarify what activities it intends to capture, and to ensure that allowing these activities will not have adverse reverse sensitivity effects on production activities.	Amend RPROZ-P2 as follows: 'To only allow other non-production related activities of a limited scale, which support the function and wellbeing of rural communities and/or enjoyment of the rural environment and contribute to the vitality and resilience of the District's economy, where the activity does not constrain the operation and establishment of activities otherwise anticipated within the Rural Production Zone and only where adverse effects are avoided, remedied or mitigated.'
RPROZ-P2	S57.176	Fire and Emergency New Zealand	Support	RPROZ-P2 is supported, to the extent that the policy provides for activities of a limited scale, which support the function and wellbeing of rural communities. Fire stations in rural zones are generally of limited scale and support the function and wellbeing of rural communities, providing for the health, safety and wellbeing of people.	Retain RPROZ-P2 as notified.
RPROZ-P2	S79.112	Transpower New Zealand Ltd	Amend	Transpower supports in part RPROZ -P2 but seeks specific recognition of Network Utilities on the basis of the functional and operational needs of these activities which often require and are appropriate within, a rural environment. The reference to "of a limited scale" is opposed given the ambiguity around the terms. The reference is avoid, remedy or mitigate is also opposed as it has minimal benefit to the policy.	Amend RPROZ-P2 as follows: 'To allow activities of a limited scale (such as Network Utilities) which support the function and wellbeing of rural communities and/or enjoyment of the rural environment, and contribute to the vitality and resilience of the District's economy, where adverse effects are avoided, remedied or mitigated.
RPROZ-P2	S81.147	Horticulture New Zealand	Oppose	Activities which are not linked or dependent on primary production should only located in the Rural Production Zone if there is a functional or operational need for them to locate in the zone. The proposed policy provides greater nuance.	Amend RPROZ-P2 as follows: 'To allow activities of a limited scale, which support the function and wellbeing of rural communities and/or enjoyment of the rural environment and contribute to the vitality and resilience of the District's economy, where adverse effects are avoided, remedied or mitigated. Provide for non-primary production activities that have a functional need or operational need for a rural location that are managed to ensure that:

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					<p>i. Their scale, intensity and built form are in keeping with rural character.</p> <p>ii. They maintain a level of amenity in keeping with the rural character of the rural environment.</p> <p>iii. They minimise reverse sensitivity effects on existing rural production activities, intensive farming, mineral extraction or rural industrial activities.</p> <p>iv. Adverse effects are avoided, remedied or mitigated.'</p>
RPROZ-P2	S102.067	Te Mata Mushrooms Land Company Limited	Amend	Unclear as to whether this policy is referring to tourism, recreation and educational type land uses, or commercial and industrial activities.	Clarify what type of activities are envisaged with RPROZ-P2.
RPROZ-P2	S121.208	Federated Farmers of New Zealand	Amend	Support is given for this policy, and the focus on adverse effects rather than the activities themselves. Enabling activities that support the wellbeing of the rural communities will be consistent with the enabling intent of Section 5 of the RMA.	Amend RPROZ-P2 as follows: 'To allow enable activities of a limited scale, which support the function and wellbeing of rural communities and/or enjoyment of the rural environment and contribute to the vitality and resilience of the District's economy, where adverse effects are avoided, remedied or mitigated.'
RPROZ-P3	S81.148	Horticulture New Zealand	Amend	HortNZ supports the specific provision for post-harvest facilities and rural industry as this is consistent with the intent of the National Planning Standards Zone Framework for the rural production zone.	Amend RPROZ-P3 as follows: To manage the scale of post-harvest facilities and rural commercial activities to... rural industry
RPROZ-P3	S102.068	Te Mata Mushrooms Land Company Limited	Support	Support.	Retain RPROZ-P3 as proposed.
RPROZ-P3	S121.209	Federated Farmers of New Zealand	Amend	Support, however amend to include to rural industry as this is consistent with the intent of the National Planning Standards Zone Framework for the rural production zone.	Amend RPROZ-P3 as follows: 'To manage the scale of post-harvest facilities and rural commercial and rural industry activities to ensure that they remain compatible with the primary productive purpose of the Rural Production Zone, and potential adverse effects on the character and amenity of the rural area are avoided, remedied or mitigated.'
RPROZ-P4	S81.149	Horticulture New Zealand	Amend	While the bulk, scale and location of buildings is sought to be managed it is important to recognise	Amend RPROZ-P4 as follows: 'To manage the bulk, scale and location of

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				that the Rural Production Zone is a working rural environment and buildings and structures are essential to the primary production activities.	buildings to maintain the character and amenity of the rural areas, whilst recognising that it is a rural working environment. '
RPROZ-P4	S102.069	Te Mata Mushrooms Land Company Limited	Support	Support.	Retain RPROZ-P4 as proposed.
RPROZ-P4	S121.210	Federated Farmers of New Zealand	Support	Support the policy, however we have submission points on the standards for bulk, scale and location of buildings.	Retain RPROZ-P4 as proposed.
RPROZ-P5	S27.013	Egg Producers Federation of New Zealand	Support	Will help ensure primary production activities are not compromised and constrained by the establishment of sensitive activities.	Retain as proposed.
RPROZ-P5	S42.068	New Zealand Pork Industry Board	Support	Support directive policy to require sufficient separation between sensitive activities and existing primary production and intensive primary production activities, and between new intensive primary production activities and property and zone boundaries, in order to avoid, remedy or mitigate potential adverse effects, including reverse sensitivity and land use conflict.	Retain RPROZ-P5 as proposed.
RPROZ-P5	S81.150	Horticulture New Zealand	Amend	Setbacks are an important management tool - support this applying to primary production (in addition to intensive indoor primary production - subject to our submission on this definition).	Retain RPROZ-P5, but amend to refer to 'intensive indoor primary production'.
RPROZ-P5	S102.070	Te Mata Mushrooms Land Company Limited	Amend	Support the use of a separation distance between 'intensive' primary production activities to manage land use conflict and reverse sensitivity effects. The actual effects avoided, remedied or mitigated by using a separation distance are noise, odour, outlook, visual, dust, traffic movements and overall intensive use. If a lesser separation distance can achieve an appropriate level of effects management at a property boundary, a 'Restricted Discretionary' activity status of consent application would give an appropriate level of scrutiny instead of a 'Non-complying' activity. The policy would be more appropriate if it gave more guidance for property boundary matters.	Amend RPROZ-P5 as follows: 'To require sufficient separation between sensitive activities and existing primary production and intensive primary production activities, and between new intensive primary production activities and property and zone boundaries, in order to avoid, remedy or mitigate potential adverse effects, including reverse sensitivity and land use conflict. Reduced separation distances may be appropriate at property boundaries, and a restricted discretionary activity consent process can be used to determine whether an appropriate level of effects at a property boundary can be provided for. '

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RPROZ-P5	S116.034	Silver Fern Farms Limited	Amend	Silver Fern Farms seeks amendment of this policy to recognise the effects of 'rural industry' activities undertaken in the Rural Production Zone.	Amend RPROZ-P5 as follows: 'To require sufficient separation between sensitive activities and existing primary production, and intensive primary production, and rural industry activities, and between new intensive primary production activities and property and zone boundaries, in order to avoid, remedy or mitigate potential adverse effects, including reverse sensitivity and land use conflict.'
RPROZ-P5	S121.211	Federated Farmers of New Zealand	Oppose	Federated Farmers submits that sensitive activities needs to be separated into two categories: sensitivity to nuisance effects of odour and noise, and reverse sensitivity to electricity transmission according to the National Policy Statement for Electricity Transmission. A house on a farmed property will not cause sensitivity effects on oneself, so the policy needs to be limited to separate properties. The rules do not require setbacks from normal farming and houses or property boundaries and to do so does not support the objective that farming is a positive aspect of rural amenity, so the policy must also be limited to intensive production and non-production activities.	Amend RPROZ-P5 as proposed: 'To require sufficient separation between sensitive activities sensitive to nuisance effects and existing primary production and intensive primary production activities, and between new intensive primary production activities and property and zone boundaries, in order to avoid, remedy or mitigate potential adverse effects, including reverse sensitivity and land use conflict.'
RPROZ-P6	S81.151	Horticulture New Zealand	Amend	A policy of 'avoid' means that there can be no shading from trees onto public roads and properties. The focus should be on managing trees so that adjoining properties and roads are not adversely affected.	Amend RPROZ-P6 as follows: ' To avoid adverse effects of shading from trees on Manage location of trees so that adjoining public roads and properties are not adversely affected by shading. '
RPROZ-P6	S121.212	Federated Farmers of New Zealand	Oppose	The word avoid needs to be replaced with manage, as avoid means to prohibit which won't be practical to achieve. The focus should be on managing trees so that adjoining properties and roads are not adversely affected.	Amend RPROZ-P6 as follows: 'To avoid manage adverse effects of shading from trees on adjoining public roads and properties.'
RPROZ-P7	S42.069	New Zealand Pork Industry Board	Support	Support a policy of avoiding reverse sensitivity effects on lawfully established primary production activities.	Retain RPROZ-P7 as proposed.
RPROZ-P7	S81.152	Horticulture New Zealand	Amend	It is important that there is clear policy direction to ensure that non-rural activities with no direct relationship with primary production do not locate	Amend RPROZ-P7 as follows: 'To ensure activities do not locate in the Rural Productive Zone where the activity:

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				in the Rural Production Zone unless there is a clear functional or operational need.	1. has no functional or operational need for a rural location and will be inconsistent with the primary productive purpose and predominant character of the Rural Productive Zone; ...'
RPROZ-P7	S102.071	Te Mata Mushrooms Land Company Limited	Support	Support policy direction, whereas compatible activities can be provided for within a planned and coordinated area within a Future Development Area.	Retain RPROZ-P7 as proposed.
RPROZ-P7	S116.035	Silver Fern Farms Limited	Amend	Silver Fern Farms seeks amendment of this policy to recognise the potential adverse reverse sensitivity effects of incompatible activities on 'rural industry' activities undertaken in (and reliant on a location in) the Rural Production Zone.	Amend RPROZ-P7 as follows: 'To ensure activities do not locate in the Rural Productive Zone where the activity: 1. ... 2. will constrain the establishment and use of land for primary production or rural industry ; 3. ... 4. ...'
RPROZ-P7	S121.213	Federated Farmers of New Zealand	Support	Federated Farmers supports the commitment to ensure that primary production activities and character are protected from non-rural activities.	Retain RPROZ-P7 as proposed.
RPROZ-P8	S81.153	Horticulture New Zealand	Support	It is important that fragmentation of land is avoided.	Retain RPROZ-P8.
RPROZ-P8	S102.072	Te Mata Mushrooms Land Company Limited	Support	Support policy direction to reduce reverse sensitivity effects within the rural environment.	Retain RPROZ-P8 as proposed.
RPROZ-P8	S116.036	Silver Fern Farms Limited	Amend	For clear interpretation and to align with submission points elsewhere in this table seeking a Non-Complying activity status for 'lifestyle site' subdivision that is unrelated to rural activities, Silver Fern Farms seeks amendment of this policy to directly refer to reverse sensitivity effects.	Amend RPROZ-P8 as follows: 'To avoid residential and rural lifestyle subdivision that results in fragmentation of land within the Rural Production Zone and/or which limits the use of land for primary productive purposes, (including through the creation or exacerbation of potential adverse reverse sensitivity effects) .'
RPROZ-P8	S121.214	Federated Farmers of New Zealand	Amend	Some rural subdivision is acceptable and will have positive benefits, such as retired farmers remaining in their communities or people who work in support industries but aren't farmers themselves.	Amend RPROZ-P8 as follows: 'To limit manage residential and rural lifestyle subdivision that results in fragmentation of the rural land and/or which limits the use of rural land for productive purposes.'

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RPROZ-P9	S81.154	Horticulture New Zealand	Support	Industrial activities not related to primary production are not appropriate in the Rural Production Zone.	Retain RPROZ-P9.
RPROZ-P9	S102.073	Te Mata Mushrooms Land Company Limited	Amend	Support the intent of this policy, yet enable the consideration of these types of activities to locate within the 'Future Development Area' at Takapau (refer full submission for discussion on 'Future Development Area' overlay option for rural land near Takapau).	Amend RPROZ-P9 as follows: 'To avoid establishment of commercial or industrial activities that are unrelated to the primary productive purpose of the Rural Production Zone, or that are of a scale that is incompatible with the predominant character and amenity of the rural area and consider locating these activities within the Future Development Area at Takapau. '
RPROZ-P9	S116.037	Silver Fern Farms Limited	Amend	For clear interpretation, Silver Fern Farms seeks the insertion of reference to 'rural industry' in this policy, to confirm that this activity is not required to be avoided.	Amend RPROZ-P9 as follows: 'To avoid the establishment of commercial or industrial activities (excluding rural industry) that are unrelated to the primary productive purpose of the Rural Production Zone, or that are of a scale that is incompatible with the predominant character and amenity of the rural area.'
RPROZ-P9	S121.215	Federated Farmers of New Zealand	Support	Some industrial activities will be supporting primary production: like processing facilities, transport or servicing. The focus on activities unrelated to production is supported, as these are better located in an industrial zone.	Retain RPROZ-P9 as proposed.
RPROZ - Rules	S79.113	Transpower New Zealand Ltd	Amend	An additional statement is sought within the Introduction to the rules section to refer to the Network Utilities chapter.	Add to following to the 'RPROZ - Rules' introductory statement: '... Rules for activities within the National Grid Yard within the Rural Production Zone are contained in the Network Utilities (NU) Chapter. '
RPROZ - Rules	S90.045	Centralines Limited	Amend	It is noted that if compliance is not achieved with RPROZ-S8, the matters of discretion do not include consideration of effects that relevant to a breach to the Electricity Safety Distance standard. Centralines seeks that additional matter(s) of discretion are included to enable effects to be considered in relation to any non-compliance with this standard. Centralines also seeks a notification clause that	Insert new matters for discretion for RDIS activities which relate to a breach of the Electricity Safety Distance standard (RPROZ-S8) in all relevant rules in the 'RPROZ - Rural Production Zone' to include: 'a. Impacts on the operation, maintenance, upgrading and development of the electricity network.

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				requires written approval from the relevant electricity network utility operator.	<p>b. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.</p> <p>c. The risk to the structural integrity of any support structures associated with the electricity network.</p> <p>d. Technical advice provided by the National Grid owner (Transpower) or electricity distribution network operator (Centralines Limited).'</p> <p>And insert a notification clause requiring written approval.</p>
RPROZ-RXX (new rule)	S102.084	Te Mata Mushrooms Land Company Limited	Amend	To provide for rural industrial activities and rural service activities that support primary production activities in the Rural Production Zone using the same format provided for Post-Harvest Facilities.	<p>Add a new rule in the 'Rural Production Zone' chapter in the Proposed Plan as follows: 'Rural Industrial Activities and Rural Service Activities</p> <p>1. Activity Status: Permitted</p> <p>Where the following conditions are met:</p> <p>a. Limited to 2500m² gross floor area per site,</p> <p>b. Compliance with:</p> <p>i. RPROZ -S2 [Total Building Coverage];</p> <p>ii. RPROZ -S3 (Height of buildings);</p> <p>iii. RPROZ -S4 (Height in Relation to Boundary);</p> <p>iv. RPROZ -S5 (Setback from Roads and Rail Network);</p> <p>v. RPROZ -S6 (Setback from Neighbours);</p> <p>vi. RPROZ -S7 (Shading of Land and Roads);</p> <p>vii. RPROZ -S8 (Electricity Safety Distances);</p> <p>viii. RPROZ -S9 (Transport);</p> <p>ix. RPROZ -S10 (Light); and</p> <p>x. RPROZ -S11 (Noise).</p> <p>c. Compliance with</p> <p>i. RPROZ -S13 (building restrictions near Waipukurau Aerodrome); and</p> <p>ii. RPROZ -S14 (setback from gas transmission network).</p> <p>d. Compliance with RPROZ -S15 (setbacks from National Grid).</p> <p>Matters over which control is reserved:</p>

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					<p>e. Effects on character and amenity of the zone from traffic generated by the proposal and the hours of operation.</p> <p>f. The method of storage and use of materials associated with the operation of the activity that may generate noxious, offensive, or objectionable odour beyond the site boundary.</p> <p>g. Methods of disposal of stormwater and wastewater for the activity.</p> <p>h. Setbacks from wāhi tapu, wāhi taonga and sites of significance identified in SASM SCHED3 that are located within the site of the activity.</p> <p>2. Activity status where compliance with condition RPROZ-R20(1)(b) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. RPROZ -AM1. ii. RPROZ -AM2. iii. RPROZ -AM3. b. Assessment matters in the following chapters: i. TRAN - Transport. ii. LIGHT - Light. iii. NOISE - Noise.</p> <p>3. Activity status where compliance with condition RPROZ-R20(1)(c) is not achieved: DIS</p> <p>4. Activity status where compliance with condition RPROZ -R20(1)(d) is not achieved: NC'</p>
RPROZ-RXX (new rule)	S102.085	Te Mata Mushrooms Land Company Limited	Amend	To provide for a range of activities that support the rural environment within one planned and coordinated Future Development Area at Oruawharo Road, Takapau involving: • Intensive Primary Production activities	Add a new rule in the 'Rural Production Zone' chapter in the Proposed Plan as follows: ' RPROZ-R21 Within Future Development Zone at Oruawharo Road, Takapau the following activities:

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				<ul style="list-style-type: none"> • Post harvest activities • Dairy processing industry • Independent equipment manufacturing and support, • Rural supply sales • Service Station • Service activities - mechanics, rural contractors, • Solar farms • Commercial activities that support the above, yet do not detract economic vitality from the settlement of Takapau , but enhance it. (refer full submission for details on 'Future Development Area' overlay option for rural land near Takapau). 	<p>a. Intensive Primary Production activities, b. Post harvest activities, c. Industrial activities, d. service activities, e. service station, and f. commercial activities g. Renewable energy activities 1. Activity Status: Permitted Where the following conditions are met: a. Adherence to the Future Development Area plan. b. Compliance with: i. RPROZ -S3 (Height of buildings); ii. RPROZ -S4 (Height in Relation to Boundary); iii. RPROZ -S5 (Setback from Roads and Rail Network); iv. RPROZ -S6 (Setback from Neighbours); v. RPROZ -S7 (Shading of Land and Roads); vi. RPROZ -S8 (Electricity Safety Distances); vii. RPROZ -S9 (Transport); viii. RPROZ -S10 (Light); and ix. RPROZ -S11 (Noise). c. Compliance withi. RPROZ -S13 (building restrictions near Waipukurau Aerodrome); andii. RPROZ -S14 (setback from gas transmission network). d. Compliance with RPROZ -S15 (setbacks from National Grid).</p> <p>2. Activity status where compliance with condition RPROZ-R21(1)(a) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)) e. Assessment matters: i. RPROZ-AM1. ii. RPROZ -AM2. iii. RPROZ -AM4. f. Assessment matters in the following chapters: i. TRAN - Transport. ii. LIGHT - Light.</p>

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					<p>iii. NOISE - Noise.</p> <p>3. Activity status where compliance with condition RPROZ-R21(1)(c) is not achieved: DIS'</p>
RPROZ-RXX (new rule)	S116.039	Silver Fern Farms Limited	Support	Silver Fern Farms proposes that a new Controlled activity rule and associated matters of control be introduced to the Proposed District Plan. Amend Rule Overview Table as a consequential amendment.	<p>Add a new rule in the 'Rural Production Zone' chapter in the Proposed Plan as follows (or amendments that achieve a similar outcome):</p> <p>'RPROZ-R21 Rural industry 1. Activity Status: PER Where the following conditions are met: a. RPROZ-S2(1)(a) - RPROZ-S11 inclusive. b. RPROZ-S13 - RPROZ-S15 inclusive. Matters over which control is reserved: c. The method of storage and use of materials associated with the operation of the activity that may generate noxious, offensive, or objectionable odour beyond the site boundary. d. Setbacks from wāhi tapu, wāhi taonga and sites of significance identified in SASM-SCHED3 that are located within the site of the activity. e. RPROZ-AM14</p> <p>General. 2. Activity status where compliance with condition RPROZ-R21(1) is not achieved: RDIS.'</p> <p>And make a consequential amendment to the 'RPROZ - Rule Overview Table' to include this new rule.</p>
RPROZ-R1	S41.001	Jill Fraser	Amend	The need for a minor residential unit to be in close proximity (within 25m) to the principal unit on a rural site that is greater than 12ha seems arbitrary and unnecessary. The rule itself requiring a separation of maximum 25m could have unintended consequences and actually result in more productive land being lost as the area	Remove condition RPROZ-R1(a)(iii)(c) - the requirement for minor residential units to be located within 25m of the principal residential building on the site

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				between the dwellings would unlikely be used for farming or productive purposes. Vehicle accesses on farms greater than 12ha can be lengthy and it maybe that there is a need to house farm workers close to farming infrastructure such as yards or sheds etc for convenience and security reasons. The requirement for dwellings on farms to be in close proximity does not seem to have a clear environmental or resource management purpose and should be removed.	
RPROZ-R1	S42.070	New Zealand Pork Industry Board	Amend	<p>Support the provision of one minor residential unit per site less than 12ha and additional dwellings pro-rated to property size.</p> <p>Oppose the limitation of a minor residential unit to a GFA of 100m² and to be located within 50m from a principal residential unit on a site.</p> <p>While a minor residential unit may have a relationship (e.g. dependent relative) to the principal residential unit) and benefit from locating adjacent the principal residential unit, workers' accommodation typically requires more independence.</p> <p>As an alternative to the cost and uncertainty of a restricted discretionary activity a permitted activity pathway is an appropriate resource management response for an activity necessary to support primary production and consistent with RPROZ-P2 and RPROZ-O4.</p>	<p>Amend RPROZ-R1(1)(a)(iii) as follows.</p> <p>'iii. one minor residential unit or one workers accommodation per site: In the case of a residential unit:</p> <p>a. limited to a maximum gross floor area of 100m² (exclusive of garages, and verandahs less than 20m²); and</p> <p>b. must share vehicle access with the principal residential unit on the site;</p> <p>c. and must be located no further than 25m 50m from a principal residential unit on the site. In the case of workers accommodation:</p> <p>d. limited to a maximum gross floor area of 120m² (exclusive of garages, and decks); and</p> <p>e. must share vehicle access with the principal residential unit on the site.'</p>
RPROZ-R1	S57.178	Fire and Emergency New Zealand	Amend	<p>RPROZ-R1 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to new proposed policy RPROZ-P11.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>Amend RPROZ-R1(1) as follows:</p> <p>'...Where the following conditions are met:</p> <p>a. ...</p> <p>b. Compliance with:</p> <p>i. ...</p> <p>...</p> <p>x. RPROZ-S17 Servicing....'</p> <p>And amend RPROZ-R1(2) as follows:</p> <p>'...Matters over which discretion is restricted:</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>...</p> <p>x. RPROZ-AM15.</p>

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RPROZ-R1	S79.114	Transpower New Zealand Ltd	Amend	Transpower seeks a new rule framework that reflects that proposed in the Proposed Plan with the primary sought differences being: - Provision of one permitted and one non-complying rule within the Network Utilities chapters as opposed to the National Grid being referenced across multiple rules. This reduces duplication and provides an easy point of reference for plan users. - Insertion of new non-complying clauses to provide clarity that the activities listed are non-complying.	Amend RPROZ-R1 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. d. Compliance with RPROZ-S15 (setbacks from National Grid). ...'
RPROZ-R1	S81.155	Horticulture New Zealand	Amend	Support the requirement to meet a setback standard and assessment matters when these are not met. Assessment matter RPROZ-AM6 relates to residential activities and should be listed.	Amend RPROZ-R1(2) as follows: '2. Activity status where compliance with condition RPROZ-R1(1)(b) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. v. RPROZ-AM6. ...'
RPROZ-R1	S97.016	Ara Poutama Aotearoa the Department of Corrections	Support	The 'Permitted Activity' status is appropriate in the context of the establishment and operation of supported and transitional accommodation (residential) activities, such as those provided for by Ara Poutama (i.e. people living in a dwelling, who are subject to a level of support and/or supervision by Ara Poutama).	Retain RPROZ-R1.
RPROZ-R1	S121.216	Federated Farmers of New Zealand	Support	We support the permitted status, and the graduated approach allowing for more dwellings the bigger the property, up to two houses for properties over 12ha. This means that issues around density of dwellings in the rural production zone are managed while also providing for more houses for larger properties, enabling this essential social service.	Retain RPROZ-R1 as proposed.
RPROZ-R2	S57.179	Fire and Emergency New Zealand	Amend	RPROZ-R2 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where	Amend RPROZ-R2(1) as follows: '...Where the following conditions are met: a. ...

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				<p>development is not subject to the subdivision provisions of the plan. This new standard will better give effect to new proposed policy RPROZ-P11.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>b. Compliance with:</p> <p>i.</p> <p>x. RPROZ-S17 Servicing....' And amend RPROZ-R2(2) as follows: '...Matters over which discretion is restricted:</p> <p>a. Assessment matters:</p> <p>i.</p> <p>x. RPROZ-AM15. ...'</p>
RPROZ-R2	S79.115	Transpower New Zealand Ltd	Amend	<p>Transpower seeks a new rule framework that reflects that proposed in the Proposed Plan with the primary sought differences being:</p> <ul style="list-style-type: none"> - Provision of one permitted and one non-complying rule within the Network Utilities chapters as opposed to the National Grid being referenced across multiple rules. This reduces duplication and provides an easy point of reference for plan users. - Insertion of new non-complying clauses to provide clarity that the activities listed are non-complying. 	<p>Amend RPROZ-R2 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter):</p> <p>'1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a.</p> <p>d. Compliance with RPROZ-S15 (setbacks from National Grid).</p> <p>...'</p>
RPROZ-R2	S81.156	Horticulture New Zealand	Amend	<p>We do not consider that there is a need for both a control on area and number of workers, and as a certain area is required to meet accommodation requirements. We also propose the Code of Practice for Seasonal Worker Accommodation is referred to - for example this is included in the Western Bay of Plenty District Plan.</p>	<p>Amend RPROZ-R2(1) as follows:</p> <p>Delete either (1)(a)(i) 'A maximum gross floor area of 125m²' or (1)(a)(ii) 'A maximum number of people to be accommodated on site of 24'.</p> <p>And include: 'Be constructed in accordance with the specific Code of Practice for Seasonal Worker Accommodation.'</p> <p>And exclude the upgrading of existing facilities from new requirements.</p>
RPROZ-R2	S116.038	Silver Fern Farms Limited	Support	<p>Silver Fern Farms considers that provision for seasonal work accommodation in the Rural Production Zone as a Permitted activity is appropriate given the range of primary production and rural industry activities undertaken in this zone. As such Silver Fern Farms supports this rule.</p>	<p>Retain RPROZ-R2.</p>

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RPROZ-R3	S27.014	Egg Producers Federation of New Zealand	Amend	Support the activity status and the conditions that must be met for establishing primary production activities, but recommend the rule is amended to include free-range poultry farming as well.	Amend RPROZ-R3 as follows: 'Primary production activities(including free-range poultry farming , ancillary buildings and structures, but excluding post-harvest facilities, mining and quarrying)' ...
RPROZ-R3	S42.071	New Zealand Pork Industry Board	Support	Support a permitted activity status for primary production activities.	Retain RPROZ-R3 as proposed.
RPROZ-R3	S57.180	Fire and Emergency New Zealand	Amend	RPROZ-R3 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to new proposed policy RPROZ-P11. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend RPROZ-R3(1) as follows: '...Where the following conditions are met: a. Compliance with: i. x. RPROZ-S17 Servicing... ' And amend RPROZ-R3(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. RPROZ-AM15. ...'
RPROZ-R3	S79.116	Transpower New Zealand Ltd	Amend	Transpower seeks a new rule framework that reflects that proposed in the Proposed Plan with the primary sought differences being: - Provision of one permitted and one non-complying rule within the Network Utilities chapters as opposed to the National Grid being referenced across multiple rules. This reduces duplication and provides an easy point of reference for plan users. - Insertion of new non-complying clauses to provide clarity that the activities listed are non-complying.	Amend RPROZ-R3 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. e. Compliance with RPROZ-S15 (setbacks from National Grid). ...'
RPROZ-R3	S81.157	Horticulture New Zealand	Amend	It is important to provide for primary production activities in the rural environment. Requiring compliance with RPROZ-S14 is redundant, as this standard only applies to 'Residential Activities'. HortNZ seeks amendments to permitted activity standards to provide a more nuanced approach	Amend RPROZ-R3 as follows: '1. Activity Status: PER Where the following conditions are met: a. Compliance with: ... b. Compliance with:

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				<p>for, or a specific rule for Artificial Crop Protection Structures.</p>	<p>i. ... ii. RPROZ-S12 (setback from gas transmission network). c.'</p> <p>And include a specific permitted activity rule for 'Artificial Crop Protection Structures' as per alternative drafting for a standalone rule provided by the submitter, as follows: 'RPROZ-RXX Artificial Crop Protection Structures 1. Activity Status – PER Where the following conditions are met: a. [Limited to:?] i. Green or black cloth shall be used on vertical faces within 30m of the site boundary; ii. Green, black or white cloth shall be used on horizontal surfaces. b. Compliance with: i. RPROZ-S3 Height of buildings ii. RPROZ-S8 Electricity safe distances iii. RPROZ-S15 National Grid Yard</p> <p>2. Activity status where compliance with conditions RPROZ-RXX(1) is not achieved: RDIS Matters over which discretion is restricted: a. The effects of not meeting the conditions in RPROZ-RXX(1) in respect to cloth colour and building height. b. The effects of not meeting setbacks to electricity lines and the National Grid.'</p>
RPROZ-R3	S102.076	Te Mata Mushrooms Land Company Limited	Amend	<p>This rule includes initial processing as an ancillary activity to primary production, but excludes further processing into a different product. Post harvesting facilities are provided for in a different rule.</p>	<p>Clarify what 'initial processing' as set out in the definition of 'Primary Production' is permitted by RPROZ-R3, and what is considered to be post-harvest facilities.</p>

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RPROZ-R3	S102.077	Te Mata Mushrooms Land Company Limited	Support	Support 'Restricted Discretionary' activity status.	Retain RPROZ-R3(2), (3), and (4).
RPROZ-R3	S121.217	Federated Farmers of New Zealand	Amend	We support the permitted status of primary production activities in the Primary Production zone. Requiring compliance with RPROZ-S14 is redundant, as this standard only applies to 'Residential Activities'.	Amend RPROZ-R3 as follows: 'Primary production activities (including ancillary buildings and structures, but excluding post-harvest facilities, mining and quarrying) 1. Activity Status: PER Where the following conditions are met: a. ... b. Compliance with: i. RPROZ-S13 (building restrictions near Waipukurau Aerodrome); and ii. RPROZ-S14 (setback from gas transmission network). c.'
RPROZ-R4	S38.009	Aerospread Ltd	Support	A clear rule that provides for activities inherent to primary production.	Retain RPROZ-R4.
RPROZ-R4	S43.007	New Zealand Agricultural Aviation Association	Support	We support clear rules that provide for activities inherent to primary production.	Retain RPROZ-R4.
RPROZ-R4	S76.006	Ballance Agri-Nutrients Limited	Support	Support.	Retain RPROZ-R4.
RPROZ-R4	S81.158	Horticulture New Zealand	Support	Clear rule that provides for activities inherent to primary production.	Retain RPROZ-R4.
RPROZ-R4	S121.218	Federated Farmers of New Zealand	Amend	We support the permitted status of aviation movements as part of farming. However we are not sure why movements has been separated from the airstrip/landing area.	Amend RPROZ-R4 as follows: 'Agricultural aviation movements and landing areas , ancillary to primary production activities ...'
RPROZ-R5	S38.010	Aerospread Ltd	Amend	It should be made clear that this should not apply to agricultural aviation movements ancillary to primary production. We do not support restrictions on 1000 movements per annum where they apply to agricultural aviation. We do not support restricting the built footprint to 100m2 where it applies to fertiliser storage on rural airstrips.	Make clear that RPROZ-R5 will not apply to facilities for agricultural aviation activity ancillary to primary production activities.

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RPROZ-R5	S41.002	Jill Fraser	Amend	Rural airstrips or helicopter landing areas are activities which have the potential to adversely impact the amenity and character of the rural environment particularly where they are located in close proximity to residential houses. Where there is a concentration of houses ie a residential or rural living zone the plan has used a 2km separation distance. Condition a(ii) uses a distance of 500m for more sparsely populated areas where an individual dwelling or noise sensitive activity is in close proximity. However there is a need to have more specific conditions for permitted activities to ensure that individual neighbouring dwellings are not impacted adversely. Changes to address the frequency of flight movements and the hours of operation of flight movements will ensure the intensity of rural airstrips remains compatible with the amenity and character of the surrounding rural environment.	I support the retention of this rule but seek some amendments to the description of the activity, the conditions for this permitted activity, and matters for discretion where rural airstrips are within 500m of the notional boundary of a noise sensitive activity. The description of the activity (RPROZ-R5 New, or expansion of existing, rural rural airstrips or helicopter landing areas) should include any increase in the intensity of aircraft movements on existing rural airstrips not just the physical extensions to a runway or buildings associated with the airstrip. Amend condition RPROZ-R5(1)(b) so that the frequency of flights is also considered along with the maximum of 1000 flight movements per calendar year. A suggestion to address this would be to have a daily or weekly maximum to avoid situations where flight movements are concentrated over a much shorter period of time and thereby creating a more intensive activity and effects on neighbouring noise sensitive activities. Add another condition so that flight movements occur within certain hours of operation and early morning (before 7am) and late night (after 10pm) flight movements are avoided for permitted activities.
RPROZ-R5	S41.003	Jill Fraser	Amend	Rural airstrips or helicopter landing areas are activities which have the potential to adversely impact the amenity and character of the rural environment particularly where they are located in close proximity to residential houses.	In assessing and evaluating resource consents for full discretionary activities (where a rural airstrip is within 500m of a noise sensitive activity, RPROZ-R5(1)(a)(ii)), the following matters should be highlighted for consideration: 1. The flight path for take-offs and landings - this should not be over the site(s) on which the noise sensitive activity is located. 2. The total number and frequency of flights (a maximum number per calendar year or an average across a calendar year does not address the frequency of flights on any given day (noting that agricultural aircraft movements on the same site as the airstrip are excluded from these

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
					<p>maximums).</p> <p>3. The hours of operation of the rural airstrips.</p> <p>4. Where any lighting of the airstrip is proposed.</p> <p>And the consent of the property owners and/or tenants of noise sensitive activities located within 500m of a proposed rural airstrip or extensions to a rural airstrip should be required for the resource consent to be considered on a non-notified basis.</p>
RPROZ-R5	S43.008	New Zealand Agricultural Aviation Association	Amend	<p>It should be made clear that this does not apply to agricultural aviation movements ancillary to primary production activities.</p> <p>We do not support restrictions on movement numbers per annum where they apply to agricultural aviation. We do not support restricting the built footprint to 100 square metres where it applies to fertiliser storage on rural airstrips.</p>	<p>Make clear that RPROZ-R5 will not apply to facilities for agricultural aviation activity ancillary to primary production activities.</p>
RPROZ-R5	S58.002	Josh and Suzie Calder	Amend	<p>Rural Airstrips are an essential and integral part of primary production activities within the rural zones in Central Hawke's Bay district.</p> <p>The limitations which the rule seeks to impose on the creation of new or the expansion of the existing rural airstrips will severely limit the utilisation of airstrips within the district.</p> <p>These restrictions will reduce the time that aircraft are able to work within any given part of the district and has the potential of lowering farm production and creating health and safety concerns for agricultural aviation operators.</p> <p>People living within the rural zone should expect that from time to time, rural activities will be undertaken that will give rise to effects that are not the same as those anticipated in residential environments. Issues of reverse sensitivity arise and should not be allowed to detract from the overriding objectives of the rural zone.</p>	<p>Delete all the permitted activity conditions (being conditions a - f) of RPROZ-R5(1).</p> <p>Make all other necessary adjustments to the Plan in order to give effect to this.</p>
RPROZ-R5	S76.007	Ballance Agri-Nutrients Limited	Amend	<p>Support in part. It should be clear that the rule will not apply to facilities for agricultural aviation movements ancillary to primary production activities.</p>	<p>Amend RPROZ-R5 to clarify that the rule will not apply to facilities for agricultural aviation movements ancillary to primary production activities.</p>

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RPROZ-R5	S79.117	Transpower New Zealand Ltd	Amend	Transpower seeks a new rule framework that reflects that proposed in the Proposed Plan with the primary sought differences being: - Provision of one permitted and one non-complying rule within the Network Utilities chapters as opposed to the National Grid being referenced across multiple rules. This reduces duplication and provides an easy point of reference for plan users. - Insertion of new non-complying clauses to provide clarity that the activities listed are non-complying.	Amend RPROZ-R5 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. f. Compliance with RPROZ-S15 (setbacks from National Grid). ...'
RPROZ-R6	S57.181	Fire and Emergency New Zealand	Amend	RPROZ-R6 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to new proposed policy RPROZ-P11. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend RPROZ-R6(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. RPROZ-S17 Servicing....! And amend RPROZ-R6(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. RPROZ-AM15. ...'
RPROZ-R6	S79.118	Transpower New Zealand Ltd	Amend	Transpower seeks a new rule framework that reflects that proposed in the Proposed Plan with the primary sought differences being: - Provision of one permitted and one non-complying rule within the Network Utilities chapters as opposed to the National Grid being referenced across multiple rules. This reduces duplication and provides an easy point of reference for plan users. - Insertion of new non-complying clauses to provide clarity that the activities listed are non-complying.	Amend RPROZ-R6 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. d. Compliance with RPROZ-S15 (setbacks from National Grid). ...'
RPROZ-R6	S81.159	Horticulture New Zealand	Amend	Requiring compliance with RPROZ-S14 is redundant, as this standard only applies to 'Residential Activities'.	Amend RPROZ-R6(1) as follows: '1. Activity Status: PER Where the following conditions are met: a. ... b. ...

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					<p>c. Compliance with:</p> <p>i. ...</p> <p>ii. RPROZ-S14 (setback from gas transmission network).</p> <p>...</p> <p>And add to RPROZ-R6(2) as follows:</p> <p>'2. Activity status where compliance with condition RPROZ-R6(1)(b) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>ii. ...iii. RPROZ-AM7.</p> <p>...'</p>
RPROZ-R6	S102.078	Te Mata Mushrooms Land Company Limited	Support	This rule provides for Post-Harvest Facilities, subject to performance standards.	Retain RPROZ-R6, and the activity status applied in RPROZ-R6(1), (2) and (3).
RPROZ-R7	S79.119	Transpower New Zealand Ltd	Amend	<p>Transpower seeks a new rule framework that reflects that proposed in the Proposed Plan with the primary sought differences being:</p> <ul style="list-style-type: none"> - Provision of one permitted and one non-complying rule within the Network Utilities chapters as opposed to the National Grid being referenced across multiple rules. This reduces duplication and provides an easy point of reference for plan users. - Insertion of new non-complying clauses to provide clarity that the activities listed are non-complying. 	<p>Amend RPROZ-R7 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter):</p> <p>'1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. ...</p> <p>...</p> <p>d. Compliance with RPROZ-S15 (setbacks from National Grid).</p> <p>...'</p>
RPROZ-R7	S81.160	Horticulture New Zealand	Amend	This should be linked to the relevant assessment matter.	<p>Amend RPROZ-R7(2) as follows:</p> <p>'2. Activity status where compliance with condition RPROZ-R7(1)(b) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>ii. ...</p> <p>iii. ...</p> <p>iv. RPROZ-AM8.</p> <p>...'</p>

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RPROZ-R8	S42.072	New Zealand Pork Industry Board	Oppose	Oppose the permitted activity status for visitor accommodation in the RPROZ. These are sensitive activities likely to conflict with all primary production activities. The activities are not supported by an objective and policy structure that leads to a permitted activity rule as being an appropriate resource management response in this zone.	Delete RPROZ-R8 or change activity status.
RPROZ-R8	S57.182	Fire and Emergency New Zealand	Amend	RPROZ-R8 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to new proposed policy RPROZ-P11. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend RPROZ-R8(1) as follows: '...Where the following conditions are met: a. ... b. ... c. Compliance with: i. x. RPROZ-S17 Servicing.... And amend RPROZ-R8(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. RPROZ-AM15. ...'
RPROZ-R8	S79.120	Transpower New Zealand Ltd	Amend	Transpower seeks a new rule framework that reflects that proposed in the Proposed Plan with the primary sought differences being: - Provision of one permitted and one non-complying rule within the Network Utilities chapters as opposed to the National Grid being referenced across multiple rules. This reduces duplication and provides an easy point of reference for plan users. - Insertion of new non-complying clauses to provide clarity that the activities listed are non-complying.	Amend RPROZ-R8 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. e. Compliance with RPROZ-S15 (setbacks from National Grid). ...'
RPROZ-R8	S81.161	Horticulture New Zealand	Oppose	These are sensitive activities likely to conflict with all primary production activities, it is important that this is taken into consideration. We consider that a duration of 3 months is too long for a permitted activity standard in this Zone.	Amend activity status for RPROZ-R8 to require consent - unless activity thresholds are amended so as to capture very small scale accommodation that is unlikely to result in reverse sensitivity effects. And amend RPROZ-R8(2) as follows:

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					'2. Activity status where compliance with condition RPROZ-R8(1)(c) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. ... ii. ... iii. ... iv. RPROZ-AM8. ...'
RPROZ-R9	S42.073	New Zealand Pork Industry Board	Oppose	Oppose the permitted activity status for commercial activities in the RPROZ. These are sensitive activities likely to conflict with all primary production activities. The activities are not supported by an objective and policy structure that leads to a permitted activity rule as being an appropriate resource management response in this zone.	Delete RPROZ-R9 or change activity status.
RPROZ-R9	S57.183	Fire and Emergency New Zealand	Amend	RPROZ-R9 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to new proposed policy RPROZ-P11. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend RPROZ-R9(1) as follows: '...Where the following conditions are met: a. ... b. ... c. Compliance with: i. x. RPROZ-S17 Servicing....' And amend RPROZ-R9(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. RPROZ-AM15. ...'
RPROZ-R9	S79.121	Transpower New Zealand Ltd	Amend	Transpower seeks a new rule framework that reflects that proposed in the Proposed Plan with the primary sought differences being: - Provision of one permitted and one non-complying rule within the Network Utilities chapters as opposed to the National Grid being referenced across multiple rules. This reduces duplication and	Amend RPROZ-R9 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a.'

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				provides an easy point of reference for plan users. - Insertion of new non-complying clauses to provide clarity that the activities listed are non-complying.	e. Compliance with RPROZ-S15 (setbacks from National Grid). ...'
RPROZ-R9	S81.162	Horticulture New Zealand	Amend	Requiring compliance with RPROZ-S14 is redundant, as this standard only applies to 'Residential Activities'.	Amend RPROZ-R9 as follows: 'Commercial activities not otherwise provided for Rural Industry 1. Activity Status: PER Where the following conditions are met: a. ... b. ... c. ... d. Compliance with: i. ... ii. ... iii. RPROZ-S14 (setback from gas transmission network). ...' And add to RPROZ-R9(2) as follows: '2. Activity status where compliance with condition RPROZ-R9(1)(c) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. ... ii. ... iii. ... iv. RPROZ-AM8. ...'
RPROZ-R10	S42.074	New Zealand Pork Industry Board	Oppose	Oppose the permitted activity status for community activities in the RPROZ. These are sensitive activities likely to conflict with all primary production activities. The activities are not supported by an objective and policy structure that leads to a permitted activity rule as being an appropriate resource management response in this zone.	Delete RPROZ-R10 or change activity status.
RPROZ-R10	S57.184	Fire and Emergency New Zealand	Amend	RPROZ-R10 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision	Amend RPROZ-R10(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with:

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				provisions of the plan. This new standard will better give effect to new proposed policy RPROZ-P11. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	i. x. RPROZ-S17 Servicing....! And amend RPROZ-R10(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. RPROZ-AM15. ...'
RPROZ-R10	S79.122	Transpower New Zealand Ltd	Amend	Transpower seeks a new rule framework that reflects that proposed in the Proposed Plan with the primary sought differences being: - Provision of one permitted and one non-complying rule within the Network Utilities chapters as opposed to the National Grid being referenced across multiple rules. This reduces duplication and provides an easy point of reference for plan users. - Insertion of new non-complying clauses to provide clarity that the activities listed are non-complying.	Amend RPROZ-R10 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. d. Compliance with RPROZ-S15 (setbacks from National Grid). ...'
RPROZ-R10	S81.163	Horticulture New Zealand	Oppose	These are sensitive activities likely to conflict with all primary production activities - we consider a resource consent process would enable an assessment against the policy framework. As an aside, requiring compliance with RPROZ-S14 is redundant, as this standard only applies to 'Residential Activities'.	Amend RPROZ-R10(1) as follows: 'Community Facilities 1. Activity Status: PER DIS [or DIS] Where the following conditions are met: a. ... b. ... c. Compliance with: i. ... ii. ... iii. RPROZ-S14 (setback from gas transmission network). d. ...'
					And amend RPROZ-R10(2) as follows: '2. Activity status where compliance with condition RPROZ-R10(1)(b) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard): a. Assessment matters: i. ...

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					...v. RPROZ-AM9. ...'
RPROZ-R11	S42.075	New Zealand Pork Industry Board	Oppose	Oppose the permitted activity status for educational activities in the RPROZ. These are sensitive activities likely to conflict with all primary production activities. The activities are not supported by an objective and policy structure that leads to a permitted activity rule as being an appropriate resource management response in this zone. The designation process is available for these activities.	Delete RPROZ-R11 or change activity status.
RPROZ-R11	S57.185	Fire and Emergency New Zealand	Amend	RPROZ-R11 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to new proposed policy RPROZ-P11. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend RPROZ-R11(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. RPROZ-S17 Servicing....' And amend RPROZ-R11(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. RPROZ-AM15. ...'
RPROZ-R11	S73.025	Ministry of Education	Amend	The Ministry supports the provisions of Educational Facilities in the zone however opposes the gross floor area limit of 100m ² . Educational facilities, particularly schools, are considered essential social infrastructure required to support the rural community. The typical size for early childhood education centres in residential [rural?] areas is a 100-200m ² gross floor area in-keeping with the size of a typical dwelling in this zone where many early childhood centres are established in existing dwellings. The proposed amendments would create flexibility and enable Educational Facilities in this zone to serve the education needs of the community.	Amend RPROZ-R11(1)(a) as follows: '1. Activity Status: PER Where the following conditions are met: a) Limited to 200 400m ² gross floor area. b) ...'

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RPROZ-R11	S79.123	Transpower New Zealand Ltd	Amend	Transpower seeks a new rule framework that reflects that proposed in the Proposed Plan with the primary sought differences being: - Provision of one permitted and one non-complying rule within the Network Utilities chapters as opposed to the National Grid being referenced across multiple rules. This reduces duplication and provides an easy point of reference for plan users. - Insertion of new non-complying clauses to provide clarity that the activities listed are non-complying.	Amend RPROZ-R11 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. d. Compliance with RPROZ-S15 (setbacks from National Grid). ...'
RPROZ-R11	S81.164	Horticulture New Zealand	Oppose	These are sensitive activities likely to conflict with all primary production activities - we consider a resource consent process would enable an assessment against the policy framework. As an aside, requiring compliance with RPROZ-S14 is redundant, as this standard only applies to 'Residential Activities'.	Amend RPROZ-R11(1) as follows: 'Educational facilities 1. Activity Status: PER RDIS [or DIS] Where the following conditions are met: a. ... b. ... c. Compliance with: i. ... ii. ... iii. RPROZ-S14 (setback from gas transmission network). d. ...' And amend RPROZ-R11(2) as follows: '2. Activity status where compliance with condition RPROZ-R11(1)(b) is not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard): a. Assessment matters: i. v. RPROZ-AM9. ...'
RPROZ-R12	S57.186	Fire and Emergency New Zealand	Amend	RPROZ-R12 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to new proposed policy RPROZ-P11.	Amend RPROZ-R12(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. RPROZ-S17 Servicing....'

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				An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	And amend RPROZ-R12(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. RPROZ-AM15. ...'
RPROZ-R12	S57.187	Fire and Emergency New Zealand	Amend	RPROZ-R12 is supported in part, subject to the consequential amendments sought to the standards in this chapter. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the Proposed Plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development occurs. Fire and Emergency however notes that while defined and included in the rule overview table and appears to be provided for in RPROZ-R12, emergency aviation movements are not provided for in the rule framework. Fire and Emergency requests that Council provide for emergency aviation movements in the zone rule framework as intended.	Amend RPROZ-R12, subject to consequential amendments sought in this chapter. Add in provision for 'emergency aviation movements'.
RPROZ-R12	S79.124	Transpower New Zealand Ltd	Amend	Transpower seeks a new rule framework that reflects that proposed in the Proposed Plan with the primary sought differences being: - Provision of one permitted and one non-complying rule within the Network Utilities chapters as opposed to the National Grid being referenced across multiple rules. This reduces duplication and provides an easy point of reference for plan users. - Insertion of new non-complying clauses to provide clarity that the activities listed are non-complying.	Amend RPROZ-R12 as follows (as part of relocating as a new merged rule in the 'NU - Network Utilities' chapter): '1. Activity Status: PER Where the following conditions are met: a. d. Compliance with RPROZ-S15 (setbacks from National Grid). ...'

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RPROZ-R13	S106.021	House Movers Section of the New Zealand Heavy Haulage Association Inc	Support	In general, support classification of 'relocated buildings' as a Permitted Activity in all zones, and Council retaining a degree of control over relocated buildings through the use of performance standards/permitted activity standards, and Restricted Discretionary activity status for relocated buildings that do not meet the permitted activity status standards.	Retain RPROZ-R13.
RPROZ-R14	S27.015	Egg Producers Federation of New Zealand	Amend	<p>Intensive Primary Production should be able to establish as a permitted activity in the Rural Production Zone as this is consistent with the policy framework for the zone.</p> <p>Instead of a blanket controlled activity, we suggest that Restricted Discretionary Activity resource consent be required if any conditions are not met, with assessment matters being the effects of any infringement.</p>	<p>Amend RPROZ-R14 as follows: 'Intensive primary production activities (other than commercial boarding and/orbreeding of cats, dogs, and other domestic pets) 1. Activity Status: CON PER Where the following conditions are met: ... Matters over which controlled discretion is reserved: ...'</p>
RPROZ-R14	S42.076	New Zealand Pork Industry Board	Oppose	<p>Support the controlled activity status for Intensive Primary Production.</p> <p>Oppose the matters of control. The proposed matters of control are confusing and it is not clear in the objective and policy framework or in section 32 why these have been applied to Intensive Primary Production and why they are relevant as a concern.</p>	<p>Retain RPROZ-R14(1) Activity Status: CON Amend Matters of Control.</p>
RPROZ-R14	S42.077	New Zealand Pork Industry Board	Oppose	<p>Oppose the non-complying activity status for intensive primary production activities where minimum setbacks are not archived. The activity status is unnecessarily onerous when a discretionary activity status provide robust effects and policy assessment in circumstances of non-compliance.</p>	<p>Amend RPROZ-R14(3) as follows: 3. Activity status where compliance with condition RPROZ-R14(1)(c) and/or RPROZR14(1)(a) is not achieved: DIS</p> <p>And amend RPROZ -R14(4) as follows: 4. Activity status where compliance with conditions RPROZ-R14(1)(a) and/or RPROZR14(1)(d) is not achieved: NC</p>
RPROZ-R14	S57.188	Fire and Emergency New Zealand	Amend	RPROZ-R14 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where	<p>Amend RPROZ-R14(1) as follows: '...Where the following conditions are met: a. ...</p>

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				<p>development is not subject to the subdivision provisions of the plan. This new standard will better give effect to new proposed policy RPROZ-P11.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>b. Compliance with:</p> <p>i. ...</p> <p>...</p> <p>x. RPROZ-S17 Servicing...!</p> <p>And amend RPROZ-R14(2) as follows:</p> <p>'...Matters over which discretion is restricted:</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>...</p> <p>x. RPROZ-AM15.</p> <p>...'</p>
RPROZ-R14	S81.165	Horticulture New Zealand	Oppose	<p>Oppose with regard to the definition of intensive primary production activities capturing greenhouses. It is unclear how this rule would apply to greenhouses.</p> <p>Requiring compliance with RPROZ-S14 is redundant, as this standard only applies to 'Residential Activities'.</p>	<p>Amend RPROZ-R14 as follows:</p> <p>'Intensive indoor primary production activities...</p> <p>1. Activity Status: CON</p> <p>Where the following conditions are met:</p> <p>a. ...</p> <p>b. ...</p> <p>c. Compliance with:</p> <p>i. ...</p> <p>ii. RPROZ-S14 (setback from gas transmission network).</p> <p>...</p> <p>And add to RPROZ-R14(2) as follows:</p> <p>'2. Activity status where compliance with condition RPROZ-R14(1)(b) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>ii. ...</p> <p>iii. ...iv. RPROZ-AM10.</p> <p>...'</p>
RPROZ-R14	S102.079	Te Mata Mushrooms Land Company Limited	Support	<p>Provides for intensive primary production activities, subject to conditions.</p>	<p>Retain RPROZ- R14(1), and 'Controlled' activity status.</p>
RPROZ-R14	S102.080	Te Mata Mushrooms Land Company Limited	Oppose	<p>'Restricted Discretionary' activity status is also appropriate for proposed intensive primary production activities which do not comply with RPROZ-R14(1)(a)(ii), as the actual and potential</p>	<p>Amend RPROZ- R14(2) as follows:</p> <p>'2. Activity status where compliance with condition RPROZ-R14(1)(a)(ii) and/or RPROZ-R14(1)(b) is</p>

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				adverse effects are localised and can be quantified and managed. A reduced separation distance (ie less than 200m) from a property boundary may have functional and practical reasons, that design and site management may avoid adverse effects on adjoining property and are effectively and efficiently captured in specific Assessment Criteria.	not achieved: RDIS'
RPROZ-R14	S102.081	Te Mata Mushrooms Land Company Limited	Amend	Clarify whether the gas transmission network (any gas or liquid petroleum pipeline with a pressure greater than 2,000 kilopascals, inclusive of any incidental above or below ground equipment which forms part of the transmission network.) referred to in this condition includes both the high and low networks shown on the planning maps, or only the high?	Clarify within RPROZ-R14(3) and in the definition of the 'Gas Transmission Network' if the gas transmission network includes the high and low networks shown on the Planning Maps.
RPROZ-R14	S102.082	Te Mata Mushrooms Land Company Limited	Oppose	A 'Non-complying' activity status indicates that the intensive primary production activity is likely to be inappropriate for the General Rural Zone. In relation to separation distance from a zone boundary [ie. RPROZ-R14(1)(a)(i)] or RPROZ-R14(1)(d), that may be appropriate. However, when a non-compliance with a property boundary separation distance [ie. RPROZ-R14(1)(a)(ii)], a 'Restricted Discretionary' activity status is more appropriate compared to a 'Non-complying' activity status, as a restricted discretionary activity requires a consent process that isolates the matters of concern - that being proximity to a property boundary and focuses the consent on the actual and potential effects of the infringement. A 'Restricted Discretionary' activity status would better provide for the [Rural Production Zone?] objectives and policies.	Amend RPROZ-R14(4) as follows: '4. Activity status where compliance with conditions RPROZ -R14(1)(a)(i) and/or RPROZ - R14(1)(d) is not achieved: NC'
RPROZ-R14	S121.219	Federated Farmers of New Zealand	Support	Activities like calf rearing, feed pads, stand off pads, or wintering sheds should not be included in the definition of intensive primary production. These are activities complementary to pastoral farming, where livestock are only temporarily off pasture and returned to pasture when conditions are right. Stand-off pads, herd homes and feed pads are part of environmentally sustainable farm practices	Retain RPROZ-R14 (on the condition that the definition of 'Intensive Primary Production' excludes activities like calf-rearing and wintering sheds which are complementary to pastoral farming).

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				to prevent soil and water degradation, and should not be discouraged by the District Plan.	
RPROZ-R15	S121.230	Federated Farmers of New Zealand	Oppose	We submit that all rules for National Grid must be consistent with NZECP34 and the National Policy Statement for Electricity Transmission, and not undermine landowners' rights awarded by their legal easement agreements and other legislation. We oppose (2)(b) and submit it be deleted. Farm fences, buildings and structures do not obstruct Transpower's ability to access or maintain the Grid. They can drive through gates or go around the structure like the rest of us. Access routes are a matter for the landowner and Transpower needs to negotiate terms of access with the landowner. The District Plan must not undermine basic property rights such as access.	Delete RPROZ-S15(2)(b).
RPROZ-R16	S42.088	New Zealand Pork Industry Board	Amend	Support the discretionary activity status for Camping Grounds in the RPROZ. These are sensitive activities likely to conflict with all primary production activities. The activities are not supported by an objective and policy structure that leads to a permitted activity rule as being an appropriate resource management response.	Retain RPROZ-R16 as proposed.
RPROZ-R16	S81.166	Horticulture New Zealand	Support	Support these activities being required to go through a consenting process so effects can be assessed.	Retain discretionary activity status for RPROZ-R16.
RPROZ-R16	S101.005	New Zealand Motor Caravan Association	Oppose	All zones in the Proposed District Plan require discretionary activity resource consent for camping ground activities either through specific provisions or by the 'catch-all' rule. The operative district plan provides for visitors accommodation (which includes camping ground) in the Rural Zone as a permitted activity. The rationale behind deviating from these operative plan rules have not been stipulated in the s32 evaluation reports. Instead, the only mention of campgrounds in the reports include promoting no permanent residents at the beach and campgrounds. We do not support the rules for providing camping ground as a discretionary activity. Instead, camping grounds should be provided for as a permitted activity (similar to the operative district	Amend RPROZ-R16 to provide for 'camping grounds' as a Permitted Activity, subject to permitted activity conditions.

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				plan) with a permitted activity criteria in place. This will also be in line with the currently operative district plan.	
RPROZ-R18	S97.006	Ara Poutama Aotearoa the Department of Corrections	Support	The 'Discretionary Activity' status is appropriate in the context of the potential future establishment and operation of a community corrections facility within these areas in the Central Hawke's Bay District. That is, there is certainty in terms of providing for these activities as permitted within the appropriate zones, and within the other zones the effects of any proposed facility would be able to be assessed through the resource consent process.	Retain RPROZ-R18.
RPROZ-R19	S102.083	Te Mata Mushrooms Land Company Limited	Oppose	To enable 'rural industrial activities' to be provided in the General Rural Zone by way of a new permitted activity rule and removed from GRUZ-R19 so these types of activities are not caught by the 'Non-Complying' activity status.	Amend RPROZ-R19 as follows (or similar wording): 'RPROZ -R19 Industrial activities (other than post-harvest facilities, rural industrial activities) ...'
RPROZ-SXX (new standard)	S57.194	Fire and Emergency New Zealand	Amend	<p>Fire and Emergency understands that properties in the Rural Production Zone are generally self-serviced with respect to water supply. It is noted that SUB - Subdivision chapter includes rules and standards applying to subdivision. Therefore, activities that do not require subdivision will not be subject to the servicing standards within, including SUB-S5 that applies to the subdivision of new lots only and require a water supply.</p> <p>A new standard is therefore requested in the 'General Rural Zone' chapter requiring the provision of firefighting water supply for activities (such as the construction of a new residential dwelling) not subject to subdivision. This amendment will give effect to the new policy sought by Fire and Emergency (RPROZ-P11) and is consistent with the approach taken in SUB-S5.</p>	<p>Add a new standard to the 'Rural Production Zone' chapter as follows: RPROZ-S17 Servicing</p> <p>1. All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available.</p> <p>2. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</p> <p>Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding. Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand</p>

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					Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.'
RPROZ-S1	S42.078	New Zealand Pork Industry Board	Oppose	It is not clear what the activity status for Restaurants is in the RPROZ but these are sensitive activities likely to conflict with all primary production activities. The activities are not supported by an objective and policy structure that leads to a permitted activity rule as being an appropriate resource management response.	Delete 'Restaurants' from RPROZ-S1.
RPROZ-S1	S81.167	Horticulture New Zealand	Amend	There is not a clear framework for restaurants - we do not consider this should be permitted in the Rural Production Zone.	Amend RPROZ-S1 to delete 'restaurants' as follows: 'Commercial Activities Visitor Accommodation Home Businesses (excludes retail sales and restaurants) 1. ... 2. ... Retail Sales of produce reared or produced on the site 3. ... 4. ... Restaurants 5. Maximum gross floor area for serving customers per site is 100m² (excluding uncovered outdoor areas). 6. Maximum number of customers to be accommodated at any one time is 40 persons. 7. Limited to the following hours of operation: a. 0800 - 2200 hours, seven days a week. ...'
RPROZ-S1	S121.220	Federated Farmers of New Zealand	Support	Support is given for enabling sales of farm produce, as part of a growing trend of direct farmer-customer interaction.	Retain RPROZ-S1(3) & (4) as proposed.
RPROZ-S2	S42.079	New Zealand Pork Industry Board	Oppose	Oppose the building coverage limitation of 35% of the net site area or 1500m ² , whichever is the lesser, that would apply to intensive primary production. This would conflict with the purpose of the zone principal reasons for adopting the policies and methods ie. this zone provides extensively for land-based primary production activities (including	Delete RPROZ-S2 as it relates to intensive primary production.

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				post-harvest facilities and intensive primary production).	
RPROZ-S2	S81.168	Horticulture New Zealand	Amend	Specifically referring to artificial crop protection structures and crop support structures (defined terms) in the exclusions would provide greater clarity. The limitation regarding 'directly in the soil' does not appear to be an effects-based control.	Amend RPROZ-S2(2) as follows: '2. Netting, structures (including artificial crop protection structures and crop support structures) , and greenhouses where crops are grown under or within those structures directly in the soil of the site, are excluded from total building coverage calculations.'
RPROZ-S2	S121.221	Federated Farmers of New Zealand	Support	Support is given for the generous building coverage of 35% or 1,500m ² , which should be sufficient for milking sheds, haybarns, covered feedpads and other buildings.	Retain RPROZ-S2 as proposed.
RPROZ-S3	S57.189	Fire and Emergency New Zealand	Amend	RPROZ-S3 is supported is supported. Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in district plans generally. This is considered acceptable for fire stations in this zone. However, seek an exemption for fire hose drying towers, in order to appropriately provide for the operational requirements of Fire and Emergency. These structures can be around 12 to 15 metres in height.	Amend RPROZ-S3 as follows: 'All (except for frost fans) 1. Maximum height of any building(s) is 10m. Note: Hose drying towers up to 15m in height are exempt from this rule....'
RPROZ-S3	S81.169	Horticulture New Zealand	Support	Support providing for frost fans with a specific height limit.	Retain RPROZ-S3.
RPROZ-S3	S121.222	Federated Farmers of New Zealand	Support	Support is given for the 10m height, this is consistent with Hastings and is appropriate for agricultural buildings.	Retain RPROZ-S3(1) as proposed.
RPROZ-S4	S57.190	Fire and Emergency New Zealand	Amend	RPROZ-S4 is supported in part. However, Fire and Emergency seeks an exclusion for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of Fire and Emergency. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. The frequency of hose drying towers being required at stations is dependent on locational and operational requirements of each station. These	Amend RPROZ-S4 as follows: 'All 1. No part of a building must exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary, except for the following: a. d. Hose drying towers up to 15m in height....'

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				structures can be around 12 to 15 metres in height.	
RPROZ-S4	S81.170	Horticulture New Zealand	Amend	This standard is not necessary for Artificial Crop Protection Structures.	Amend RPROZ-S4 as follows: 'Height in Relation to Boundary All 1. ... 2. ... This does not apply to artificial crop protection structures.'
RPROZ-S5	S57.191	Fire and Emergency New Zealand	Support	RPROZ-S5 is supported as it allows buildings associated with emergency service activities to be located within the 20m setback from a road boundary. This supports the logistical and operational requirements of Fire and Emergency.	Retain RPROZ-S5 as notified.
RPROZ-S5	S81.171	Horticulture New Zealand	Amend	It would provide more clarity to refer to the defined term, Ancillary Buildings and Structures (Primary Production)', rather than accessory buildings. (We note the Rail Network Boundary is not defined or mapped).	Amend RPROZ-S4 as follows: 'Setback from Roads and Rail Network ...Accessory Buildings Ancillary Buildings and Structures associated with Primary Production Activities 4. ... 5. ... 6.'
RPROZ-S5	S104.014	Central Hawkes Bay District Council	Amend	As the ONRC classifications are now essentially replaced by the ONF classifications, CHBDC sees the introduction of the new ONF classifications are more appropriate. The change is not considered to have any adverse effect nor materially change the extent to which the Proposed Plan meets relevant statutory obligations. Amend as a consequential amendment.	Amend RPROZ-S5 as follows: 'Accessory Buildings associated with Primary Production Activities 4. ... 5. Minimum setback of stockyards and stock loading ramps/races fronting roads that are classified as Arterial or Primary Collector Transit Corridors, Interregional Connectors, Rural Connectors, Stopping Places and Peri-urban Roads is 20m. 6. ...'
RPROZ-S5	S121.223	Federated Farmers of New Zealand	Oppose	Federated Farmers opposes the minimum setback of 20m for stockyards and loading ramps/races. These need to be accessible to trucks, and being roadside is the most accessible location and best for functionality. Stockyards and loading ramps	Amend RPROZ-S5 as follows: '... Accessory Buildings associated with Primary Production Activities

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				<p>should be considered an acceptable component of rural amenity. There won't be a discernible effect on amenity whether the stockyards are located roadside or 20 metres away, so they might as well be roadside and functional. These activities are only used intermittently for short periods of time. Animals and trucks should not be considered detrimental to rural amenity in any case. Federated Farmers opposes the 5m setback from rail network boundary. There is no legislative need to setback buildings from the rail network, because Kiwirail owns its own corridors and has an internal setback between the railway and the boundary. A farm building is not going to create a reverse sensitivity effect on the rail network.</p>	<p>4. Minimum setback of any building(s) from road boundaries is 5m. 5. Minimum setback of stockyards and stock loading ramps/races fronting roads that are classified as Arterial or Primary Collector Roads is 20m. 6. Minimum setback of any building(s) from the Rail Network Boundary is 5m. ...'</p>
RPROZ-S6	S27.016	Egg Producers Federation of New Zealand	Amend	<p>There is no site standard in the RPROZ that fully gives effect to RPROZ-P5. Suggest amending RPROZ-S6 to ensure there is sufficient separation between sensitive activities and existing primary production.</p>	<p>Amend RPROZ-S6 as follows: 'Setback from Neighbours All Other Activities (excluding Accessory Buildings) 2. Minimum setback of buildings for an activity from internal boundaries is 15m and the minimum setback of buildings from any buildings or enclosure housing animals, associated with primary production activities or free-range poultry farming is 200m. Domestic water storage tanks up to 2m in height are exempt from this standard.'</p>
RPROZ-S6	S50.016	The Surveying Company (HB) Ltd	Amend	<p>A setback from neighbours of 15m is too far, especially as the rules for accessory buildings is only a setback of 5m. We do not support this setback.</p> <p>We request that an explanation is provided as to why the setback from internal boundaries for Papakāinga housing is only 5m from any internal boundary (PKH-S7). It is likely that Papakāinga housing will be of a higher density than lifestyle lot development, yet the setbacks are significantly different to all other residential development in the rural zones.</p> <p>If the internal yard setbacks are reduced, it will allow for more productive rural land to be retained, as applicants will not be requiring such large lot</p>	<p>Amend RPROZ-S6 to allow setbacks from internal boundaries to be 5m for residential buildings and 10m for accessory buildings.</p>

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				sizes as will be required to achieve the current boundary setbacks.	
RPROZ-S6	S57.192	Fire and Emergency New Zealand	Support	The exemption of domestic water storage tanks up to 2m in height from the setback standards is supported. This will support the community in providing water storage tanks without the need to require resource consent for a height in relation to boundary infringement.	Retain RPROZ-S6 as notified.
RPROZ-S6	S81.172	Horticulture New Zealand	Amend	It would provide more clarity to refer to the defined term, Ancillary Buildings and Structures (Primary Production)', rather than accessory buildings. There is clear policy direction on the plan which seeks to avoid compromising primary production (e.g. RLR-P4, and P5). HortNZ considers that a greater setback for residential buildings would be more consistent with this policy direction, noting that it doesn't preclude development that is closer to this, but enables an effects assessment through a resource consent process. A 5m setback for Artificial Crop Protection Structures is too large in a rural environment, given the nature of these structures.	Amend RPROZ-S6 as follows: 'Setback from Neighbours ... Accessory Buildings Ancillary Buildings and Structures associated with Primary Production Activities 3. ...' And include a new setback specific to 'residential activities' as follows: 'Residential Activities 4. Minimum setback of buildings for an activity from internal boundaries is 30m. Domestic water storage tanks up to 2m in height are exempt from this standard.' And include a new setback specific to 'artificial crop protection structures' as follows: 'Artificial Crop Protection Structures 5. Minimum setback from internal boundaries of 1m.'
RPROZ-S6	S121.224	Federated Farmers of New Zealand	Amend	Support is given for the exemption of water storage tanks, however farm storage tanks that feed troughs should also be included as being similar in scale and effect.	Amend RPROZ-S6 as follows: 'Setback from Neighbours Residential Activities adjacent to an existing plantation forest on an adjoining site 1. Minimum setback of buildings from an existing plantation forest on an adjoining site is 40m. All Other Activities (excluding Accessory Buildings) 2. Minimum setback of buildings for an activity from internal boundaries is 15m. Domestic and farm water storage tanks up to 2m in height are exempt from this standard. Accessory Buildings 3. Minimum setback of buildings for an activity

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					from internal boundaries is 5m. Domestic and farm water storage tanks up to 2m in height are exempt from this standard.'
RPROZ-S7	S42.080	New Zealand Pork Industry Board	Oppose	Oppose the imposition of rules covering trees on all boundaries. Shelterbelts are part of the rural landscape and define the character and amenity of rural environments. The rule should be deleted or relate to the sensitivity of the adjoining site both in terms of property size and land use. It is not clear in the s32 why 20m is a trigger point for an issue of shading a road.	Delete RPROZ-S7 Trees on Boundaries.
RPROZ-S7	S81.173	Horticulture New Zealand	Oppose	There is no explanation in the Section 32 Report as to why the approach is being amended in the Proposed Plan (compared to the operative provision). On the face of it, it appears that the operative plan provisions are more effects-based. This may particularly impede on shelterbelts.	Retain the Operative Central Hawke's Bay District Plan provision.
RPROZ-S7	S121.225	Federated Farmers of New Zealand	Oppose	This standard is very specific and detailed, and perhaps overly prescriptive for a minor effect, and an activity that is already regulated under Property Law Act. The policy restricts that matter to shading of property and roads, so the rule must only be for this purpose, and not to manage neighbour disputes over amenity. Farm shelterbelts will be restricted, meaning farmers will not be able to provide shade and shelter for livestock. The operative provision for shading of land and roads was sufficient, and there is no need to change from that. The proposed rule will interfere with farmers providing shelter and shade for livestock.	Delete RPROZ-S7.
RPROZ-S8	S90.058	Centralines Limited	Support	Centralines notes that compliance with New Zealand Electrical Code of Practice for Electrical Safety Distances (NZCEP 34:2001) is mandatory. Centralines therefore supports the standard relating to Electricity Safety Distance contained in all the zones.	Retain RPROZ-S8.
RPROZ-S8	S121.226	Federated Farmers of New Zealand	Support	Federated Farmers agrees that compliance with NZCEP34 is necessary, however District Plan provisions must not exceed the Code safety distances.	Retain RPROZ-S8 as proposed.

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RPROZ-S9	S57.193	Fire and Emergency New Zealand	Support	RPROZ-S9 is supported as it requires all activities in the Rural Production Zone to be compliant with the provisions of TRAN - Transport chapter.	Retain RPROZ-S9 as notified.
RPROZ-S12	S27.017	Egg Producers Federation of New Zealand	Support	Sensitive activities must comply with this standard. We support this rule to protect Intensive Primary Production Activities.	Retain as proposed.
RPROZ-S12	S42.081	New Zealand Pork Industry Board	Amend	Support the requirement for a setback of sensitive activities from existing intensive primary production activities. The setback should be increased to reflect the assessment criteria for subdivision in the rural zones: SUB-AM13(2)(c).	Amend RPROZ-S12 as follows: 'Minimum setback of buildings from any buildings or enclosure housing animals reared intensively, or from organic matter and effluent storage, treatment and utilisation associated with intensive primary production activities, is 200 400 metres.'
RPROZ-S12	S102.086	Te Mata Mushrooms Land Company Limited	Oppose	The separation distance between new sensitive activities from buildings etc associated with intensive primary production is 200m. However, this 200m is more appropriate if measured from the property boundary of a site that has an intensive primary production activity, same as what is required under RPROZ-R14(1)(b)(ii) for a new intensive primary production activity in relation a property boundary. In addition, it is uncertain whether the separation distance specified is to be measured only from buildings used in conjunction with an intensive primary production activity, or land as well.	Amend RPROZ-R12[S12?] as follows: 'Sensitive Activities 1. Minimum setback of buildings from a property boundary with an from any buildings or enclosure housing animals reared intensively, or from organic matter and effluent storage, treatment and utilisation associated with intensive primary production activities[activity?], is 200 metres.'
RPROZ-S12	S121.227	Federated Farmers of New Zealand	Amend	Activities like calf rearing, feed pads, stand off pads, or wintering sheds should not be included in the definition of intensive primary production. These are activities complementary to pastoral farming, where livestock are only temporarily off pasture and returned to pasture when conditions are right. Stand-off pads, herd homes and feed pads are part of environmentally sustainable farm practices to prevent soil and water degradation, and should not be discouraged by the District Plan. Sensitive activities needs to be more specific, and refer to activities sensitive to nuisance effects of odour and noise.	Retain RPROZ-S12 (on the condition that the definition of 'Intensive Primary Production' excludes activities like calf-rearing and wintering sheds which are complementary to pastoral farming) with the following amendment: ' Activities Sensitive to nuisance effects Activities 1. Minimum setback of buildings from any buildings or enclosure housing animals reared intensively, or from organic matter and effluent storage, treatment and utilisation associated with intensive primary production activities, is 200 metres.'

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RPROZ-S14	S121.228	Federated Farmers of New Zealand	Oppose	Federated Farmers opposes any rules for gas transmission network, because this utility provider already manages issues via easements (and likely a no-build clause) where their pipes traverse private property, or by owning property where their stations are located. District Plan rules must not undermine legal easement agreements.	Delete RPROZ-S14.
RPROZ-S15	S79.126	Transpower New Zealand Ltd	Amend	Transpower seeks minor amendment and relocation of this standard to the Network Utilities chapter.	Delete RPROZ-S15 (as part of relocating as a new amended standard in the 'NU - Network Utilities' chapter).
RPROZ-S15	S81.174	Horticulture New Zealand	Amend	HortNZ supports the specific provisions for artificial crop protection structures or crop support structures.	Amend RPROZ-S15(3)(b) as follows: 'Setback from National Grid Yard and National Grid Substation ... 3. Around National Grid support structures: buildings and structures permitted under clause 2 above must be setback at least 12m from a tower, or 8m from a pole, forming part of a National Grid support structure, except where the building or structure is: a. ... b. an artificial crop protection structure or crop protection support structure between 8m and 12m from a pole support structure and any associated stay wire, that: i.'
RPROZ-S15	S121.229	Federated Farmers of New Zealand	Oppose	Federated Farmers opposes the 25m setback from substations, because substations are located on property owned by Transpower and have an internal buffer within their property to manage reverse sensitivity. NZECP34 already manages electrical risk to substations in Section 8 and the District Plan should not be more onerous than these safe distances which have been determined by qualified engineers.	Delete RPROZ-S15(1).
RPROZ-S16	S106.022	House Movers Section of the New Zealand	Support	In general, support Council retaining a degree of control over relocated buildings through the use of performance standards/permitted activity standards.	Retain RPROZ-S16(1), (2), (3), (7), and (8)

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		Heavy Haulage Association Inc			
RPROZ-S16	S106.023	House Movers Section of the New Zealand Heavy Haulage Association Inc	Amend	A Licenced Building Practitioner has the skills required to identify what issues need to be addressed and rectified once the building is relocated onto the new site. Including a Licensed Building Practitioner in the list is in accordance with the practice of many other District Plans around the country.	Amend RPROZ-S16(4) as follows: '4. The Building Pre-Inspection Report must be prepared by: a. A Member of Engineering New Zealand (the Institute of Engineering Professionals) (Structural and Civil); or b. A member of the New Zealand Institute of Building Surveyors; or c. An independent person, persons, or company as approved by Central Hawke's Bay District Council Building Control Authority; or d. A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District.; or e. A Licensed Building Practitioner.' And any further consequential amendments to give effect to this submission.
RPROZ-S16	S106.024	House Movers Section of the New Zealand Heavy Haulage Association Inc	Oppose	This control is not one that should be in the District plan as it is not a planning control, but rather a roading issue regarding the potential of damage to the footpath. Although the Association understands that avoidance of damage to footpaths is a concern of the Council, the Association does not believe that the inclusion of this as a permitted activity standard is the appropriate place for it.	Delete RPROZ-S16(5) as follows: ' 5. The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date. ' And make any consequential amendments to give effect to this submission.
RPROZ-S16	S106.025	House Movers Section of the New Zealand Heavy Haulage Association Inc	Oppose	Most house relocation companies would seek to place relocated houses on permanent foundations when the building arrives to site as this is the most time and cost efficient way of achieving this. However, practice may vary due to site or weather conditions beyond the control of the house relocation company. For example: a. when houses are relocated during winter, the	Amend RPROZ-S16(6) as follows: '6. The building must be placed on permanent foundations no later than two-weeks months from the date the building is moved to the site.' And make any consequential amendments to give effect to this submission.

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				<p>presence of wet, sodden ground may mean that a house planned for positioning on permanent foundations is delayed unexpectedly.</p> <p>b. changes in ground conditions may result in variations to the original plans which require engineering approval.</p> <p>It is not practicable or cost-effective to obtain resource consent in these circumstances</p>	
RPROZ-AMXX (new assessment matter)	S57.195	Fire and Emergency New Zealand	Amend	<p>An additional assessment matter is sought. Where water supply servicing requirements cannot be met under the new proposed standard (RPROZ-S17), this will provide Council discretion as to the extent a development or activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p> <p>This amendment is consistent with the subdivision servicing assessment matters in SUB - Subdivision chapter.</p>	<p>Add a new assessment matter to the 'Rural Production Zone' chapter as follows: 'RPROZ-AM15 Servicing</p> <p>1. The provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008'</p>
RPROZ-AMXX (new assessment matter)	S116.040	Silver Fern Farms Limited	Support	<p>Silver Fern Farms proposes that an activity-specific assessment matter for 'rural industry' be added to the Rural Production Zone. This assessment matter would be applied to Restricted Discretionary applications arising from an application for 'rural industry' that does comply with the matters of control specified under Silver Fern Farms' proposed Rule RPROZ-R21(1).</p>	<p>A new assessment matter in the 'Rural Production Zone' chapter in the Proposed Plan as follows (or amendments that achieve a similar outcome): 'RPROZ-AM15 Rural industry</p> <p>1. The functional and operational needs of rural industry which include:</p> <p>a. To establish and operate in rural locations where potential adverse reverse sensitivity issues can be avoided or mitigated and where primary production activities and / or other rural resources are located.</p> <p>b. To establish large buildings, structures and supporting infrastructure to enable large scale processing and manufacturing to occur.</p> <p>c. To emit odours, noise and light on a 24-hour 7-day basis.</p> <p>d. To use heavy vehicles and machinery to transport livestock, goods, materials and equipment to, from, and within, sites.'</p>
RPROZ-AM1	S81.175	Horticulture New Zealand	Amend	<p>It is important that an assessment of effects takes into account potential for reverses sensitivity.</p>	<p>Retain reference to reverse sensitivity (and the need to assess this) in RPROZ-AM1(1)(b).</p>

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RPROZ-AM2	S42.082	New Zealand Pork Industry Board	Oppose	The rule is titled Shading of Land and Roads but the criteria extend to the health of vegetation or stock, fire risk, windfall, and root damage. There is no s32 to explain the method is an appropriate response to these or to road safety risk and to quantify this as a district problem.	Delete RPROZ-AM2 as notified.
RPROZ-AM3	S42.083	New Zealand Pork Industry Board	Support	Retain clear assessment criteria.	Retain RPROZ-AM3 as notified.
RPROZ-AM6	S81.176	Horticulture New Zealand	Amend	It is important that an assessment of effects takes into account potential for reverses sensitivity.	Retain reference to reverse sensitivity (and the need to assess this) in RPROZ-AM6(2).
RPROZ-AM8	S81.177	Horticulture New Zealand	Amend	Consistent with other changes sought commercial activities should be renamed 'rural industry'. It is important that an assessment of effects takes into account potential for reverses sensitivity.	Amend RPROZ-AM8 as follows: ' Commercial Activities Rural Industry , Visitor Accommodation, Home Businesses ...' And retain reference to reverse sensitivity (and the need to assess this) in RPROZ-AM8(4).
RPROZ-AM9	S73.036	Ministry of Education	Support	Supports the appropriate assessment matters applied to Educational Facilities for Restricted Discretionary and Discretionary Activities for all zones.	Retain RPROZ-AM9 as proposed.
RPROZ-AM9	S81.178	Horticulture New Zealand	Amend	It is important that an assessment of effects takes into account potential for reverses sensitivity. There is a need to ensure that the assessment matters consider the need to locate in the rural production zone.	Retain reference to reverse sensitivity (and the need to assess this) in RPROZ-AM9(2)(a). And amend RPROZ-AM9 as follows: '... 6. The functional or operational need to locate in the Rural Production Zone.'
RPROZ-AM10	S42.084	New Zealand Pork Industry Board	Oppose	The proposed assessment matters are confusing and it is not clear in the objective and policy framework or section 32 why these have been applied to 'Intensive Primary Production' and why they are relevant as a concern.	Amend the assessment matters for 'Intensive Primary Production'.
RPROZ-AM12	S81.179	Horticulture New Zealand	Amend	It is important that an assessment of effects takes into account potential for reverses sensitivity.	Retain reference to reverse sensitivity (and the need to assess this) in RPROZ-AM12(3).
RPROZ-AM14	S81.180	Horticulture New Zealand	Amend	It is important that an assessment of effects takes into account potential for reverses sensitivity.	Retain reference to reverse sensitivity (and the need to assess this) in RPROZ-AM14(4).

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RPROZ-M3	S42.085	New Zealand Pork Industry Board	Support	Support the promotion of management plans and industry codes of practice as a means of self-regulation and as a method to manage ground cover maintenance for pig farming.	Retain RPROZ-M3 as proposed.
RPROZ - Principal Reasons	S42.086	New Zealand Pork Industry Board	Support	Support the statement that the General Rural Zone contains much of the District's rural land resource and exhibits land use that is predominantly in primary production. As such, this zone provides extensively for land-based primary production activities (including post-harvest facilities and intensive primary production). This recognition needs to also be expressed in the rural zone objectives and policies and the strategic direction as identified in this submission. Support the statement on the reasons for adopting policies and methods for Intensive Farming Activities. The methods used are all setbacks - from roads, property boundaries, zone boundaries and from sensitive activities. These methods can support a permitted activity status.	Retain RPROZ-Principal Reasons as proposed.
RLZ - Rural Lifestyle Zone	S46.001	Tony Robson	Amend	The area proposed as Rural Lifestyle in the Waipawa area is too small an area. I agree with keeping the minimum 4000m2 section rule and no multiple residential units allowed. Setback should be 20m. It's important this area stay rural-zoned.	Consolidate the proposed Rural Lifestyle Zone into the General Rural Zone and approve 4000m2 sections on a case-by-case basis, or extend the Rural Lifestyle Zone out to Homewood Road and beyond.
RLZ - Rural Lifestyle Zone	S81.003	Horticulture New Zealand	Support	HortNZ support the approach of providing a Rural Lifestyle Zone (RLZ) - as a means of providing for this type of land parcel, in a way which assists in protecting the productive potential of the wider rural environment.	Retain the 'RLZ - Rural Lifestyle Zone', subject to submissions on specific provisions in this chapter.
RLZ-P3	S57.157	Fire and Emergency New Zealand	Amend	RLZ-P3 is supported in part, to the extent that the policy provides for activities that are complementary to the rural residential use of the zone. Fire and Emergency however seeks that emergency service facilities be included in the policy in order to acknowledge that fire stations are complementary to any rural residential community, providing for the health, safety and wellbeing of people in the community.	Amend RLZ-P3 as follows: 'To provide for home businesses, rural commercial activities, emergency service activities , visitor accommodation and educational facilities which are complementary to the rural residential use of the land and are compatible in scale with rural residential living in the zone.'
RLZ-P3	S73.021	Ministry of Education	Support	Support inclusion of educational facilities within this policy.	Retain RLZ-P3 as proposed.

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RLZ-P4	S57.158	Fire and Emergency New Zealand	Support	<p>RLZ-P4 is strongly supported as it requires activities within the Rural Lifestyle Zone to provide on-site water supply where reticulated supply is unavailable. Fire and Emergency recognise that development within the Rural Lifestyle Zone is generally unreticulated.</p> <p>In order for Fire and Emergency to achieve its principal objective which includes reducing the incidence of unwanted fire and the associated risk to life and property, protecting and preserving life, and preventing or limiting injury, damage to property land, and the environment, the provision for adequate water supply, especially in rural and isolated areas that do not have access to the reticulate network is critical.</p> <p>It is important to Fire and Emergency that any new subdivision or development that does not have access to a reticulated water supply has access to an adequate firefighting water supply of some kind. This essential emergency supply will provide for the health, safety and wellbeing of people and the wider community, and therefore achieves the purpose of the RMA.</p>	Retain RLZ-P4 as notified.
RLZ-P7	S73.022	Ministry of Education	Oppose	The Ministry oppose this objective as it restricts the scale in which Educational Facilities, such as schools, can provide for the rural community.	Amend RLZ-P7 as follows: 'To enable limit the scale of Community Facilities and Educational Facilities in the Rural Lifestyle Zone to-in a way which-that maintains the character and amenity of the zone while providing for social infrastructure. '
RLZ - Rules	S90.044	Centralines Limited	Amend	<p>It is noted that if compliance is not achieved with RLZ-S11, the matters of discretion do not include consideration of effects that relevant to a breach to the Electricity Safety Distance standard.</p> <p>Centralines seeks that additional matter(s) of discretion are included to enable effects to be considered in relation to any non-compliance with this standard.</p> <p>Centralines also seeks a notification clause that</p>	<p>Insert new matters for discretion for RDIS activities which relate to a breach of the Electricity Safety Distance standard (RLZ-S11) in all relevant rules in the 'RLZ - Rural Lifestyle Zone' to include: a. Impacts on the operation, maintenance, upgrading and development of the electricity network.</p> <p>b. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.</p>

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				requires written approval from the relevant electricity network utility operator.	<p>c. The risk to the structural integrity of any support structures associated with the electricity network.</p> <p>d. Technical advice provided by the National Grid owner (Transpower) or electricity distribution network operator (Centralines Limited).'</p> <p>And insert a notification clause requiring written approval.</p>
RLZ-RXX (new rule)	S101.004	New Zealand Motor Caravan Association	Oppose	<p>All zones in the Proposed District Plan require discretionary activity resource consent for camping ground activities either through specific provisions or by the 'catch-all' rule. The operative district plan provides for visitors accommodation (which includes camping ground) in the Rural Zone as a permitted activity. The rationale behind deviating from these operative plan rules have not been stipulated in the s32 evaluation reports. Instead, the only mention of campgrounds in the reports include promoting no permanent residents at the beach and campgrounds.</p> <p>We do not support the rules for providing camping ground as a discretionary activity. Instead, camping grounds should be provided for as a permitted activity (similar to the operative district plan) with a permitted activity criteria in place. This will also be in line with the currently operative district plan.</p>	Add a new rule in the 'RLZ - Rural Lifestyle Zone' chapter providing for 'camping grounds' as a Permitted Activity, subject to conditions.
RLZ-R1	S57.159	Fire and Emergency New Zealand	Amend	<p>RLZ-R1 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to RLZ-P4.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>Amend RLZ-R1(1) as follows:</p> <p>'...Where the following conditions are met:</p> <p>a. ...</p> <p>b. Compliance with:</p> <p>i. ...</p> <p>...</p> <p>x. RLZ-S16 Servicing.'</p> <p>And amend RLZ-R1(2) as follows:</p> <p>'...Matters over which discretion is restricted:</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>...</p> <p>x. RLZ-AM11.</p>

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RLZ-R1	S97.015	Ara Poutama Aotearoa the Department of Corrections	Support	The 'Permitted Activity' status is appropriate in the context of the establishment and operation of supported and transitional accommodation (residential) activities, such as those provided for by Ara Poutama (i.e. people living in a dwelling, who are subject to a level of support and/or supervision by Ara Poutama).	Retain RLZ-R1.
RLZ-R2	S57.160	Fire and Emergency New Zealand	Amend	RLZ-R2 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to RLZ-P4. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend RLZ-R2(1) as follows: '...Where the following conditions are met: a. Compliance with: i. x. RLZ-S16 Servicing. And amend RLZ-R2(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. RLZ-AM11. ...'
RLZ-R4	S57.161	Fire and Emergency New Zealand	Amend	RLZ-R4 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to RLZ-P4. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend RLZ-R4(1) as follows: '...Where the following conditions are met: a. ... b. ... c. Compliance with: i. x. RLZ-S16 Servicing. And amend RLZ-R4(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. RLZ-AM11. ...'
RLZ-R5	S57.162	Fire and Emergency New Zealand	Amend	RLZ-R5 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where	Amend RLZ-R5(1) as follows: '...Where the following conditions are met: a. ...

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				<p>development is not subject to the subdivision provisions of the plan. This new standard will better give effect to RLZ-P4.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>b. ...</p> <p>c. Compliance with:</p> <p>i. ...</p> <p>...</p> <p>x. RLZ-S16 Servicing.'</p> <p>And amend RLZ-R5(2) as follows:</p> <p>'...Matters over which discretion is restricted:</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>...</p> <p>x. RLZ-AM11.</p> <p>...'</p>
RLZ-R6	S57.163	Fire and Emergency New Zealand	Amend	<p>RLZ-R6 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to RLZ-P4.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>Amend RLZ-R6(1) as follows:</p> <p>'...Where the following conditions are met:</p> <p>a. ...</p> <p>b. Compliance with:</p> <p>i. ...</p> <p>...</p> <p>x. RLZ-S16 Servicing.'</p> <p>And amend RLZ-R6(2) as follows:</p> <p>'...Matters over which discretion is restricted:</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>...</p> <p>x. RLZ-AM11.</p> <p>...'</p>
RLZ-R7	S57.164	Fire and Emergency New Zealand	Amend	<p>RLZ-R7 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to RLZ-P4.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>Amend RLZ-R7(1) as follows:</p> <p>'...Where the following conditions are met:</p> <p>a. ...</p> <p>b. Compliance with:</p> <p>i. ...</p> <p>...</p> <p>x. RLZ-S16 Servicing.'</p> <p>And amend RLZ-R7(2) as follows:</p> <p>'...Matters over which discretion is restricted:</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>...</p> <p>x. RLZ-AM11.</p> <p>...'</p>

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RLZ-R7	S73.023	Ministry of Education	Amend	<p>The Ministry supports the provisions of Educational Facilities in the zone however opposes the gross floor area limit of 100m². Educational facilities, particularly schools, are considered essential social infrastructure required to support these communities.</p> <p>The typical size for early childhood education centres in residential areas is a 100-200m² gross floor area in-keeping with the size of a typical dwelling in this zone where many early childhood centres are established in existing dwellings.</p> <p>The proposed amendments would create flexibility and enable Educational Facilities in this zone to serve the education needs of the community.</p>	<p>Amend RLZ-R7(1)(a) as follows: '1. Activity Status: PER Where the following conditions are met: a) Limited to 200400m² gross floor area. b) ...'</p>
RLZ-R8	S57.165	Fire and Emergency New Zealand	Amend	<p>RLZ-R8 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to RLZ-P4.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>Amend RLZ-R8(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. RLZ-S16 Servicing. And amend RLZ-R8(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. RLZ-AM11. ...'</p>
RLZ-R8	S57.166	Fire and Emergency New Zealand	Amend	<p>RLZ-R8 is supported in part, subject to the consequential amendments sought to the standards in this chapter.</p> <p>New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations.</p>	<p>Amend RLZ-R8, subject to consequential amendments sought in this chapter. Add in provision for' emergency aviation movements'.</p>

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				Provisions within the rules of the Proposed Plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development occurs. Fire and Emergency however notes that while defined and included in the rule overview table and appears to be provided for in RLZ-R8, emergency aviation movements are not provided for in the rule framework. Fire and Emergency requests that Council provide for emergency aviation movements in the zone rule framework as intended.	
RLZ-R9	S106.016	House Movers Section of the New Zealand Heavy Haulage Association Inc	Support	In general, support classification of 'relocated buildings' as a Permitted Activity in all zones, and Council retaining a degree of control over relocated buildings through the use of performance standards/permitted activity standards, and Restricted Discretionary activity status for relocated buildings that do not meet the permitted activity status standards.	Retain RLZ-R9.
RLZ-R12	S97.005	Ara Poutama Aotearoa the Department of Corrections	Support	The 'Discretionary Activity' status is appropriate in the context of the potential future establishment and operation of a community corrections facility within these areas in the Central Hawke's Bay District. That is, there is certainty in terms of providing for these activities as permitted within the appropriate zones, and within the other zones the effects of any proposed facility would be able to be assessed through the resource consent process.	Retain RLZ-R12.
RLZ-SXX (new standard)	S57.174	Fire and Emergency New Zealand	Amend	Fire and Emergency understand that properties in the Rural Lifestyle Zone are generally self-serviced with respect to water supply. It is noted that SUB - Subdivision chapter includes rules and standards applying to subdivision. Therefore, activities that do not require subdivision will not be subject to the servicing standards within, including SUB-S5 that applies to the subdivision of new lots only and require a water supply. A new standard is therefore requested in the 'General Rural Zone' chapter requiring the	Add a new standard to the 'Rural Lifestyle Zone' chapter as follows: 'RLZ-S16 Servicing 1. All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available. 2. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an

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				provision of firefighting water supply for activities (such as the construction of a new residential dwelling) not subject to subdivision. This amendment will give effect to RLZ-P4 and is consistent with the approach taken in SUB-S5.	alternative and satisfactory water supply can be provided to each lot. Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding. Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development 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.'
RLZ-S2	S57.167	Fire and Emergency New Zealand	Amend	RLZ-S2 is supported. Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in district plans generally. This is considered acceptable for fire stations in this zone. However, seek an exemption for fire hose drying towers, in order to appropriately provide for the operational requirements of Fire and Emergency. These structures can be around 12 to 15 metres in height.	Amend RLZ-S2 as follows: 'All 1. Maximum height of any building(s) is 10m. Note: in all instances, height is measured from the natural ground level. Hose drying towers up to 15m in height are exempt from this rule.'
RLZ-S3	S57.168	Fire and Emergency New Zealand	Amend	RLZ-S3 is supported in part. However, Fire and Emergency seeks an exclusion for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of Fire and Emergency. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. The frequency of hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Amend RLZ-S3 as follows: 'All 1. No part of a building must exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary, except for the following: ...d. Hose drying towers up to 15m in height....'
RLZ-S4	S57.169	Fire and Emergency New Zealand	Support	RLZ-S4 is supported as it allows buildings associated with emergency service activities to be located within the 20m setback from a road boundary. This supports the logistical and operational requirements of Fire and Emergency.	Retain RLZ-S4 as notified.

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RLZ-S4	S104.013	Central Hawkes Bay District Council	Amend	<p>As the ONRC classifications are now essentially replaced by the ONF classifications, CHBDC sees the introduction of the new ONF classifications are more appropriate.</p> <p>The change is not considered to have any adverse effect nor materially change the extent to which the Proposed Plan meets relevant statutory obligations.</p> <p>Amend as a consequential amendment.</p>	<p>Amend RLZ-S4 as follows:</p> <p>'Accessory Buildings associated with Primary Production Activities</p> <p>3. ...</p> <p>4. Minimum setback of stockyards and stock loading ramps/races fronting roads that are classified as Arterial or Primary Collector Transit Corridors, Interregional Connectors, Rural Connectors, Stopping Places and Peri-urban Roads is 20m.</p> <p>5. ...'</p>
RLZ-S5	S50.015	The Surveying Company (HB) Ltd	Amend	<p>A setback from neighbours of 15m is too far, especially as the rules for accessory buildings is only a setback of 5m. We do not support this setback.</p> <p>We request that an explanation is provided as to why the setback from internal boundaries for Papakāinga housing is only 5m from any internal boundary (PKH-S7). It is likely that Papakāinga housing will be of a higher density than lifestyle lot development, yet the setbacks are significantly different to all other residential development in the rural zones.</p> <p>If the internal yard setbacks are reduced, it will allow for more productive rural land to be retained, as applicants will not be requiring such large lot sizes as will be required to achieve the current boundary setbacks.</p>	<p>Amend RLZ-S5 to allow setbacks from internal boundaries to be 5m for residential buildings and 10m for accessory buildings.</p>
RLZ-S5	S57.170	Fire and Emergency New Zealand	Support	<p>The exemption of domestic water storage tanks up to 2m in height from the setback standards is supported. This will support the community in providing water storage tanks without the need to require resource consent for a height in relation to boundary infringement.</p>	<p>Retain RLZ-S5 as notified.</p>
RLZ-S5	S81.138	Horticulture New Zealand	Amend	<p>Support setbacks, but we seek clarification that setbacks also apply at rural zone boundaries.</p>	<p>Amend RLZ-S5 as follows:</p> <p>'Minimum setback of buildings for an activity from internal boundaries, or boundary with the General Rural or Rural Productive[Production?] Zone is 15m. Domestic water storage tanks up to 2m in height are exempt from this standard.'</p>

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RLZ-S6	S42.064	New Zealand Pork Industry Board	Amend	Support the requirement for a setback of sensitive activities from existing intensive primary production activities. The setback should be increased to reflect the assessment criteria for subdivision in the rural zones: SUB-AM13(2)(c).	Amend RLZ-S6 as follows: 'Minimum setback of buildings from any buildings or enclosure housing animals reared intensively, or from organic matter and effluent storage, treatment and utilisation associated with intensive primary production activities, is 200 400 metres.'
RLZ-S8	S57.171	Fire and Emergency New Zealand	Support	Subject to the acceptance of the exclusion of emergency service facilities from the community facility definition, Fire and Emergency support this standard. It is important that Fire and Emergency is not restricted by hours of operation.	Retain RLZ-S8 as notified.
RLZ-S10	S57.172	Fire and Emergency New Zealand	Amend	It is important that screening of outdoor storage areas as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible/accessible. Where this is not possible, mitigation should not be required.	Amend RLZ-S10 as follows: 'Non Residential Activities 1. ... 2. ... 3. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.'
RLZ-S11	S90.057	Centralines Limited	Support	Centralines notes that compliance with New Zealand Electrical Code of Practice for Electrical Safety Distances (NZCEP 34:2001) is mandatory. Centralines therefore supports the standard relating to Electricity Safety Distance contained in all the zones.	Retain RLZ-S11.
RLZ-S12	S57.173	Fire and Emergency New Zealand	Support	RLZ-S12 is supported as it requires all activities in the Rural Lifestyle Zone to be complaint with the provisions of TRAN - Transport chapter.	Retain RLZ-S12 as notified.
RLZ-S15	S106.017	House Movers Section of the New Zealand Heavy Haulage Association Inc	Support	In general, support Council retaining a degree of control over relocated buildings through the use of performance standards/permitted activity standards.	Retain RLZ-S15(1), (2), (3), (7), and (8)
RLZ-S15	S106.018	House Movers Section of the New Zealand Heavy Haulage Association Inc	Amend	A Licenced Building Practitioner has the skills required to identify what issues need to be addressed and rectified once the building is relocated onto the new site. Including a Licensed Building Practitioner in the list is in accordance	Amend RLZ-S15(4) as follows: '4. The Building Pre-Inspection Report must be prepared by: a. A Member of Engineering New Zealand (the Institute of Engineering Professionals) (Structural

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				with the practice of many other District Plans around the country.	and Civil); or b. A member of the New Zealand Institute of Building Surveyors; or c. An independent person, persons, or company as approved by Central Hawke's Bay District Council Building Control Authority; or d. A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District; or e. A Licensed Building Practitioner.' And any further consequential amendments to give effect to this submission.
RLZ-S15	S106.019	House Movers Section of the New Zealand Heavy Haulage Association Inc	Oppose	This control is not one that should be in the District plan as it is not a planning control, but rather a roading issue regarding the potential of damage to the footpath. Although the Association understands that avoidance of damage to footpaths is a concern of the Council, the Association does not believe that the inclusion of this as a permitted activity standard is the appropriate place for it.	Delete RLZ-S15(5) as follows: '5. The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.' And make any consequential amendments to give effect to this submission.
RLZ-S15	S106.020	House Movers Section of the New Zealand Heavy Haulage Association Inc	Oppose	Most house relocation companies would seek to place relocated houses on permanent foundations when the building arrives to site as this is the most time and cost efficient way of achieving this. However, practice may vary due to site or weather conditions beyond the control of the house relocation company. For example: a. when houses are relocated during winter, the presence of wet, sodden ground may mean that a house planned for positioning on permanent foundations is delayed unexpectedly. b. changes in ground conditions may result in variations to the original plans which require engineering approval.	Amend RLZ-S15(6) as follows: '6. The building must be placed on permanent foundations no later than two weeks months from the date the building is moved to the site.' And make any consequential amendments to give effect to this submission.

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				It is not practicable or cost-effective to obtain resource consent in these circumstances	
RLZ-AMXX (new assessment matter)	S57.175	Fire and Emergency New Zealand	Amend	An additional assessment matter is sought. Where water supply servicing requirements cannot be met under the new proposed standard (RLZ-S16), this will provide Council discretion as to the extent a development or activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008. This amendment will give effect to RLZ-P4 and is consistent with the subdivision servicing assessment matters in SUB - Subdivision chapter.	Add a new assessment matter to the 'Rural Lifestyle Zone' chapter as follows: ' RLZ-AM11 Servicing 1. The provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008. '
RLZ-AM9	S73.037	Ministry of Education	Support	Supports the appropriate assessment matters applied to Educational Facilities for Restricted Discretionary and Discretionary Activities for all zones.	Retain RLZ-AM9 as proposed.
SETZ-O3	S57.196	Fire and Emergency New Zealand	Support	SETZ-O3 is supported, to the extent that the objective provides for non-residential activities to locate in the settlements where they provide for the health and safety of rural communities. Fire stations in rural zones are generally of limited scale and support the function and wellbeing of rural communities, providing for the health, safety and wellbeing of people.	Retain SETZ-O3 as notified.
SETZ-O3	S73.026	Ministry of Education	Oppose	Consider that the term, 'within limits' is too vague, requiring clarification. Seeks that this objective is amended to provide for 'new' educational facilities as well as existing facilities on the basis that these facilities are compatible with the surrounding environment and where they provide for the social, economic and cultural well-being of the people in these rural communities.	Amend SETZ-O3 as follows: 'To provide for existing and new non-residential activities, within limits, that are compatible with the surrounding environment, to locate in the settlements such that their amenity is maintained and enhanced, and to provide for the social, economic and cultural well-being of the people in these rural communities, and for their health and safety.'
SETZ-P5	S57.197	Fire and Emergency New Zealand	Support	There are six existing fire stations located in the Settlement Zone. These fire stations are generally of limited scale and support the function and wellbeing of these rural settlement communities, providing for the health, safety and wellbeing of people. The ability to construct and operate fire stations in	Retain SETZ-P5 as notified.

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				locations which will enable reasonable response times to fire and other emergencies is paramount to the health, safety and wellbeing of people in the community. Fire stations therefore have to be strategically located within and throughout communities to maximise their coverage and response times so that they can efficiently and effectively respond to emergency call outs in a timely way, thus avoiding or mitigating the potential for adverse effects associated with fire hazard and other emergencies.	
SETZ-P6	S57.198	Fire and Emergency New Zealand	Amend	Fire and Emergency supports SETZ-P6 to the extent that it provides for existing facilities to change or expand, provided that this does not adversely affect the quality of the settlement. Urban growth, population change and Fire and Emergency's response time commitments to the government and community are key determinants for the location of new, or expansion of existing fire stations. As such, fire stations must be able to be located throughout the urban and rural environment so that Fire and Emergency is able attend an emergency within a primary response area in an effective and timely manner. Fire and Emergency therefore seeks provision to change or expand their facilities on the basis that this does not adversely affect the settlement of which they are located.	Amend SETZ-P6 as follows: 'Provide for existing commercial, industrial, community, emergency service and educational facilities, while ensuring any changes or expansion of these activities do not adversely affect the qualities of the settlement.'
SETZ-P6	S73.027	Ministry of Education	Oppose	The policy should be amended to implement the Objective SETZ-O3 for both existing and new facilities provided that they are compatible with the Settlement environment.	Amend SETZ-P6 as follows: 'Provide for existing and new commercial, industrial, community and educational facilities, while ensuring any changes or expansion of these activities do not adversely affect the qualities of the settlement.'
SETZ-P7	S57.199	Fire and Emergency New Zealand	Support	Strongly supported as it seeks to ensure all land use activities, development and subdivision provide a suitable on-site water supply unless an approved alternative system is available. Fire and Emergency understands that services vary considerably in the rural settlements.	Retain SETZ-P7 as notified

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				It is important to Fire and Emergency that any new subdivision or development that does not have access to a reticulated water supply has access to an adequate firefighting water supply of some kind. This essential emergency supply will provide for the health, safety and wellbeing of people and the wider community, and therefore achieves the purpose of the RMA.	
SETZ - Rules	S90.046	Centralines Limited	Amend	<p>It is noted that if compliance is not achieved with SETZ-S11, the matters of discretion do not include consideration of effects that relevant to a breach to the Electricity Safety Distance standard.</p> <p>Centralines seeks that additional matter(s) of discretion are included to enable effects to be considered in relation to any non-compliance with this standard.</p> <p>Centralines also seeks a notification clause that requires written approval from the relevant electricity network utility operator.</p>	<p>Insert new matters for discretion for RDIS activities which relate to a breach of the Electricity Safety Distance standard (SETZ-S11) in all relevant rules in the 'SETZ - Settlement Zone' to include:</p> <p>a. Impacts on the operation, maintenance, upgrading and development of the electricity network.</p> <p>b. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.</p> <p>c. The risk to the structural integrity of any support structures associated with the electricity network.</p> <p>d. Technical advice provided by the National Grid owner (Transpower) or electricity distribution network operator (Centralines Limited).'</p> <p>And insert a notification clause requiring written approval.</p>
SETZ-R1	S57.200	Fire and Emergency New Zealand	Amend	<p>SETZ-R1 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to SETZ-P7.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>Amend SETZ-R1(1) as follows:</p> <p>'...Where the following conditions are met:</p> <p>a. Compliance with:</p> <p>i. ...</p> <p>...</p> <p>x. SETZ-S16 Servicing.'</p> <p>And amend SETZ-R1(2) as follows:</p> <p>'...Matters over which discretion is restricted:</p> <p>a. Assessment matters:</p> <p>i. ...</p> <p>...</p> <p>x. SETZ-AM10 Servicing.</p> <p>...'</p>

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SETZ-R1	S97.017	Ara Poutama Aotearoa the Department of Corrections	Support	The 'Permitted Activity' status is appropriate in the context of the establishment and operation of supported and transitional accommodation (residential) activities, such as those provided for by Ara Poutama (i.e. people living in a dwelling, who are subject to a level of support and/or supervision by Ara Poutama).	Retain SETZ-R1.
SETZ-R3	S57.201	Fire and Emergency New Zealand	Amend	SETZ-R3 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to SETZ-P7. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend SETZ-R3(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. SETZ-S16 Servicing.' And amend SETZ-R3(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. SETZ-AM10 Servicing. '
SETZ-R4	S57.202	Fire and Emergency New Zealand	Amend	SETZ-R4 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to SETZ-P7. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend SETZ-R4(1) as follows: '...Where the following conditions are met: a. Compliance with: i. x. SETZ-S16 Servicing.' And amend SETZ-R4(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. SETZ-AM10 Servicing. '
SETZ-R5	S57.203	Fire and Emergency New Zealand	Amend	SETZ-R5 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to SETZ-P7.	Amend SETZ-R5(1) as follows: '...Where the following conditions are met: a. Compliance with: i. x. SETZ-S16 Servicing.'

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				An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	And amend SETZ-R5(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. SETZ-AM10 Servicing. ...'
SETZ-R6	S57.204	Fire and Emergency New Zealand	Amend	SETZ-R6 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to SETZ-P7. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend SETZ-R6(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. SETZ-S16 Servicing.' And amend SETZ-R6(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. SETZ-AM10 Servicing. ...'
SETZ-R7	S57.205	Fire and Emergency New Zealand	Amend	SETZ-R7 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to SETZ-P7. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend SETZ-R7(1) as follows: '...Where the following conditions are met: a. Compliance with: i. x. SETZ-S16 Servicing.' And amend SETZ-R7(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. SETZ-AM10 Servicing. ...'
SETZ-R8	S57.206	Fire and Emergency New Zealand	Amend	SETZ-R8 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will	Amend SETZ-R8(1) as follows: '...Where the following conditions are met: a. Compliance with: i.'

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				<p>better give effect to SETZ-P7. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>x. SETZ-S16 Servicing.' And amend SETZ-R8(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. SETZ-AM10 Servicing. ...'</p>
SETZ-R8	S73.028	Ministry of Education	Amend	<p>The Ministry supports the provisions of Educational Facilities in the Settlement Zone. Educational facilities, particularly schools, should be provided for in the rural area as educational facilities are considered an essential social infrastructure required to support the rural community.</p> <p>The Ministry note that there are no gross floor area limits in this zone and propose to add a condition with a gross floor area limit of 200m² to maintain the character of the Settlement Zone and provide consistency with the Ministry's proposed gross floor area limits in the other zones of the Plan. The Ministry recommends adding a Discretionary activity status for Educational Facilities over 200m².</p>	<p>Amend SETZ-R8(1) as follows: '1. Activity Status: PER Where the following conditions are met: a) Limited to 200m² gross floor area. b) Compliance with: i. SETZ-S2; ii....'</p> <p>And add as follows: '3. Activity status where compliance with conditions SETZ-R8(1)(a) is not achieved: DIS'</p>
SETZ-R9	S57.207	Fire and Emergency New Zealand	Amend	<p>SETZ-R9 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to SETZ-P7.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>Amend SETZ-R9(1) as follows: '...Where the following conditions are met: a. Compliance with: i. x. SETZ-S16 Servicing.' And amend SETZ-R9(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. SETZ-AM10 Servicing. ...'</p>
SETZ-R9	S57.208	Fire and Emergency New Zealand	Amend	<p>SETZ-R9 RPROZ-R12 is supported in part, subject to the consequential amendments sought to the standards in this chapter.</p>	<p>Amend SETZ-R9, subject to consequential amendments sought in this chapter.</p>

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				<p>New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the Proposed Plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development occurs.</p>	
SETZ-R10	S57.209	Fire and Emergency New Zealand	Amend	<p>SETZ-R10 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to SETZ-P7.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>Amend SETZ-R10(1) as follows: '...Where the following conditions are met: a. Compliance with: i. x. SETZ-S16 Servicing.' And amend SETZ-R10(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. SETZ-AM10 Servicing. ...'</p>
SETZ-R10	S97.007	Ara Poutama Aotearoa the Department of Corrections	Support	<p>The 'Permitted Activity' status is appropriate in the context of the potential future establishment and operation of a community corrections facility within these areas in the Central Hawke's Bay District. That is, there is certainty in terms of providing for these activities as permitted within the appropriate zones, and within the other zones the effects of any proposed facility would be able to be assessed through the resource consent process.</p>	Retain SETZ-R10.
SETZ-R11	S57.210	Fire and Emergency New Zealand	Amend	<p>SETZ-R11 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to SETZ-P7.</p> <p>An additional assessment matter is also sought.</p>	<p>Amend SETZ-R11(1) as follows: '...Where the following conditions are met: a. Compliance with: i. x. SETZ-S16 Servicing.' And amend SETZ-R11(2) as follows:</p>

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				Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	'...Matters over which discretion is restricted: a. Assessment matters: i. x. SETZ-AM10 Servicing. ...'
SETZ-R12	S57.211	Fire and Emergency New Zealand	Amend	SETZ-R12 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to SETZ-P7. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend SETZ-R12(1) as follows: '...Where the following conditions are met: a. ... b. ... c. Compliance with: i. x. SETZ-S16 Servicing.' And amend SETZ-R12(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. SETZ-AM10 Servicing. ...'
SETZ-R13	S57.212	Fire and Emergency New Zealand	Amend	SETZ-R13 is supported in part, subject to the inclusion of a new zone standard that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This new standard will better give effect to SETZ-P7. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend SETZ-R13(1) as follows: '...Where the following conditions are met: a. ... b. ... c. Compliance with: i. x. SETZ-S16 Servicing.' And amend SETZ-R13(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. SETZ-AM10 Servicing. ...'
SETZ-R14	S106.026	House Movers Section of the New Zealand	Support	In general, support classification of 'relocated buildings' as a Permitted Activity in all zones, and Council retaining a degree of control over	Retain SETZ-R14.

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		Heavy Haulage Association Inc		relocated buildings through the use of performance standards/permitted activity standards, and Restricted Discretionary activity status for relocated buildings that do not meet the permitted activity status standards.	
SETZ-SXX (new standard)	S57.227	Fire and Emergency New Zealand	Amend	<p>It is understood that servicing in the Settlement Zone varies are generally self-serviced with respect to water supply.</p> <p>Fire and Emergency notes that SUB - Subdivision chapter includes rules and standards applying to subdivision. Therefore, activities that do not require subdivision in the Settlement Zone will not be subject to the servicing standards within, including SUB-S5 that applies to the subdivision of new lots only and requires a water supply.</p> <p>A new standard is therefore requested in the SETZ - Settlement Zone chapter requiring the provision of firefighting water supply for activities (such as the construction of a new residential dwelling) not subject to subdivision. This amendment will give effect to SETZ-P7 and is consistent with the approach taken in SUB-S5.</p>	<p>Add a new standard to the 'Settlement Zone' chapter as follows: 'SETZ-S16 Servicing</p> <p>1. All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available.</p> <p>2. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</p> <p>Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding. Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development 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.'</p>
SETZ-S3	S57.213	Fire and Emergency New Zealand	Amend	<p>SETZ-S3 is supported. Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in district plans generally. This is considered acceptable for fire stations in this zone. However, seek an exemption for fire hose drying towers, in order to appropriately provide for the operational requirements of Fire and Emergency. These structures can be around 12 to 15 metres in height.</p>	<p>Amend SETZ-S3 as follows:</p> <p>'1. Maximum height of any building(s) is 8m. Note: in all instances, height is measured from the natural ground level. Hose drying towers up to 15m in height are exempt from this rule.'</p>

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SETZ-S4	S57.214	Fire and Emergency New Zealand	Amend	SETZ-S4 is supported in part. However, Fire and Emergency seeks an exclusion for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of Fire and Emergency. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. The frequency of hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Amend SETZ-S4 as follows: '1. No part of a building must exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary, except for the following: a. d. Hose drying towers up to 15m in height....'
SETZ-S6	S57.215	Fire and Emergency New Zealand	Support	The exemption of domestic water storage tanks up to 2m in height from the setback standards is supported. This will support the community in providing water storage tanks without the need to require resource consent for a height in relation to boundary infringement.	Retain SETZ-S6 as notified.
SETZ-S9	S57.216	Fire and Emergency New Zealand	Amend	Fire and Emergency supports in part SETZ-S9 to the extent that it provides exceptions for hours of operation. Fire and Emergency however requests that that emergency service activities are also exempt from SETZ-S9. Emergency service activities are required to operate at all times.	Amend SETZ-S9 as follows: 'All (except for Residential Activities, Emergency Service Activities or Visitor Accommodation) ...'
SETZ-S10	S57.217	Fire and Emergency New Zealand	Amend	It is important to Fire and Emergency that screening of outdoor storage areas as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible / accessible for Fire and Emergency. Where this is not possible, mitigation should not be required. Fire and Emergency therefore seeks an amendment to SETZ-S10 to provide for this.	Amend SETZ-S10 as follows: '1. ... 2. ... 3. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.'
SETZ-S11	S90.059	Centralines Limited	Support	Centralines notes that compliance with New Zealand Electrical Code of Practice for Electrical Safety Distances (NZCEP 34:2001) is mandatory. Centralines therefore supports the standard	Retain SETZ-S11.

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				relating to Electricity Safety Distance contained in all the zones.	
SETZ-S12	S57.218	Fire and Emergency New Zealand	Support	SETZ-S12 is supported as it requires all activities in the Settlement Zone to be compliant with the provisions of TRAN - Transport chapter.	Retain SETZ-S12 as notified.
SETZ-S15	S106.027	House Movers Section of the New Zealand Heavy Haulage Association Inc	Support	In general, support Council retaining a degree of control over relocated buildings through the use of performance standards/permitted activity standards.	Retain SETZ-S15(1), (2), (3), (7), and (8)
SETZ-S15	S106.028	House Movers Section of the New Zealand Heavy Haulage Association Inc	Amend	A Licenced Building Practitioner has the skills required to identify what issues need to be addressed and rectified once the building is relocated onto the new site. Including a Licensed Building Practitioner in the list is in accordance with the practice of many other District Plans around the country	Amend SETZ-S15(4) as follows: '4. The Building Pre-Inspection Report must be prepared by: a. A Member of Engineering New Zealand (the Institute of Engineering Professionals) (Structural and Civil); or b. A member of the New Zealand Institute of Building Surveyors; or c. An independent person, persons, or company as approved by Central Hawke's Bay District Council Building Control Authority; or d. A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District.; or e. A Licensed Building Practitioner.' And any further consequential amendments to give effect to this submission.
SETZ-S15	S106.029	House Movers Section of the New Zealand Heavy Haulage Association Inc	Oppose	This control is not one that should be in the District plan as it is not a planning control, but rather a roading issue regarding the potential of damage to the footpath. Although the Association understands that avoidance of damage to footpaths is a concern of the Council, the Association does not believe that the inclusion of this as a permitted activity standard is the appropriate place for it.	Delete SETZ-S15(5) as follows: ' 5. The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.' And make any consequential amendments to give effect to this submission.

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SETZ-S15	S106.030	House Movers Section of the New Zealand Heavy Haulage Association Inc	Oppose	<p>Most house relocation companies would seek to place relocated houses on permanent foundations when the building arrives to site as this is the most time and cost efficient way of achieving this. However, practice may vary due to site or weather conditions beyond the control of the house relocation company. For example:</p> <p>a. when houses are relocated during winter, the presence of wet, sodden ground may mean that a house planned for positioning on permanent foundations is delayed unexpectedly.</p> <p>b. changes in ground conditions may result in variations to the original plans which require engineering approval.</p> <p>It is not practicable or cost-effective to obtain resource consent in these circumstances</p>	<p>Amend SETZ-S15(6) as follows: '6. The building must be placed on permanent foundations no later than two weeks months from the date the building is moved to the site.'</p> <p>And make any consequential amendments to give effect to this submission.</p>
SETZ-AMXX (new assessment matter)	S57.228	Fire and Emergency New Zealand	Amend	<p>An additional assessment matter is sought. Where water supply servicing requirements cannot be met under the new proposed standard (SETZ-S16), this will provide Council discretion as to the extent a development or activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p> <p>This amendment is consistent with the subdivision servicing assessment matters in SUB - Subdivision chapter.</p>	<p>Add a new assessment matter to the 'Settlement Zone' chapter as follows: 'SETZ-AM10 Servicing 1. The provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.'</p>
SETZ-AM8	S73.038	Ministry of Education	Support	<p>Supports the appropriate assessment matters applied to Educational Facilities for Restricted Discretionary and Discretionary Activities for all zones.</p>	<p>Retain SETZ-AM8 as proposed.</p>
COMZ - Commercial Zone	S129.241	Kāinga Ora - Homes and Communities	Amend	<p>Kāinga Ora supports the use and implementation of the National Planning Standards as the template for the Proposed Plan, however seeks amendments to the naming of several zones to provide for improved alignment and consistency with zone descriptions under the National Planning Standards.</p> <p>Kāinga Ora considers that given the size, role, and planned outcomes of the Commercial Zone, that</p>	<p>Re-name 'COMZ - Commercial Zone' to 'TCZ - Town Centre Zone'.</p>

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				these areas warrant Town Centre Zone status under the National Planning Standards.	
COMZ - Introduction	S55.076	Heritage New Zealand Pouhere Taonga	Support	<p>The introduction to the Commercial Zone includes the comments that 'Waipawa and Waipukurau have a number of historic buildings. In Waipawa they are wooden, built around the turn of last century; while, in Waipukurau they are typically in 'art deco' style, built after the 1931 Napier earthquake'.</p> <p>HNZPT appreciates this commentary, noting however that this acknowledgement of the historic character of the District's town centres has not been translated into practical recognition and protection in the Proposed Plan, as there are no scheduled buildings in the Waipukurau Commercial Zone, and only two in the Waipawa Commercial Zone.</p>	As requested elsewhere in this submission, consider adding more locally significant places to HH-SCHED2.
COMZ - Introduction	S129.196	Kāinga Ora - Homes and Communities	Oppose	<p>Consistent with previous submission points, Kāinga Ora opposes references to 'maintenance and enhancement' of character and amenity established under the operative plan, in favour of a proactive planning approach that provides for outcomes consistent with the planned built form of the zone. Amendments sought.</p>	<p>Amend 'COMZ - Introduction' as follows:</p> <p>'... The buildings in the central retail areas are generally one or two storeys high resulting from previous zoning rules, and are often characterised by verandahs and display windows adjacent to the street frontage. The Council provides off-street parking, street furniture and public toilets in these areas. ... Performance standards aim to ensure quality built form outcomes and a high degree of amenity maintain the quality and amenity of the zone and whilst providing flexibility in site development. Performance Standards also apply to activities within the Commercial Zone that are on sites adjoining the General Residential Zone, to ensure that the amenity values and quality of the residential environment are not adversely affected. effects resulting from commercial activities at the interface are appropriately managed so as not to adversely affect residential amenity.'</p>

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COMZ-O1	S129.197	Kāinga Ora - Homes and Communities	Oppose	Consistent with previous submission points, Kāinga Ora opposes references to 'maintenance and enhancement' of character and amenity established under the operative plan, in favour of a proactive planning approach that provides for outcomes consistent with the planned built form of the zone. Amendments sought.	Amend COMZ-O1 as follows: 'Maintain and enhance the character and amenity values of the commercial areas Development consistent with the planned urban built form is provided for in a manner that enables commercial activities to support the local economy and provide a pleasant work environment, while avoiding, remedying or mitigating adverse effects within and on land adjoining the Commercial Zones.'
COMZ-O2	S57.229	Fire and Emergency New Zealand	Support	COMZ-O2 is supported, to the extent that the objective provides for non-commercial activities within the Commercial Zone. Fire stations in commercial zones are generally compatible with the scale and amenity levels in the Commercial Zones.	Retain COMZ-O2 as notified.
COMZ-O2	S73.029	Ministry of Education	Support	Consider that education facilities such as schools, community education, early childhood education, tertiary education institutions, work skills training centres, outdoor education centres and sports training establishments should be provided for in the Commercial Zone as these activities are an essential social infrastructure that may need to be located within commercial areas for the convenience of parents and students and this needs to be provided for. The Ministry consider Educational Facilities complimentary and compatible non-commercial activities.	Retain COMZ-O2 as proposed.
COMZ-O2	S129.198	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora supports the objective with minor amendments.	Amend COMZ-O2 as follow: 'Complementary and compatible non-commercial activities within the Commercial Zone that recognise the sensitivities and amenity levels within the Commercial Zones are provided for. '
COMZ-O3	S129.199	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora considers that this objective needs to be re-framed. Amendments sought.	Amend COMZ-O3 as follows: 'Business activities which are consistent and/or compatible with what is reasonably anticipated within the zone and do not detract from the standard of planned amenity in adjoining residential areas.'

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COMZ-P1	S129.200	Kāinga Ora - Homes and Communities	Oppose	Consistent with other submission points, Kāinga Ora considers that this policy needs to be reconsidered to: promote development consistent with the planned urban built form of the zone; and ensure alignment between those adverse effects highlighted and the 'methods' by which they are to be managed. As proposed, it is Kāinga Ora's view that adverse effects such as glare and odour are not sufficiently acknowledged in COMZ-P1(1) and/or COMZ-P1(2). Reconsideration requested.	Delete COMZ-P1.
COMZ-P2	S55.077	Heritage New Zealand Pouhere Taonga	Support	This policy addresses maintaining and enhancing the existing form and character of the commercial areas in terms of building height and setbacks and verandahs. This policy approach will have the effect of helping to preserve the historic character of the commercial areas.	Retain COMZ-P2 as notified.
COMZ-P2	S129.201	Kāinga Ora - Homes and Communities	Oppose	Consistent with other submission points, Kāinga Ora considers that this policy needs to be reconsidered to promote development consistent with the planned urban built form of the zone. Amendments sought.	Amend COMZ-P2 as follows: 'To maintain and enhance the existing form and character of central commercial areas in terms of building height, setback from streets, building coverage, verandahs and display windows. To promote development consistent with the planned built form of the zone, having regard to the standards relating to building height, setback from streets, building coverage, verandahs, and display windows.'
COMZ-P3	S55.078	Heritage New Zealand Pouhere Taonga	Support	The intention of this policy is supported. However very few buildings within the Commercial Zone have any protection of their historic values by being included in the schedules.	Include more commercial buildings in HH-SCHED2.
COMZ-P3	S129.202	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora considers that where buildings are identified as having character value, these should be clearly defined within the plan. Amendments sought.	Amend COMZ-P3 as follows: 'To maintain and enhance the identified character values and integrity of buildings which [have?] display or presents significant cultural, historic or architectural values of significance.'
COMZ-P4	S129.203	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports this policy, however seeks amendments.	Amend COMZ-P4 as follows: 'To differentiate between types of commercial activities and the functions they serve, based on the general nature of their effects, so that incompatible activities are not located together; by:

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					1. ensuring the retention of a central commercial area (Commercial Zone) in Waipukurau and Waipawa, with particular focus on the retail and commercial frontage areas, so they remain convenient, accessible, identifiable and pleasant areas to undertake commercial and retail activities.'
COMZ-P5	S129.204	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports this policy as proposed.	Retain COMZ-P5 as notified.
COMZ-P6	S57.230	Fire and Emergency New Zealand	Support	COMZ-P6 is supported to the extent that the policy provides for a mix of activities. Emergency service facilities are generally of limited scale and support the function and wellbeing of commercial centres, providing for the health, safety and wellbeing of people.	Retain COMZ-P6 as notified.
COMZ-P6	S73.030	Ministry of Education	Support	Supports this policy as it recognises and anticipates a mix of activities within the Commercial Zone which meet the needs of the local community with convenient access to goods and services. Various educational facilities such as tertiary education institutions, work skills training centres and early childhood education centres may need to be located within commercial areas for the convenience of parents and students and in relation to their studies and these need to be provided for.	Retain COMZ-P6 as proposed.
COMZ-P6	S129.205	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports this policy as proposed.	Retain COMZ-P6 as notified.
COMZ-P7	S129.206	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports this standard, but seeks amendments.	Amend COMZ-P7 as follows: 'To recognise and encourage a clear distinction between development and activities in the Commercial Zone and the General Residential Zone.'
COMZ-P8	S129.207	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora considers that imposition of residential height standards within the commercial zone is inappropriate and would compromise the ability to provide for commercial activities. Kāinga Ora seeks replacement of the term 'living	Amend COMZ-P8 as follows: 'At the interface between the Commercial zone and General Residential Zone, to protect living environments residential activities from unacceptable noise, odour, shading, traffic, or

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				environments with 'residential activities' for consistency. Amendments sought.	reduction in visual amenity by: 1. applying the residential standards for height and admission of sunlight to buildings along boundaries on commercial sites adjoining residential areas; ...'
COMZ - Rules	S90.047	Centralines Limited	Amend	It is noted that if compliance is not achieved with COMZ-S7, the matters of discretion do not include consideration of effects that relevant to a breach to the Electricity Safety Distance standard. Centralines seeks that additional matter(s) of discretion are included to enable effects to be considered in relation to any non-compliance with this standard. Centralines also seeks a notification clause that requires written approval from the relevant electricity network utility operator.	Insert new matters for discretion for RDIS activities which relate to a breach of the Electricity Safety Distance standard (COMZ-S7) in all relevant rules in the 'COMZ - Commercial Zone' to include: 'a. Impacts on the operation, maintenance, upgrading and development of the electricity network. b. The risk of electrical hazards affecting public or individual safety, and the risk of property damage. c. The risk to the structural integrity of any support structures associated with the electricity network. d. Technical advice provided by the National Grid owner (Transpower) or electricity distribution network operator (Centralines Limited).' And insert a notification clause requiring written approval.
COMZ-RXX (new rule)	S101.006	New Zealand Motor Caravan Association	Oppose	All zones in the Proposed District Plan require discretionary activity resource consent for camping ground activities either through specific provisions or by the 'catch-all' rule. The operative district plan provides for visitors accommodation (which includes camping ground) as a controlled activity within the Business Zone with conditions in place. The rationale behind deviating from these operative plan rules have not been stipulated in the s32 evaluation reports. Instead, the only mention of campgrounds in the reports include promoting no permanent residents at the beach and campgrounds. We do not support the rules for providing camping	Add a new rule in the 'COMZ - Commercial Zone' chapter providing for 'camping grounds' as a Permitted Activity, subject to conditions.

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				ground as a discretionary activity. Instead, camping grounds should be provided for as a permitted activity with a permitted activity criteria in place.	
COMZ-R1	S57.231	Fire and Emergency New Zealand	Amend	COMZ-R1 is supported in part, subject to the inclusion of a new zone standard (COMZ-S12) that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This is consistent with the approach taken in SUB-S5. An additional assessment matter is also sought (COMZ-AM5). Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend COMZ-R1(1) as follows: '...Where the following conditions are met: a. Compliance with: i. x. COMZ-S12 Servicing.' And amend COMZ-R1(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. COMZ-AM5 Servicing. ...'
COMZ-R1	S129.208	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports this rule as proposed.	Retain COMZ-R1 as notified.
COMZ-R2	S57.232	Fire and Emergency New Zealand	Amend	COMZ-R2 is supported in part, subject to the inclusion of a new zone standard (COMZ-S12) that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This is consistent with the approach taken in SUB-S5. An additional assessment matter is also sought (COMZ-AM5). Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend COMZ-R2(1) as follows: '...Where the following conditions are met: a. Compliance with: i. x. COMZ-S12 Servicing.' And amend COMZ-R2(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. COMZ-AM5 Servicing. ...'
COMZ-R2	S129.209	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports this rule as proposed.	Retain COMZ-R2 as notified.
COMZ-R3	S57.233	Fire and Emergency New Zealand	Amend	COMZ-R3 is supported in part, subject to the inclusion of a new zone standard (COMZ-S12) that requires the provision of firefighting water supply where development is not subject to the	Amend COMZ-R3(1) as follows: '...Where the following conditions are met: a. Compliance with: i. ...

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				subdivision provisions of the plan. This is consistent with the approach taken in SUB-S5. An additional assessment matter is also sought (COMZ-AM5). Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	... x. COMZ-S12 Servicing.' And amend COMZ-R3(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. COMZ-AM5 Servicing. ...'
COMZ-R4	S57.234	Fire and Emergency New Zealand	Amend	COMZ-R4 is supported in part, subject to the inclusion of a new zone standard (COMZ-S12) that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This is consistent with the approach taken in SUB-S5. An additional assessment matter is also sought (COMZ-AM5). Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend COMZ-R4(1) as follows: '...Where the following conditions are met: a. Compliance with: i. x. COMZ-S12 Servicing.' And amend COMZ-R4(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. COMZ-AM5 Servicing. ...'
COMZ-R5	S57.235	Fire and Emergency New Zealand	Amend	COMZ-R5 is supported in part, subject to the inclusion of a new zone standard (COMZ-S12) that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This is consistent with the approach taken in SUB-S5. An additional assessment matter is also sought (COMZ-AM5). Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend COMZ-R5(1) as follows: '...Where the following conditions are met: a. Compliance with: i. x. COMZ-S12 Servicing.' And amend COMZ-R5(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. COMZ-AM5 Servicing. ...'
COMZ-R5	S57.236	Fire and Emergency New Zealand	Amend	SETZ-R9[COMZ-R5?] is supported in part, subject to the consequential amendments sought to the standards in this chapter. New fire stations may be necessary in order to	Amend COMZ-R5, subject to consequential amendments sought in this chapter. Add in provision for 'emergency aviation

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				<p>continue to achieve emergency response time commitments in situations where development occurs and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations.</p> <p>Provisions within the rules of the Proposed Plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development occurs.</p> <p>Fire and Emergency however notes that while defined and included in the rule overview table and appears to be provided for in COMZ-R5, emergency aviation movements are not provided for in the rule framework. Fire and Emergency requests that Council provide for emergency aviation movements in the zone rule framework as intended.</p>	movements'.
COMZ-R6	S57.237	Fire and Emergency New Zealand	Amend	<p>COMZ-R6 is supported in part, subject to the inclusion of a new zone standard (COMZ-S12) that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This is consistent with the approach taken in SUB-S5. An additional assessment matter is also sought (COMZ-AM5). Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>Amend COMZ-R6(1) as follows: '...Where the following conditions are met: a. Compliance with: i. x. COMZ-S12 Servicing.' And amend COMZ-R6(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. COMZ-AM5 Servicing. ...'</p>
COMZ-R6	S97.008	Ara Poutama Aotearoa the Department of Corrections	Support	<p>The 'Permitted Activity' status is appropriate in the context of the potential future establishment and operation of a community corrections facility within these areas in the Central Hawke's Bay District. That is, there is certainty in terms of providing for these activities as permitted within the appropriate zones, and within the other zones the effects of any proposed facility would be able to be assessed through the resource consent process.</p>	Retain COMZ-R6.

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COMZ-R6	S129.210	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports this rule as proposed.	Retain COMZ-R6 as notified.
COMZ-R7	S106.031	House Movers Section of the New Zealand Heavy Haulage Association Inc	Support	In general, support classification of 'relocated buildings' as a Permitted Activity in all zones, and Council retaining a degree of control over relocated buildings through the use of performance standards/permitted activity standards, and Restricted Discretionary activity status for relocated buildings that do not meet the permitted activity status standards.	Retain COMZ-R7.
COMZ-R7	S129.211	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes inclusion of this rule as proposed, to the extent that this matter can be addressed through building consent processes.	Delete COMZ-R7.
COMZ-R8	S57.238	Fire and Emergency New Zealand	Amend	COMZ-R8 is supported in part, subject to the inclusion of a new zone standard (COMZ-S12) that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This is consistent with the approach taken in SUB-S5. An additional assessment matter is also sought (COMZ-AM5). Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend COMZ-R8(1) as follows: '...Where the following conditions are met: a. Compliance with: i. x. COMZ-S12 Servicing.... ' And amend COMZ-R8(2) as follows: '...Matters over which discretion is restricted: a. Assessment matters: i. x. COMZ-AM5 Servicing. ...'
COMZ-R8	S97.018	Ara Poutama Aotearoa the Department of Corrections	Support	The 'Controlled Activity' status is appropriate in the context of the establishment and operation of supported and transitional accommodation (residential) activities, such as those provided for by Ara Poutama (i.e. people living in a dwelling, who are subject to a level of support and/or supervision by Ara Poutama).	Retain COMZ-R8.
COMZ-R8	S129.212	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora considers that with the introduction of an internal noise standard specific to residential activities established within the commercial zone, that the activity can be managed through a permitted activity framework. Kāinga Ora also suggests the introduction of a new standard (and associated assessment matters) applying to	Amend COMZ-R8 as follows: 'Residential activities, rest homes and visitor accommodation 1. Activity Status: CONPER Where the following conditions are met: a. Compliance with: ...'

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				residential activities to ensure a high degree of on-site residential amenity is provided. Amendments sought.	ix. COMZ-S9; and x. COMZ-S10.; and xi. COMZ-SX. Matters over which control is reserved: a. The implementation of noise attenuation measures to avoid compromising the ability of nearby businesses to continue to operate. 2. Activity status where compliance not achieved: RDIS Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: ... v. COMZ-AMX. b.
COMZ-R9	S129.213	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports these rules as proposed.	Retain COMZ-R9 as notified.
COMZ-R10	S129.214	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports these rules as proposed.	Retain COMZ-R10 as notified.
COMZ-R11	S129.215	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports these rules as proposed.	Retain COMZ-R11 as notified.
COMZ-R12	S129.216	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports these rules as proposed.	Retain COMZ-R12 as notified.
COMZ-R13	S129.217	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports these rules as proposed.	Retain COMZ-R13 as notified.
COMZ-R14	S129.218	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports these rules as proposed.	Retain COMZ-R14 as notified.
COMZ-SXX (new standard)	S57.243	Fire and Emergency New Zealand	Amend	Fire and Emergency understands that servicing in the Commercial Zone is generally reticulated with respect to water supply. Fire and Emergency notes that SUB - Subdivision chapter includes rules and standards applying to subdivision. Therefore, activities that do not	Add a new standard in the 'Commercial Zone' chapter as follows: ' COMZ-S12 Servicing 1. All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available.

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				<p>require subdivision in the Settlement Zone will not be subject to the servicing standards within, including SUB-S5 that applies to the subdivision of new lots only and requires a water supply. A new standard is therefore requested in the SETZ - Settlement Zone chapter requiring the provision of firefighting water supply for activities (such as the construction of a new residential dwelling) not subject to subdivision. This new standard is consistent with the approach taken in SUB-S5.</p>	<p>2. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</p> <p>Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding. Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development 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.'</p>
COMZ-SXX (new standard)	S129.230	Kāinga Ora - Homes and Communities	Amend	<p>Consistent with its overall submission on the Commercial Zone, Kāinga Ora seek the inclusion of effects standards for residential activities within the zone.</p> <p>There are currently no effects standards to ensure minimum levels of residential amenity to support residential development at increased scales and intensities within the commercial zone.</p>	<p>Add a new standard in the 'COMZ - Commercial Zone' chapter in the Proposed Plan as follows:</p> <p>'COMZ-SX Residential Activities within the Commercial Zone</p> <p>1. Within the Commercial Frontage Area, residential activities must be provided for above ground habit.</p> <p>2. Each residential unit must be provided with a continuous area for outdoor living space which is contained in one area within the net site area of the site, and:</p> <p>a. For residential units at ground level, must comprise at least 20m² with a minimum dimension of 4m in any direction;</p> <p>b. For residential units above ground level, must comprise at least 6m² with a minimum dimension of 1.5m in any direction; and</p> <p>c. Must be readily accessible from a living area of the residential unit, and may take the form of a deck, terrace, or verandah, but must be kept free of buildings (other than cantilevered decks), access areas (including driveways and</p>

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					<p>manoeuvring areas), parking spaces and dedicated outdoor service space.</p> <p>3. An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.</p> <p>a. The minimum dimensions for a required outlook space are as follows:</p> <p>i. a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of 6m in depth and 4m in width; and</p> <p>ii. all other habitable rooms of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width.</p> <p>b. The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.</p> <p>c. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.</p> <p>d. The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.</p> <p>e. Outlook spaces may be within the site, over a public street, or other public open space.</p> <p>f. Outlook spaces required from different rooms within the same building may overlap.</p> <p>g. Outlook spaces may overlap where they are on the same wall plane.</p> <p>h. Outlook spaces must:</p> <p>i. be clear and unobstructed by buildings;</p> <p>ii. not extend over adjacent sites, except for where the outlook space is over a public street or public open space; and</p>

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					<p>iii. not extend over an outlook spaces or outdoor living space required by another dwelling.'</p> <p>And insert a figure 'Figure X - Minimum required outlook space'.</p>
COMZ-S1	S57.239	Fire and Emergency New Zealand	Amend	COMZ-S1 is supported. Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in district plans generally. This is considered acceptable for fire stations in this zone. However, seek an exemption for fire hose drying towers, in order to appropriately provide for the operational requirements of Fire and Emergency. These structures can be around 12 to 15 metres in height.	Amend COMZ-S1 as follows: 'All 1. Maximum height of any building(s) is 12m. Note: in all instances, height is measured from the natural ground level. Hose drying towers up to 15m in height are exempt from this rule.'
COMZ-S1	S129.219	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora considers that the maximum permitted height in the Commercial Zone should be increased to 15 metres. This is consistent with an approach to provide for a mixture of compatible activities, including development of a range of commercial and residential buildings. Amendments sought.	Amend COMZ-S1 as follows: 'Height of Buildings All 1. Maximum height of any building(s) is 12m 15m . Note: in all instances, height is measured from the natural ground level.'
COMZ-S2	S50.003	The Surveying Company (HB) Ltd	Amend	We believe there is an error in COMZ-S2. The minimum setback for any building(s) within the Commercial Frontage Area is 5m (COMZ-S2(1)) and no minimum outside of the Commercial Frontage Area (COMZ-S2(4)). Are these around the wrong way?	Correct error in COMZ-S2.
COMZ-S2	S129.220	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes increased setbacks from rail network boundaries, and considers that requiring setbacks from road boundaries within the commercial zone goes against urban design best practice.	Delete COMZ-S2.
COMZ-S3	S129.221	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the standard as proposed.	Retain COMZ-S3 as notified.
COMZ-S4	S129.222	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the standard as proposed.	Retain COMZ-S4 as notified.

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COMZ-S5	S57.240	Fire and Emergency New Zealand	Amend	It is important to Fire and Emergency that screening of outdoor storage areas as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible / accessible for Fire and Emergency. Where this is not possible, mitigation should not be required.	Amend COMZ-S5 as follows: ' All 1. ... 2. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.'
COMZ-S5	S129.223	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the standard as proposed.	Retain COMZ-S5 as notified.
COMZ-S6	S57.241	Fire and Emergency New Zealand	Amend	COMZ-S6 is supported in part, to the extent that domestic water storage tanks are excluded from the height in relation to boundary requirements. However, seeks an exclusion for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of Fire and Emergency. These structures can be around 12 to 15 metres in height.	Amend COMZ-S6 as follows: ' Where adjoining a site zoned General Residential 1. ... 2. Height in relation to boundary: a. No part of a building may exceed a height of 2m plus the shortest horizontal distance between that part of the building and the General Residential Zone boundary, except for the following: i. iii.[iv?] Hose drying towers up to 15m in height....'
COMZ-S6	S129.224	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the standard as proposed, however seeks minor amendments consistent with other submission points. Amendments sought.	Amend COMZ-S6 as follows: 'Amenity of Adjoining General Residential Zone Where adjoining a site zoned General Residential 1. Setback from General Residential Zone boundary: a. the minimum setback of buildings for an activity is 5m 1m . 2. Height in relation to boundary: a. No part of a building may exceed a height of 3m 2m plus the shortest horizontal distance between that part of the building and the General Residential Zone boundary, except for the following: ... b. ...

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					3. Screening: a. A landscaped area with a minimum width of 2m must be established and maintained along internal boundaries the General Residential Zone boundary and must be planted with species, which at maturity, will screen the buildings from the adjoining sites in the General Residential Zone. b. ...'
COMZ-S7	S90.060	Centralines Limited	Support	Centralines notes that compliance with New Zealand Electrical Code of Practice for Electrical Safety Distances (NZCEP 34:2001) is mandatory. Centralines therefore supports the standard relating to Electricity Safety Distance contained in all the zones.	Retain COMZ-S7.
COMZ-S7	S129.225	Kāinga Ora - Homes and Communities	Oppose	Consistent with its overall submission on the Plan, Kāinga Ora opposes and seeks deletion of references to Codes of Practice or Land Development Standards as de facto rules to be complied with. Specific standards to be complied with should be included within the plan itself as effects standards.	Delete COMZ-S7.
COMZ-S8	S57.242	Fire and Emergency New Zealand	Support	COMZ-S8 is supported as it requires all activities in the Commercial Zone to be compliant with the provisions of TRAN - Transport chapter.	Retain COMZ-S8 as notified.
COMZ-S8	S129.226	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the standard as proposed.	Retain COMZ-S8 as notified.
COMZ-S9	S129.227	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the standard as proposed.	Retain COMZ-S9 as notified.
COMZ-S10	S129.228	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports the standard as proposed.	Retain COMZ-S10 as notified.
COMZ-S11	S106.032	House Movers Section of the New Zealand Heavy Haulage Association Inc	Support	In general, support Council retaining a degree of control over relocated buildings through the use of performance standards/permitted activity standards.	Retain COMZ-S11(1), (2), (3), (7), and (8)
COMZ-S11	S106.033	House Movers Section of the	Amend	A Licenced Building Practitioner has the skills required to identify what issues need to be	Amend COMZ-S11(4) as follows: '4. The Building Pre-Inspection Report must be

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		New Zealand Heavy Haulage Association Inc		addressed and rectified once the building is relocated onto the new site. Including a Licensed Building Practitioner in the list is in accordance with the practice of many other District Plans around the country	<p>prepared by:</p> <p>a. A Member of Engineering New Zealand (the Institute of Engineering Professionals) (Structural and Civil); or</p> <p>b. A member of the New Zealand Institute of Building Surveyors; or</p> <p>c. An independent person, persons, or company as approved by Central Hawke's Bay District Council Building Control Authority; or</p> <p>d. A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District; or</p> <p>e. A Licensed Building Practitioner.'</p> <p>And any further consequential amendments to give effect to this submission.</p>
COMZ-S11	S106.034	House Movers Section of the New Zealand Heavy Haulage Association Inc	Oppose	This control is not one that should be in the District plan as it is not a planning control, but rather a roading issue regarding the potential of damage to the footpath. Although the Association understands that avoidance of damage to footpaths is a concern of the Council, the Association does not believe that the inclusion of this as a permitted activity standard is the appropriate place for it.	<p>Delete COMZ-S11(5) as follows:</p> <p>'5. The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.'</p> <p>And make any consequential amendments to give effect to this submission.</p>
COMZ-S11	S106.035	House Movers Section of the New Zealand Heavy Haulage Association Inc	Oppose	Most house relocation companies would seek to place relocated houses on permanent foundations when the building arrives to site as this is the most time and cost efficient way of achieving this. However, practice may vary due to site or weather conditions beyond the control of the house relocation company. For example:	<p>Amend COMZ-S11(6) as follows:</p> <p>'6. The building must be placed on permanent foundations no later than two-weeks months from the date the building is moved to the site.'</p> <p>And make any consequential amendments to give effect to this submission.</p>

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				variations to the original plans which require engineering approval. It is not practicable or cost-effective to obtain resource consent in these circumstances	
COMZ-S11	S129.229	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora opposes inclusion of this standard as proposed, to the extent that this matter can be addressed through building consent processes.	Delete COMZ-S11.
COMZ-AMXX (new assessment matter)	S57.244	Fire and Emergency New Zealand	Amend	Fire and Emergency seeks an additional assessment matter. Where water supply servicing requirements cannot be met under the new proposed standard (COMZ-S12), this will provide Council discretion as to the extent a development or activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008. This amendment is consistent with the subdivision servicing assessment matters in SUB - Subdivision chapter.	Add a new assessment matter to the 'Commercial Zone' chapter as follows: ' COMZ-AM5 Servicing 1. The provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008. '
COMZ-AMXX (new assessment matter)	S129.234	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora considers that new assessment matters are required to manage potential adverse effects resulting from non-compliances with COMZ-SX.	Add a new assessment matter in the 'COMZ - Commercial Zone' in the Proposed Plan as follows: ' COMZ-AMX Residential Activities with the Commercial Zone 1. In relation to any non-compliances to COMZ-SX(1): a. The extent to which the proposal will contribute to, or detract from, an active street frontage; b. The extent to which the proposed non-compliance would result in a reduction in on-site residential amenity; c. The extent to which establishment of residential activities may compromise the ability to provide for commercial demand within the district. 2. In relation to any non-compliances to COMZ-SX(2): a. Whether the outdoor living space would provide for a high degree of on-site residential amenity; b. Whether the proposal is located proximal to, and has reasonable access to, public open space;

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					<p>c. The size of residential units proposed.</p> <p>3. In relation to any non-compliances to COMZ-SX(3):</p> <p>a. Any adverse effects of reduced outlook on the amenity of adjoining sites;</p> <p>b. The ability to mitigate any adverse visual effects of reduced outlook through the use of alternative methods;</p> <p>c. The design, layout and use of the site which may compensate for reduced outlook.'</p>
COMZ-AM1	S129.231	Kāinga Ora - Homes and Communities	Oppose	<p>Kāinga Ora seeks amendments consistent with other submission points, and seeks to introduce matters of discretion that allow for consideration of positive effects (in addition to adverse effects) resulting from non-compliances to standards. Kāinga Ora supports the degree to which assessment matters will provide for a reasonable level of amenity.</p> <p>In line with previous submission points, Kāinga Ora seeks deletion of reference to setbacks from roads and the rail network. Amendments sought.</p>	<p>Amend COMZ-AM1 as follows: 'Height of Buildings, Setback from Roads and Rail Network</p> <p>1. The degree to which the non-compliances to proposed buildings:</p> <p>a. will be compatible with the planned character and amenity of the area zone, including the nature and scale of other buildings in the surrounding area;</p> <p>b. willmay overshadow adjoining sites and result in reduced sunlight and daylight;</p> <p>c. will cause a loss of privacy through being overlooked from neighbouring buildings;may result in overlooking of neighbouring properties;</p> <p>d. will block views from properties in the vicinity, or from roads or public open space in the surrounding area;</p> <p>e. will diminish the openness and attractiveness of the street scene contribute to an attractive streetscape;</p> <p>f. may result in adverse visual dominance effects;</p> <p>g. willmay detract from the amenity of adjoining sites, in terms of such matters as noise, odour, dust, glare or vibration occurring as a result of the buildingincreased building height; and</p> <p>h. willmay adversely affect the safe and efficient operation of the land transport network, as a result of the increased scale and intensity of activities.</p>

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					2. ... 3. ... 4. The degree to which alternative practical locations are available for the building.'
COMZ-AM2	S129.232	Kāinga Ora - Homes and Communities	Amend	Kāinga Ora generally supports the assessment matters but seeks amendments in line with the relief sought. Amendments sought.	Amend COMZ-AM2 as follows: 'Windows, and Verandahs and Setback in the Commercial Frontage Area ... 5. The design and appearance of the building and its compatibility with other adjoining buildings in terms of design, height, setback, and scale. 6. The degree to which setback from the road boundary will affect the visual continuity of the building frontage along the street and the character of the area. 7. The means to mitigate the loss of continuity and character through landscaping.'
COMZ-AM3	S129.233	Kāinga Ora - Homes and Communities	Support	Kāinga Ora supports these assessment matters as proposed.	Retain COMZ-AM3 as notified.
COMZ-AER10	S55.079	Heritage New Zealand Pouhere Taonga	Oppose	The 'historic, heritage and cultural values of buildings' in the Commercial Zone will not be maintained or enhanced based on District Plan provisions as notified.	Retain COMZ-AER10 as notified. Enable it to be achieved by amending other aspects of the Proposed Plan.
GIZ-O2	S57.245	Fire and Emergency New Zealand	Amend	GIZ-O2 is supported in part. Fire and Emergency considers that the objective should more suitably refer to 'non-industrial activities' as opposed to 'non-commercial activities' as notified. Fire stations in industrial zones are generally compatible with the scale and amenity levels in the General Industrial Zone.	Amend GIZ-O2 as follows: 'Provide for complementary and compatible non- commercial industrial activities within the General Industrial Zone that recognise the sensitivities and amenity levels within the zone.'
GIZ-O2	S73.031	Ministry of Education	Support	Consider that education facilities such as schools, community education, early childhood education, tertiary education institutions, work skills training centres, outdoor education centres and sports training establishments should be provided for in the General Industrial Zone as these activities are an essential social infrastructure that may need to be located within industrial areas. The Ministry	Retain GIZ-O2 as proposed.

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				consider Educational Facilities complimentary and compatible non-commercial activities.	
GIZ-P1	S57.246	Fire and Emergency New Zealand	Support	GIZ-P1 is supported. Emergency service facilities are largely compatible with industrial activities and support the function and wellbeing of industrial areas, providing for the health, safety and wellbeing of people.	Retain GIZ-P1 as notified.
GIZ - Rules	S90.048	Centralines Limited	Amend	<p>It is noted that if compliance is not achieved with GIZ-S6, the matters of discretion do not include consideration of effects that relevant to a breach to the Electricity Safety Distance standard. Centralines seeks that additional matter(s) of discretion are included to enable effects to be considered in relation to any non-compliance with this standard.</p> <p>Centralines also seeks a notification clause that requires written approval from the relevant electricity network utility operator.</p>	<p>Insert new matters for discretion for RDIS activities which relate to a breach of the Electricity Safety Distance standard (GIZ-S6) in all relevant rules in the 'GIZ - General Industrial Zone' to include:</p> <p>a. Impacts on the operation, maintenance, upgrading and development of the electricity network.</p> <p>b. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.</p> <p>c. The risk to the structural integrity of any support structures associated with the electricity network.</p> <p>d. Technical advice provided by the National Grid owner (Transpower) or electricity distribution network operator (Centralines Limited).'</p> <p>And insert a notification clause requiring written approval.</p>
GIZ-RXX (new rule)	S101.007	New Zealand Motor Caravan Association	Oppose	<p>All zones in the Proposed District Plan require discretionary activity resource consent for camping ground activities either through specific provisions or by the 'catch-all' rule. The operative district plan provides for visitors accommodation (which includes camping ground) as a controlled activity within the Business Zone with conditions in place. The rationale behind deviating from these operative plan rules have not been stipulated in the s32 evaluation reports. Instead, the only mention of campgrounds in the reports include promoting no permanent residents at the beach and campgrounds.</p> <p>We do not support the rules for providing camping ground as a discretionary activity. Instead,</p>	Add a new rule in the 'GIZ - General Industrial Zone' chapter providing for 'camping grounds' as a Permitted Activity, subject to conditions.

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				camping grounds should be provided for as a permitted activity with a permitted activity criteria in place.	
GIZ-R1	S57.247	Fire and Emergency New Zealand	Amend	GIZ-R1 is supported in part, subject to the inclusion of a new zone standard (GIZ-S11) that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This is consistent with the approach taken in SUB-S5. An additional assessment matter is also sought (GIZ-AM6). Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend GIZ-R1(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. GIZ-S11 Servicing.... ' And amend GIZ-R1(2) as follows: '...Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. x. GIZ-AM6 Servicing. ...'
GIZ-R2	S57.248	Fire and Emergency New Zealand	Amend	GIZ-R2 is supported in part, subject to the inclusion of a new zone standard (GIZ-S11) that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This is consistent with the approach taken in SUB-S5. An additional assessment matter is also sought (GIZ-AM6). Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend GIZ-R2(1) as follows: '...Where the following conditions are met: a. Compliance with: i. x. GIZ-S11 Servicing.... ' And amend GIZ-R2(2) as follows: '...Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. x. GIZ-AM6 Servicing. ...'
GIZ-R3	S57.249	Fire and Emergency New Zealand	Amend	GIZ-R3 is supported in part, subject to the inclusion of a new zone standard (GIZ-S11) that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This is consistent with the approach taken in SUB-S5. An additional assessment matter is also sought (GIZ-AM6). Where water supply servicing	Amend GIZ-R3(1) as follows: '...Where the following conditions are met: a. Compliance with: i. x. GIZ-S11 Servicing.... ' And amend GIZ-R3(2) as follows: '...Matters over which discretion is restricted

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				requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	(where relevant to the infringed standard(s)): a. Assessment matters: i. x. GIZ-AM6 Servicing. ...'
GIZ-R4	S57.250	Fire and Emergency New Zealand	Amend	GIZ-R4 is supported in part, subject to the inclusion of a new zone standard (GIZ-S11) that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This is consistent with the approach taken in SUB-S5. An additional assessment matter is also sought (GIZ-AM6). Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend GIZ-R4(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. GIZ-S11 Servicing....' And amend GIZ-R4(2) as follows: '...Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. x. GIZ-AM6 Servicing. ...'
GIZ-R5	S57.251	Fire and Emergency New Zealand	Amend	GIZ-R5 is supported in part, subject to the inclusion of a new zone standard (GIZ-S11) that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This is consistent with the approach taken in SUB-S5. An additional assessment matter is also sought (GIZ-AM6). Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend GIZ-R5(1) as follows: '...Where the following conditions are met: a. ... b. ... c. ... d. Compliance with: x. GIZ-S11 Servicing.' And amend GIZ-R5(2) as follows: '...Matters over which discretion is restricted: a. x. GIZ-AM6 Servicing.'
GIZ-R6	S57.252	Fire and Emergency New Zealand	Amend	GIZ-R6 is supported in part, subject to the inclusion of a new zone standard (GIZ-S11) that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This is consistent with the approach taken in SUB-S5.	Amend GIZ-R6(1) as follows: '...Where the following conditions are met: a. Compliance with: i. x. GIZ-S11 Servicing....'

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				An additional assessment matter is also sought (GIZ-AM6). Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	And amend GIZ-R6(2) as follows: '...Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. x. GIZ-AM6 Servicing. ...'
GIZ-R6	S57.253	Fire and Emergency New Zealand	Amend	GIZ-R6 is supported in part, subject to the consequential amendments sought to the standards in this chapter. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the Proposed Plan are therefore the best way to facilitate the development of any new fire stations within the district as urban development occurs. Fire and Emergency however notes that while defined and included in the rule overview table and appears to be provided for in COMZ-R5, emergency aviation movements are not provided for in the rule framework. Fire and Emergency requests that Council provide for emergency aviation movements in the zone rule framework as intended.	Amend GIZ-R6, subject to consequential amendments sought in this chapter. Add in provision for 'emergency aviation movements'.
GIZ-R7	S57.254	Fire and Emergency New Zealand	Amend	GIZ-R7 is supported in part, subject to the inclusion of a new zone standard (GIZ-S11) that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This is consistent with the approach taken in SUB-S5. An additional assessment matter is also sought (GIZ-AM6). Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is	Amend GIZ-R7(1) as follows: '...Where the following conditions are met: a. Compliance with: i. x. GIZ-S11 Servicing....' And amend GIZ-R7(2) as follows: '...Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters:

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	i. x. GIZ-AM6 Servicing. ...'
GIZ-R7	S57.260	Fire and Emergency New Zealand	Support	GIZ-S7 is supported as it requires all activities in the General Industrial Zone to be compliant with the provisions of TRAN - Transport chapter.	Retain GIZ-S7 as notified.
GIZ-R7	S97.009	Ara Poutama Aotearoa the Department of Corrections	Support	The 'Permitted Activity' status is appropriate in the context of the potential future establishment and operation of a community corrections facility within these areas in the Central Hawke's Bay District. That is, there is certainty in terms of providing for these activities as permitted within the appropriate zones, and within the other zones the effects of any proposed facility would be able to be assessed through the resource consent process.	Retain GIZ-R7.
GIZ-R8	S57.255	Fire and Emergency New Zealand	Amend	GIZ-R8 is supported in part, subject to the inclusion of a new zone standard (GIZ-S11) that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This is consistent with the approach taken in SUB-S5. An additional assessment matter is also sought (GIZ-AM6). Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend GIZ-R8(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. GIZ-S11 Servicing....' And amend GIZ-R8(2) as follows: '...Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. x. GIZ-AM6 Servicing. ...'
GIZ-R9	S106.036	House Movers Section of the New Zealand Heavy Haulage Association Inc	Support	In general, support classification of 'relocated buildings' as a Permitted Activity in all zones, and Council retaining a degree of control over relocated buildings through the use of performance standards/permitted activity standards, and Restricted Discretionary activity status for relocated buildings that do not meet the permitted activity status standards.	Retain GIZ-R9.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
GIZ-R10	S57.256	Fire and Emergency New Zealand	Amend	GIZ-R10 is supported in part, subject to the inclusion of a new zone standard (GIZ-S11) that requires the provision of firefighting water supply where development is not subject to the subdivision provisions of the plan. This is consistent with the approach taken in SUB-S5. An additional assessment matter is also sought (GIZ-AM6). Where water supply servicing requirements cannot be met, this will provide Council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Amend GIZ-R10(1) as follows: '...Where the following conditions are met: a. ... b. Compliance with: i. x. GIZ-S11 Servicing.... And amend GIZ-R10(2) as follows: '...Matters over which discretion is restricted (where relevant to the infringed standard(s)): a. Assessment matters: i. x. GIZ-AM6 Servicing. ...'
GIZ-R10	S73.032	Ministry of Education	Support	Considers that educational facilities should be provided for in the General Industrial Zone as these activities are an essential social infrastructure that may need to be located within industrial areas. The Controlled activity status provides flexibility without unreasonable restrictions for education facilities that may be best placed within the General Industrial Zone to serve the education needs of industrial areas.	Retain GIZ-R10 as proposed.
GIZ-R16	S90.049	Centralines Limited	Oppose	Centralines owns land that is affected by the Air Noise Boundary for the Waipukurau Aerodrome. Centralines acknowledges that new noise sensitive activities should be discouraged in this area but considers a Prohibited Activity status to be too restrictive and does not provide flexibility for changes in land use where the activity is appropriate, and effects adequately mitigated. Centralines seeks a change to activity status to enable an application to be made, and the appropriateness to be ascertained through the resource consent process. Alternatively, Centralines seeks the removal of the Outer Control Boundary for the Waipukurau Aerodrome from its land at 2294 Takapau Road (Lot 2 DP 339439).	Amend GIZ-R16 as follows: '1. Activity Status: PRNC Where the following conditions are met: N/A'. Or alternatively, delete the 'Outer Control Boundary' over Lot 2 DP 339439 on the Planning Maps.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
GIZ-SXX (new standard)	S57.261	Fire and Emergency New Zealand	Amend	<p>Fire and Emergency understands that servicing in the General Industrial Zone is generally reticulated with respect to water supply.</p> <p>Fire and Emergency notes that SUB - Subdivision chapter includes rules and standards applying to subdivision. Therefore, activities that do not require subdivision in the Settlement Zone will not be subject to the servicing standards within, including SUB-S5 that applies to the subdivision of new lots only and requires a water supply.</p> <p>A new standard is therefore requested in the General Industrial Zone chapter requiring the provision of firefighting water supply for activities (such as the construction of a new residential dwelling) not subject to subdivision. This new standard is consistent with the approach taken in SUB-S5.</p>	<p>Add a new standard in the 'General Industrial Zone' as follows: 'GIZ-S11 Servicing</p> <p>1. All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available.</p> <p>2. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</p> <p>Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding. Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development 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.'</p>
GIZ-S1	S57.257	Fire and Emergency New Zealand	Amend	<p>GIZ-S1 is supported. Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in district plans generally. This is considered acceptable for fire stations in this zone. However, seek an exemption for fire hose drying towers, in order to appropriately provide for the operational requirements of Fire and Emergency. These structures can be around 12 to 15 metres in height.</p>	<p>Amend GIZ-S1 as follows:</p> <p>'All</p> <p>1. Maximum height of any building(s) is 12m.</p> <p>Note: in all instances, height is measured from the natural ground level. Hose drying towers up to 15m in height are exempt from this rule.'</p>
GIZ-S1	S90.050	Centralines Limited	Oppose	<p>Centralines considers that a maximum height limit of 12m is too constraining and does not adequately enable a range of activities and buildings in the General Industrial Zone. The Central Hawke's Bay is likely to attract more industry as available industrial land elsewhere in</p>	<p>Amend GIZ-S1 as follows:</p> <p>'1. Maximum height of any building(s) is 12m15m.</p> <p>Note: in all instances, height is measured from the natural ground level.'</p>

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				the region becomes constrained. Centralines seeks a more enabling maximum height limit of 15m - noting that this is more consistent with height limits in Industrial Zones in other parts of the country.	
GIZ-S3	S57.258	Fire and Emergency New Zealand	Amend	It is important to Fire and Emergency that screening of outdoor storage areas as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Such mitigation should be constructed in a way to ensure the signs and facilities are visible / accessible for Fire and Emergency. Where this is not possible, mitigation should not be required. Fire and Emergency therefore seeks an amendment to GIZ-S3 to provide for this.	Amend GIZ-S3 as follows: 'All 1. ... 2. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.'
GIZ-S4	S57.259	Fire and Emergency New Zealand	Amend	GIZ-S4 is supported in part, to the extent that domestic water storage tanks are excluded from the height in relation to boundary requirements. However, seeks an exclusion for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of Fire and Emergency. These structures can be around 12 to 15 metres in height.	Amend GIZ-S4 as follows: 'Where adjoining a site in the General Residential Zone 1. ... 2. Height in relation to boundary: a. No part of a building may exceed a height of 2m plus the shortest horizontal distance between that part of the building and the General Residential Zone boundary, except for the following: i. x. Hose drying towers up to 15m in height....'
GIZ-S6	S90.061	Centralines Limited	Support	Centralines notes that compliance with New Zealand Electrical Code of Practice for Electrical Safety Distances (NZCEP 34:2001) is mandatory. Centralines therefore supports the standard relating to Electricity Safety Distance contained in all the zones.	Retain GIZ-S6.
GIZ-S10	S106.037	House Movers Section of the New Zealand Heavy Haulage Association Inc	Support	In general, support Council retaining a degree of control over relocated buildings through the use of performance standards/permitted activity standards.	Retain GIZ-S10(1), (2), (3), (7), and (8)

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
GIZ-S10	S106.038	House Movers Section of the New Zealand Heavy Haulage Association Inc	Amend	A Licenced Building Practitioner has the skills required to identify what issues need to be addressed and rectified once the building is relocated onto the new site. Including a Licensed Building Practitioner in the list is in accordance with the practice of many other District Plans around the country	Amend GIZ-S10(4) as follows: '4. The Building Pre-Inspection Report must be prepared by: a. A Member of Engineering New Zealand (the Institute of Engineering Professionals) (Structural and Civil); or b. A member of the New Zealand Institute of Building Surveyors; or c. An independent person, persons, or company as approved by Central Hawke's Bay District Council Building Control Authority; or d. A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District.; or e. A Licensed Building Practitioner.' And any further consequential amendments to give effect to this submission.
GIZ-S10	S106.039	House Movers Section of the New Zealand Heavy Haulage Association Inc	Oppose	This control is not one that should be in the District plan as it is not a planning control, but rather a roading issue regarding the potential of damage to the footpath. Although the Association understands that avoidance of damage to footpaths is a concern of the Council, the Association does not believe that the inclusion of this as a permitted activity standard is the appropriate place for it.	Delete GIZ-S10(5) as follows: ' 5. The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date. ' And make any consequential amendments to give effect to this submission.
GIZ-S10	S106.040	House Movers Section of the New Zealand Heavy Haulage Association Inc	Oppose	Most house relocation companies would seek to place relocated houses on permanent foundations when the building arrives to site as this is the most time and cost efficient way of achieving this. However, practice may vary due to site or weather conditions beyond the control of the house relocation company. For example: a. when houses are relocated during winter, the presence of wet, sodden ground may mean that a house planned for positioning on permanent	Amend GIZ-S10(6) as follows: '6. The building must be placed on permanent foundations no later than two-weeks months from the date the building is moved to the site.' And make any consequential amendments to give effect to this submission.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				<p>foundations is delayed unexpectedly.</p> <p>b. changes in ground conditions may result in variations to the original plans which require engineering approval.</p> <p>It is not practicable or cost-effective to obtain resource consent in these circumstances</p>	
GIZ-AMXX (new assessment matter)	S57.262	Fire and Emergency New Zealand	Amend	<p>Fire and Emergency seeks an additional assessment matter. Where water supply servicing requirements cannot be met under the new proposed standard (GIZ-S11), this will provide Council discretion as to the extent a development or activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p> <p>This amendment is consistent with the subdivision servicing assessment matters in SUB - Subdivision chapter.</p>	<p>Add a new assessment matter in the 'General Industrial Zone' chapter as follows: 'GIZ-AM6 Servicing</p> <p>1. The provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.'</p>
GIZ-AM4	S73.039	Ministry of Education	Support	<p>Supports the appropriate assessment matters applied to Educational Facilities for Restricted Discretionary and Discretionary Activities for all zones.</p>	<p>Retain GIZ-AM4 as proposed.</p>

CENTRAL HAWKE'S BAY PROPOSED DISTRICT PLAN

SUMMARY OF SUBMISSIONS BY PLAN PROVISION

Part 3: Designations

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
CHBDC - Central Hawke's Bay District Council	S20.001	Alan Delugar	Oppose	The water in the bush is damaging and devaluating our property. With the increase of building going on, the amount of water is exceeding the capacity of the drain. This is impacting on what activities I can do. It also devalues the property land that was productive is now full of swamp grass.	Reduce the volume of water (in relation to Bush Drain CHBDC-7)
CHBDC - Central Hawke's Bay District Council	S120.026	Heretaunga Tamatea Settlement Trust	Support	Heretaunga Tamatea Settlement Trust (HTST) supports the CHBDC designation of the Ruataniwha Water Storage Scheme Distribution System. HTST considers that a reliable source of stored and distribution of stored water is essential to ensure the ongoing productive capacity of the rural areas of the district. The distribution network also has the ability to provide environmental enhancement to the water of the district which HTST consider to the essence of life for the region.	Retain designation 'CHBDC-72 - Ruataniwha Water Storage Scheme Distribution System'.
CNZ- Chorus New Zealand Limited	S117.068	Chorus New Zealand Limited	Support	The Designations detailed in the Proposed Plan for Chorus give effect to the Designation Rollover Notice of Requirement lodged, as well as the National Planning Standards. No changes are necessary.	Retain 'CNZ - Chorus New Zealand Limited' designations [CNZ-1 to CNZ-11] as notified.
CNZ- Chorus New Zealand Limited	S118.068	Spark New Zealand Trading Limited	Support	The Designations detailed in the Proposed Plan for Chorus give effect to the Designation Rollover Notice of Requirement lodged, as well as the National Planning Standards. No changes are necessary.	Retain 'CNZ - Chorus New Zealand Limited' designations [CNZ-1 to CNZ-11] as notified.
MEDU - Minister of Education	S73.040	Ministry of Education	Amend	Omakere School is located at 46 Long Range Road, Omakere and the site identified should be updated to reflect this.	Amend MEDU-5 (Omakere School) as follows: Omakere School Designation unique identifier MEDU-5 Designation purpose

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
					Education Purposes Site identifier 46 Long Range Road, Omakere (Map 28) Section 2 Block II Pouterere SD ...
MEDU - Minister of Education	S73.041	Ministry of Education	Amend	The designation boundary (light-blue boundary line circled in red) currently does not align with the Lot boundary (black and white dashed line) in the Plan maps. The Ministry of Education request that the designation boundary is amended for Omakere School to correct the spatial extent of the designation.	Amend designation boundary for MEDU-5 (Omakere School) - refer map in original submission.
MEDU - Minister of Education	S120.027	Heretaunga Tamatea Settlement Trust	Support	Heretaunga Tamatea Settlement Trust (HTST) support the Minister of Education's Designation of Te Aute College. As outlined above Te Aute College is of great significance to tangata whenua and the hapū of Central Hawke's Bay. The Minister of Education's designation enables the continued growth and development of Te Aute College that has cultural, traditional, heritage and educational value to tangata whenua. HTST see this College as a big part of the future for its people.	Retain designation 'MEDU-13 - Te Aute College'.
NZTA - New Zealand Transport Agency	S78.040	Waka Kotahi NZ Transport Agency	Support	Support 'State Highway 2' (NZTA-1) as written.	Retain designation of 'State Highway 2' (NZTA-1) as written.
NZTA - New Zealand Transport Agency	S78.041	Waka Kotahi NZ Transport Agency	Support	Support 'State Highway 50' (NZTA-2) as written.	Retain designation of 'State Highway 50' (NZTA-2) as written.
SPK - Spark New Zealand Trading Ltd	S117.069	Chorus New Zealand Limited	Support	The Designations detailed in the Proposed Plan for Spark give effect to the Designation Rollover Notice of Requirement lodged, as well as the National Planning Standards. No changes are necessary	Retain 'SPK - Spark New Zealand Trading Ltd' designations [SPK-1 and SPK-2] as notified.
SPK - Spark New Zealand Trading Ltd	S118.069	Spark New Zealand Trading Limited	Support	The Designations detailed in the Proposed Plan for Spark give effect to the Designation Rollover Notice of Requirement lodged, as well as the National Planning Standards. No changes are necessary	Retain 'SPK - Spark New Zealand Trading Ltd' designations [SPK-1 and SPK-2] as notified.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
TPR - Transpower	S79.127	Transpower New Zealand Ltd	Support	Transpower support the rollover designation for the Electricity Substation on Onga Onga Road. The substation forms part of the National Grid and is essential infrastructure.	Retain TPR-1 (Electricity Substation) designation.

CENTRAL HAWKE'S BAY PROPOSED DISTRICT PLAN

SUMMARY OF SUBMISSIONS BY PLAN PROVISION

Part 4: Appendices and Maps

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
SCHED8	S57.263	Fire and Emergency New Zealand	Oppose	<p>Fire and Emergency opposes the scheduling of fire stations as community facilities.</p> <p>As proposed community facility means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.</p> <p>While fire stations serve the community, they are not community facilities themselves in that they are not available or used by members of the community, or accessed in the same way that, for example, town halls and churches are.</p>	Remove CF-34, 36, 37, 38, 47, 48, 49, 50, 51, 52, 53, 54, 62 & 63 from SCHED8 - Schedule of Identified Community Facilities.
SCHED8	S80.001	Central Hawke's Bay Aeroclub	Amend	<p>The Central Hawke's Bay Aeroclub has been part of the local community since 1935 and has a proud history of being a core part of what this district is about. We pride ourselves on supporting local organisations and charities, including Hawke's Bay Child Cancer Foundation, a place for local emergency services to practice on, the Rescue helicopter frequently uses the aerodrome as a pick up point for fast transfer to Hawke's Bay hospital. Provide quality flight training.</p> <p>Would like to see acknowledgement by the Council for what we do for the community. More education needs to be put in place for people moving into the vicinity of the aerodrome to accept an aerodrome is going to involve some degree of noise.</p>	Add the 'Waipukurau Aerodrome' to District Amenities Schedule ['SCHED8 - Schedule of Identified Community Facilities?'].
Part 4: Maps [Energy, Infrastructure, and Transport]					
MAPS	S56.030	Powerco Limited	Oppose	The Takapau gas pipeline is a gas distribution pipeline owned by Powerco Limited. Accordingly,	Amend the legend description on the Planning Maps as follows: 'Gas Transmission Distribution Network (Takapau

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				the Legend needs correcting to 'Gas Distribution Pipeline'.	Pipeline - Low Intermediate Pressure)
MAPS	S79.128	Transpower New Zealand Ltd	Amend	Transpower supports the identification of the National Grid on the planning maps as it provides clear guidance for plan users as to the location of the National Grid and will assist in plan interpretation. However, it is recommended the map legend and maps be amended to refer to "National Grid Line" as opposed to "National Grid Corridor" as shown on the legend, as the term "National Grid Corridor" has the potential for confusion with the National Grid Subdivision Corridor, which is defined in the PDP. The term "National Grid Line" would also reflect the wording and planning map annotation in the National Planning Standards.	Amend the notation of "National Grid Corridor" on the planning maps as follows: 'National Grid Corridor Transmission Line '
Part 4: Maps [Hazards and Risks]					
MAPS	S11.017	Hawke's Bay Regional Council	Amend	HBRC has consulted with HBCDEM on the provisions relating to natural hazards and this submission has their support. We propose that the Flood Risk Area is updated to Zone 1 and Zone 2 areas. Refer to Attachment A of submission for the mapping technique used. The two zones will make it clear that there are some areas more at risk than others and that proposed developments and land use change within both these areas will need to be considered on a case-by-case basis.	Update the Flood Risk Area to Zone 1 and Zone 2 areas as provided by flood hazard maps developed by the HBRC Asset Management team.
MAPS	S11.036	Hawke's Bay Regional Council	Amend	The mapping of the Tsunami Zone in the proposed plan follows the near source extent in the Hazard Portal with the exception of some built up areas that seem to have been excluded. This could be a mapping error.	Amend maps to address the following near source tsunami extent areas identified on the Hazard Portal but excluded in the planning maps: Parerahi Rd and Makaramu St in Porangahau, McHardy Place, Southern end of Purerere Beach Rd, a section of Purerere Road, Okura Rd, Mangakuri and an area around John Ross Place and Kapiti Place in Kairakau.
MAPS	S129.235	Kāinga Ora - Homes and Communities	Oppose	Kāinga Ora seeks the removal of the Flood Hazard Overlay from Proposed Plan Maps, to reflect that these hazards are dynamic and subject to constant change, and to this end Kāinga Ora	Delete the 'Flood Hazard Overlay' from the Planning Maps.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				considers that it is more appropriate as a non-statutory map which sits outside of the Proposed Plan.	
Part 4: Maps [Historical and Cultural Values]					
MAPS	S55.047	Heritage New Zealand Pouhere Taonga	Oppose	The SASM policies and rules refer to sites and areas of significance to Māori, based on the identified location markers in the District Plan maps. However most, if not all, of these sites are larger than the markers shown on the planning maps. The rules which are seeking to control activities within sites identified in SASM-SCHED3 will be ineffective unless the extent of the SASM site is identified, or a buffer area is included. Other District Plans, for example the New Plymouth PDP include SASM sites with a verified extent, or include a buffer area for unverified sites.	Either define the extent of SASM sites, or include a buffer area managed by the rules (radius distance from the SASM marker).
MAPS	S55.080	Heritage New Zealand Pouhere Taonga	Oppose	Consistent with our submission on 'settings', including definition, policies and rules, HNZPT requests that every scheduled place includes a setting. In some cases, such as residential properties or churches, this can be 'the entire site'. In other cases the setting will need to be spatially defined and shown on the maps. We have reviewed HH-SCHED2 and have found that the setting for 15 scheduled items can readily be the legal site boundaries, and a further 29 items have a defined extent on the HNZPT List which can readily be deployed in the District Plan. That leaves a further 27 places where the setting will need to be mapped and defined. The majority of these are rural buildings.	Map the extent of setting for 'HH - Historic Heritage' items, except where the setting corresponds with the site boundary.
MAPS	S55.081	Heritage New Zealand Pouhere Taonga	Oppose	The extent of the SASM sites should be shown on the planning maps.	Map the extent of the 'SASM - Sites and Areas of Significance to Māori' items on the planning maps.
MAPS	S55.082	Heritage New Zealand Pouhere Taonga	Support	The approach of showing archaeological sites on the planning maps is supported. However it appears that there are some recorded sites not shown. One example we have noticed is archaeological site V23/5 which is in Hunter Park, Waipukurau.	Check the NZAA data base for recorded archaeological sites, and show all on the planning maps, including V23/5.

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
MAPS	S102.002	Te Mata Mushrooms Land Company Limited	Amend	The position of the archaeological site is not in a precise location and needs to reflect the actual location, as shown on Certificate of Title of Lot 1 DP 554782 (Record of Title attached to the full submission).	Amend the Planning Maps to show the Archaeological site on Lot 1 DP 554782 (464 Mt Herbert Road) in a more precise location.
MAPS	S109.002	Will Foley	Amend	Accuracy of maps.	Relocate HH-65 to the correct site.
Part 4: Maps [Natural Environmental Values]					
MAPS	S16.001	Jane Davidson	Amend	Final recommendations from ecologist not incorporated into notified Proposed District Plan.	Amend SNA-453 [on land at 1555 Te Uri Road, Porangahau] to reflect Ecologist recommendations.
MAPS	S49.001	Wade Stoddart	Amend	I want to amend SNAs on 54 Beach Road and 331 Ireland Road to match fencing already done and to make sure we don't have any restrictions on subdivision/developing sections on 54 Beach Road.	Amend SNAs on 54 Beach Road [SNA-533] and 331 Ireland Road - mainly changing the shape to match fencing already done.
MAPS	S51.001	N. M. Riddell Family Trust Farm	Amend	SNA 152 and 153 are already protected, maintained, and monitored as they are in a QEII covenant. Seems unreasonable and expensive for Council to use ratepayers money and staff to map, inspect, and monitor SNA's, as already well protected by QEII and monitored by their reps.	Remove SNA-152 and SNA-153 from our property [Argyll Road, Lot 1 DP 12239].
MAPS	S51.002	N. M. Riddell Family Trust Farm	Amend	The SAF-9 cliffs will always be there and our farming practices are in this area. SAF-9 (part of) is where we carry out most our stock management with yards, sheds and building. Also, where are the boundaries for this? A line on plan!	Remove SAF-9 from our property.
MAPS	S52.001	The C&H Hardy Family Trust and Lime Terrace Farm	Oppose	Private property. Some of the captured area is grazing land with no trees, and other areas are holding paddocks (see attached maps). These areas should not be included in the Plan. We have voluntarily set aside and planted areas of our property for beautification, sediment capture, stock shade and shelter purposes because we care for it. Not because we've been told to. I have spent my lifetime working to own, protect, and improve land we have been fortunate to acquire over many years. My family is the best	Remove SNAs on my land [SNA-138, SNA-141, SNA-191 & SNA-199 on land at 73 Tukituki-Makaretu Road].

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				guardians of it, certainly not the Government or Council.	
MAPS	S60.001	Joanne & Kenneth Scholfield	Oppose	We appreciate the importance of protecting fragile significant areas of Aotearoa and in the past year we have fenced our waterways and planted them with natives, and we are about to develop a wetland area that will be riparian planted in 2022. We question the mapping of SNA-118 on our property. It has never been ground proofed. The mapped area contains pines, blackberry and broom. The supporting pictures show this is an area with minimal ecological values.	Re-assess the mapping and remove SNA-118 from Waituki Farm (Lot 1 DP 10934).
MAPS	S60.002	Joanne & Kenneth Scholfield	Oppose	We appreciate the importance of protecting fragile significant areas of Aotearoa and in the past year we have fenced our waterways and planted them with natives, and we are about to develop a wetland area that will be riparian planted in 2022. We question the mapping of SNA-194 on our property, as this significant natural area is approximately 100m west of the area mapped on our farm. The small area of SNA-194 located on our property has exotics only - willow trees, grass, and blackberry.	Re-assess the mapping and remove SNA-194 from Waituki Farm (Lot 1 DP 10934).
MAPS	S84.016	Kairakau Lands Trust	Oppose	We are fully aware of the threats to these ONF, ONL, SNA and HNCA areas, and the risk they pose to our natural environment. The Kairakau Lands Trust is already undertaking tasks to preserve and protect all our land. We do pest and weed control, we monitor earthworks, we are retiring land at high risk of coastal erosion and planting native vegetation. Kaitiakitanga - we do this because we want to see our land utilised sustainably now and in the future. There are many considerations, and these are hard to summarise succinctly in a submission. We would welcome a hui to discuss further.	Remove ONFs [ONF-7], SNAs [SNA-214, SNA-217, SNA-220, SNA-223 & SNA-229], and HNCAs [HNC-2] on Kairakau Lands Trust land.
MAPS	S92.001	Pairatahi Holdings Ltd	Amend	The overlay has not been accurately mapped and the mapped area is not of significance. It adversely effects the rights of the landowner to responsibly continue to farm, plant or otherwise manage and utilise the land.	Amend the new SNA overlay.

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MAPS	S95.001	Waipuna NZ Ltd	Oppose	<p>The Council's 'desktop-based' survey of the region has not accurately mapped the areas of native bush on our property (namely, SNA-234 and parts of SNA-276 and SNA-279).</p> <p>The current restrictions on activities in the SNAs have the effect of punishing those with larger and more complex SNAs.</p> <p>The rules are not clear whether we would be able to build in some areas on our land, which restricts our enjoyment of our land and our ability to diversify our income streams.</p> <p>Our continued work in our native bush areas requires frequent track maintenance. We do not believe that the small allowance in the Proposed District Plan for clearing is sufficient.</p> <p>There are several pine blocks on our land which were planted before our time. Our plans to harvest these blocks to make way for native forests would be nearly impossible under the Proposed District Plan.</p> <p>There is little to no clarity as to how these proposed rules would be enforced. What will the time and compliance costs be for landowners to assist the Council in monitoring the Proposed District Plan.</p>	Remove the SNA mapping from the Proposed District Plan.
MAPS	S102.003	Te Mata Mushrooms Land Company Limited	Amend	<p>The Significant Natural Areas (SNA) overlay is noted, and areas that extend into the Te Mata Mushrooms property should be ground-truthed, to make sure the SNA values extend into the property.</p>	Ground-truth and review the edges of SNA-264. Retain the extent of SNA-264 if there are SNA values confirmed - amend the extent if not.
MAPS	S103.002	Sandy Hill Farms Limited	Oppose	<p>There is a paddock included in the SNA-424 at the southern end of our property at 1046 Blackhead Road (outlined in yellow on 'Map B' accompanying the full submission). This is just a paddock that does not fall under the description of SNA-424 and we would like it removed from the SNA area. It may have been accidentally included in the 23.3ha already designated under SNA-424 on our farm.</p>	Amend SNA-424 to remove the paddock identified on the map accompanying the full submission.
MAPS	S109.001	Will Foley	Amend	<p>Protection of the well known landscape feature The Three sisters is fair enough but to include much more begs the question why? If so, why not every hill range in Central Hawke's Bay?</p>	Limit the area of land mapped as 'ONF-5 Three Sisters' on the Planning Maps [identified as 'ONF-5 Northern end of Nga Kaihinaki-a-Whata and Te Whata Kokako' in NFL-SCHED6] to just

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
					encompass 'The Three Sisters'.
MAPS	S111.001	Waipuna NZ Ltd	Oppose	<p>One of our greatest concerns is that by classifying privately owned areas as SNAs, you are taking away the freedom of choice and rights of us as the landowner. We do not accept the Council is entitled to control the rights of land that has been paid for privately, with no compensation and no certainty of how that could impact the running of the farm in the future.</p> <p>While the permitted activities on SNA's are laid out in the District Plan, they are restrictive and will likely impact our business logistically and financially.</p> <p>We also take issue with the way these changes have come about. We have had no consultation from a Council representative and feel as though we have been ambushed with the addition of these SNAs on our farm.</p> <p>The boundaries of the SNAs outlined on the map that affect our farm, (SNA-234 and parts of SNA-276 and 279) are not absolute or clear. The mapping is ambiguous and does not take into consideration the landscape or existing infrastructure of the area. Rights of access for council/ other involved parties are not laid out or clear.</p> <p>Due to the considerable restriction, uncertainty, and lack of compensation, we cannot consent to the inclusion of SNA-234, SNA-276 and SNA-279 in the Proposed Plan. We urge you to reconsider the inclusion of SNA mapping in the district plan.</p>	Remove SNA-234, SNA-276 and SNA-279. Remove SNA mapping from the Proposed Plan.
MAPS	S113.001	Ben & Libby Tosswill	Amend	<p>In our first submission last year we identified some areas of our farm that were not remnant forest/bush but kanuka stands and scrub. They have since been included as Significant Natural Areas (SNAs). It is not our intention to clear these trees however compared to other original remnants, we are not convinced they should be deemed significant. In addition, the top part of SNA-457 is in the process of being covenanted into the QE2 National Trust.</p>	Remove SNA-385, SNA-414, SNA-454, and SNA-457 [on land at Wilder Road, Porangahau?], or view them physically before they are deemed included as SNAs.

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MAPS	S132.006	Ernslaw One Limited	Amend	<p>The SNAs in the Proposed Plan that relate to the Ernslaw forest estate are shown on Planning Maps 16 and 18 and identified in ECO-SCHED5 as SNA-198, SNA-199, SNA-202, SNA-203, SNA-206 and SNA-207. The vegetation type description in Appendix F for all these SNAs is noted as rimu/tawakamahi forest. Ernslaw submits that this description has been incorrectly identified as the dominant indigenous vegetation type is manuka/kanuka and scattered rewarewa.</p> <p>Ernslaw has undertaken flora and fauna surveys in the forest and has provided this data to CHBDC, and to some extent the boundaries of SNA have been rationalised working with Council's ecologist. There is room for more accuracy with the mapping and categorisation of significant indigenous vegetation and habitat. Ernslaw is increasing its efforts in the field of detection and monitoring of RTE species and is willing to continue to share data with CHBDC and to further rationalise SNA boundaries through ground truthing.</p> <p>For forestry, over-extending SNA categorisation has the implication that networks of roading and tracks must be formed, which in turn raises the risk of sediment potentially entering freshwater ecosystems. There is significant benefit in minimising the scale of infrastructure needed to avoid impacts of harvesting operations on SNA. The only other choice for plantation forestry is to leave the crop standing as a stranded asset.</p>	Work with CHBDC to further rationalise SNA boundaries within Ernslaw forest estate through exchange of monitoring data and ground truthing.
MAPS	S133.001	David Severinsen	Amend	<p>CHBDC Report on the Significant Natural Areas on my property (SNA-424 & 434) is not accurate. Most, if not all of the wetland is not natural, but man made, by me, and some being old dam water storage for livestock.</p> <p>What are the rules and regulations that CHBDC are going to put on the landowners of SNA? Does it need to be fenced, no livestock use pest and weed control programmes, etc? Are you allowing the wetland area to continue with maintenance? The ponds I created need cleaning out from time to time. Is Council going to assist with the ongoing</p>	Make some amendments to the Proposed Plan [mapping of SNA-424 and SNA-434 on the Planning Maps?], and would like questions answered.

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				<p>costs of maintenance?</p> <p>I support the rejuvenation of wetlands and native areas. Family has a long history in the Conservation area. When SNA's are about 40% of my property; is the CHBDC going to reduce my rates for that area? Is the council going to allow me to have future subdivision potential because of my SNA?</p> <p>If CHBDC are including all Man Made Areas of Significance, are they including all the Man Made Sites in the Plan or only selected?</p>	
Part 4: Maps [Zones]					
MAPS	S10.001	David Tilyard	Amend	It would be in keeping with the rest of the properties on Kyle Road (all zoned as Rural Lifestyle in the Proposed District Plan).	Include 110 Kyle Road in the Rural Lifestyle Zone - not the General Rural Zone as it is currently in the Proposed District Plan.
MAPS	S14.001	Francis Holdings Ltd	Amend	The land is currently used for industrial activities namely a depot and offices for Higgins Construction and a Higgins Concrete Batching Plant. The land is zoned rural in the Operative Plan. In the Proposed Plan the land is shown as Rural and also has a Flood Hazard overlay. The site will continue to be used for industrial activities and it is therefore appropriate that the existing activities are recognised in the zoning of the land.	Amend to change the zone for land at 17 Lindsay Road Waipukurau from Rural to Industrial (the land is in title HBB1/437 and the legal description is Pt Lot 1 DP 3634 Blocks XIV and XV Waipukurau SD). [refer also submission point S14.002]
MAPS	S20.002	Alan Delugar	Support	Our property is on the town boundary.	Include 20-24 Rathbone Street Waipawa into the borough of Waipawa [Waipawa urban area].
MAPS	S50.005	The Surveying Company (HB) Ltd	Oppose	We do not support Ōtāne being zoned as a Settlement Zone. To allow for the protection of valuable soils within the Region, and to support the amount of infrastructure Council is building to provide for future growth in Ōtāne, we believe that Ōtāne should be zoned Residential. The proximity to Waipawa and Hastings support this as a third residential zoned area within Central Hawke's Bay. In the Strategic Direction section, you note the number of projected households in Ōtāne is more than Waipawa, we believe it makes sense that the underlying zoning of Ōtāne is residential.	Rezone Ōtāne to '[General] Residential Zone'.

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MAPS	S50.006	The Surveying Company (HB) Ltd	Amend	We request consideration of a deferred Residential zone, or at least a deferred Rural Lifestyle Zone. A deferred zone will allow for the underlying zone activities to take place until the zone changes. Normally this would be General Rural or Rural Production, but a deferred zone would signal where future growth is to occur and allow for infrastructure planning and budgeting for asset improvements to these areas. Furthermore, all of the areas zoned Rural Lifestyle are pretty much already subdivided down to the envisaged density. There are no areas that will allow for Rural Lifestyle past the next few years.	Add a deferred '[General] Residential Zone', or deferred 'Rural Lifestyle Zone', adjacent to areas already with these zonings.
MAPS	S50.018	The Surveying Company (HB) Ltd	Amend	This area is already used for rural lifestyle purposes and should be zoned as such.	Re-zone the area north-east of Waipawa that currently encases the existing Setter Subdivision, Aitken Subdivision and various subdivisions along White Road [refer to area 'RU1' on Sheet No:17 map attached to full submission] to 'Rural Lifestyle Zone'.
MAPS	S50.019	The Surveying Company (HB) Ltd	Amend	This land has an existing subdivision pattern of rural lifestyle Lots and should be zoned appropriately.	Re-zone the land to the east of Ireland Road and along Homewood Road [refer Area 'RU2' on Sheet No:17 map attached to full submission] to 'Rural Lifestyle Zone'.
MAPS	S50.020	The Surveying Company (HB) Ltd	Amend	The existing subdivision arrangement is of Rural Lifestyle lots and should be zoned appropriately.	Re-zone the land to the west and to the south of Otane [refer Area 'RU3' on Sheet No:17 map attached to full submission] to 'Rural Lifestyle Zone'.
MAPS	S50.021	The Surveying Company (HB) Ltd	Amend	The existing subdivision pattern is one of rural lifestyle sections.	Re-zone the land to the east of Ōtāne, north of Elsthorpe Road and then the first part of Tod Road [refer Area 'RU4' on Sheet No:17 map attached to full submission] to 'Rural Lifestyle Zone'.
MAPS	S50.022	The Surveying Company (HB) Ltd	Amend	There is an existing subdivision pattern of rural lifestyle Lots and should be zoned appropriately.	Re-zone the area both to the north and south of the Patangata Tavern [refer Area 'RU5' on Sheet No:17 map attached to full submission] to 'Rural Lifestyle Zone'.

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MAPS	S50.023	The Surveying Company (HB) Ltd	Amend	Currently zoned 'Rural Production' which is inappropriate for the landscape in this area is hill country.	Re-zone the land between Pouterere Road, Racecourse Road and Evan Road [refer Area 'GR1' on Sheet No:17 map attached to full submission] to 'General Rural Zone'.
MAPS	S50.024	The Surveying Company (HB) Ltd	Amend	Currently zoned 'Rural Production'. We recommend that Council enter into discussions with the Jockey Club about potentially rezoning the racecourse land, given its locality to existing infrastructure.	Potentially re-zone the racecourse adjacent to Lake Hatuma to the south-west of Waipukurau [refer Area 'RE2' on Sheet No:22 map attached to full submission] (either in its entirety or in part) to either 'Residential Zone' or 'Deferred Residential Zone'.
MAPS	S50.025	The Surveying Company (HB) Ltd	Amend	This land is of existing lifestyle subdivision and should be zoned appropriately.	Re-zone the land to the western end of Kyle Road, Waipukurau [refer Area 'RU6' on Sheet No:22 map attached to full submission], to 'Rural Lifestyle Zone'.
MAPS	S50.026	The Surveying Company (HB) Ltd	Amend	There is conflict with the existing zoning of 'Rural Production' and that of trying to enhance the amenity of Lake Hatuma. We would recommend that this land be zoned as 'Rural Lifestyle Zone' as this would better facilitate the clean-up and regeneration of Lake Hatuma. By making this a 'Rural Lifestyle Zone' you would minimize the impacts of nitrate and sediment leaching into the lake. It also provides an extension of the Rural Lifestyle Zone, as the current limits are likely to be used up in the not-too-distant future.	Re-zone the land to the west of Racecourse Road between Racecourse Road and Lake Hatuma [refer Area 'RU7' on Sheet No:22 map attached to full submission] to 'Rural Lifestyle Zone'.
MAPS	S50.027	The Surveying Company (HB) Ltd	Amend	We believe these areas are logical extensions to the current limit to the Settlement Zone around Tikokino. It makes sense to place additional housing around Tikokino given that it is a well-established township settlement, has supporting community facilities such as the school and the pub and by encouraging more people to live here, may see other amenities show up such as a shop and other services.	Re-zone extensions to the current limits around Tikokino [refer Areas 'S1', 'S2' & 'S3' on Sheet No:47 map attached to full submission] to 'Settlement Zone'.
MAPS	S50.028	The Surveying Company (HB) Ltd	Amend	We recommend that this area be incorporated into the existing 'Large Lot Residential Zone' over Te Paerahi township. There are currently no longer any empty sections available in this area. Te Paerahi has an existing municipal water supply	Re-zone the land currently owned by the Porangahau Country Club [refer Area 'LR1' on Sheet No:76 map attached to full submission] to 'Large Lot Residential Zone'.

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				and sewage disposal. It makes sense to provide expansion in this area around this existing infrastructure.	
MAPS	S59.001	Karl Tipene	Oppose	<p>My understanding is that one of the key drivers of zoning is based on land production, the plan fails to acknowledge that a high percentage of Maori land is unproductive in areas around the coastal settlement and Pa/Cooks Tooth Rd areas. However this land has potential to be used as housing and is better zoned as a mix of General Residential, Rural Lifestyle, Residential Coastal and Papakainga.</p> <p>For many local Maori all they really have is their whenua, some of it will never be productive because of size and some because of location. However there is a lot of interest around housing/Papakainga as more family are wanting to come back to Porangahau.</p> <p>The inclusion of Papakainga into the plan I agree with, however I have some concerns.</p> <ul style="list-style-type: none"> -A Master plan is not included. -It seems like the plan only allows that the only way Maori can build on their land is through Papakainga. - Can 1 house 1 title be classified as PKH under the plan? - PKH-S3, Build not exceed 20% off net area. Why such a small area compared to other zones? 75% general. - PKH-S6, Road setbacks 7.5m vs 3m general? - PKH-S7, Internal setback 5m vs 1m general? 	Re-zoning of Maori-owned land around the coastal settlement and Pa/Cooks Tooth Rd areas to a mix of General Residential, Rural Lifestyle, Residential Coastal and Papakainga.
MAPS	S90.051	Centralines Limited	Support	Centralines supports the proposed zoning of the General Industrial Zone, and Commercial Zone insofar as they relate to their landholdings, and in particular, supports the zoning of land at 2 Peel Street and 21 Herbert Street, Waipukurau.	Retain proposed zoning of the General Industrial Zone and Commercial Zone insofar as they relate to Centralines landholdings, and in particular, the zoning of 2 Peel Street and 21 Herbert Street, Waipukurau.
MAPS	S93.001	Robert Malcolm	Amend	The land parcels described above currently are zoned Rural Production. The Council definition of Rural Production land reads 'This covers an area of identified highly productive land centered in and around the Ruataniwha and Takapau Plains and	Re-zone the land located North of Waipukurau township and South of Waipawa township, between SH2 and the Railway corridor, starting at Kaimotu Road and extending to Tapairu Road (or thereabouts) from 'Rural Production Zone' to

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				<p>surrounding Waipukurau, Waipawa and Otane. Largely LUC 1-3 soils.</p> <p>The land parcels most definitely do not match the given definition and would fit better as General Rural Land, the same as classified on the opposite side on SH2. The land is not Class 1-3 and would more accurately be described as low quality rolling hill country, definitely not cropping land. The limitations on subdividing in the Rural Production zone are not fairly applied to this stretch of land. The realigning of the zone boundary's would be a straight forward matter, instead of using SH2 as the boundary line use the Railway corridor instead.</p>	'General Rural Zone'.
MAPS	S94.002	Surveying the Bay Ltd	Amend	<p>Several Rural Production Zone parcels close to SH 2 and the northern boundary of the District, from a productive capacity perspective, are all compromised in some way. Either the soils are very poor, drainage is compromised, access is difficult, or the parcels are shapes that are not able to be utilised efficiently or economically.</p>	<p>Rezone Lot 2 DP 385756 (RT 343469), Lot 1 DP 6305 (RT HBM4/39) & Lots 1 & 2 DP 436815 (RT 536808)) from 'Rural Production Zone' to 'General Rural Zone' [143, 305 & 451 State Highway 2, Te Hauke - refer Appendix A attached to full submission for details].</p> <p>Provide an option for landowners to request land obviously in the incorrect Zone to be reclassified or provide relief through the resource consent process.</p>
MAPS	S98.001	Hatuma Lime Co Ltd	Support	<p>Support the General Rural Zone across both Hatuma Lime sites.</p>	<p>Retain the 'General Rural' zoning across both 'Hatuma Lime' sites at 520 Maharakeke Road and 711 Tikokino Road.</p>
MAPS	S100.001	GR Smith Children's Trust & DG Smith Tournaham Trust	Amend	<p>The land of 47 Limpus Road, Waipawa is currently zoned as Rural Production (refer submission for aerial photograph of area referred to). Given that it is rolling hills and clay soils it is not highly productive land that is able to be cropped nor is it dairy country. It is the same type of land and topography as neighbouring land on the western side of SH2 which has been zoned as General Rural. The railway line is the obvious split between Rural Production and General Rural Zones as the land on the eastern side of the railway line is rural production and used for arable cropping and dairying with irrigation.</p>	<p>Rezone the property Lot 2 DP 520793 Secs 28 29 SO3154 Pt Sec 2 Blk XV Waipukurau SD (47 Limpus Road, Waipawa), situated between State Highway 2 and railway line, from 'Rural Production Zone' to 'General Rural Zone'.</p>

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MAPS	S102.001	Te Mata Mushrooms Land Company Limited	Support	Support the General Rural Zone across the site, although note that the southern extent of the farm has undergone several subdivision applications that have created rural lifestyle properties (refer map of Te Mata Mushrooms property on Mt Herbert Road in the full submission). The Flood Hazard Overlay is noted and implications on new natural hazard rules.	Retain the 'General Rural' zoning across the Te Mata Mushrooms 'Mt Herbert Road' properties.
MAPS	S102.004	Te Mata Mushrooms Land Company Limited	Oppose	The reasons for the inclusion of identified land at Oruawhoro Road near Takapau (refer map contained in full submission) as a 'Future Development Area' or rezoned as 'General Industrial Zone' include: <ul style="list-style-type: none"> • Limited land supply of larger sites that can be used for rural industry and supporting commercial activities. • Cost effective access to power supply, gas. • Access to Rail, State Highway 2. • Ability to support Takapau settlement - both in business and residential. • Allowing a planned greenfield development to occur in a compact area instead of across the district in an unplanned manner. • Provides future greenfield industrial land to ensure demand for new land can be met by supply. • Could become a hub of activity that supports primary production activities with economic multiplier advantages. • The locality currently has limited rural lifestyle development, so potential reverse sensitivity effects are of a low magnitude. • The enhancement of the Porangahau Stream would become part of the structure plan. • The National Planning Standards provide for the use of 'Future Development Areas'. Otherwise, there is the use of the existing 'General Industrial Zone' format. 	Amend the Planning Maps to show a 'Future Development Area' overlay over land at Lot 2 DP 24989, Oruawhoro Road, Takapau - potentially extending south of SH 2 with the road and rail as geographic boundaries, and Fraser Road as the eastern extent. And introduce a new Chapter in the Proposed Plan to provide for a Structure Plan and specific provisions for the new 'Future Development Area'. The Structure Planning exercise would determine the extent of the area. Or Rezone the land identified from 'Rural Production Zone' to 'General Industrial Zone'.
MAPS	S105.024	James Bridge	Oppose	The zoning of land as proposed on Sheet No.29 does not reflect the existing developed and consented environment in this location: in particular, the General Rural	Rezone the land identified on the map in Figure 1 accompanying the full submission from 'General Rural Zone' to 'Large Lot Residential Zone'.

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				zoning of the land area identified in Figure 1 (see Appendix A accompanying the full submission) which includes a consented 21-lot large lot subdivision at Pouterere is inappropriate. Detailed consideration of the appropriate zoning of this land is included in Appendix A (refer full submission). Provision should be made for a moderate extent of extension of the zoned Large lot Residential area at Pouterere.	
MAPS	S105.026	James Bridge	Oppose	The zoning for coastal settlements is inappropriate and doesn't reflect the Plan's policies or good planning practice. Parts of coastal settlements are currently zoned 'Large Lot Residential Zone' while the rest are zoned 'General Rural Zone'. Not only is this inconsistent with the existing environment at the site, it doesn't reflect in the plan future growth. By confining the zoning in the plan to a subsection of the existing settlements, any future development of the settlements will necessarily have to be by ad hoc consenting in the General Rural Zone.	Extend zoning for coastal settlements to 'Large Lot Residential Zone' and account for future growth.
MAPS	S114.026	Central Hawkes Bay District Council	Amend	The submission seeks inclusion of the 'Waipukurau South Plan' (WSP) as a precinct overlay within the 'General Residential Zone' of the Proposed Plan. Provides clarification of the 'Waipukurau South Plan' precinct area on the Planning Maps in a manner that corresponds with the new provisions sought in the Plan. Refer to relief sought in the full submission.	Introduce a new overlay and/or notations on the relevant Planning Maps to show the extent of the 'Waipukurau South Plan' precinct area (as indicated by the shaded green area on the map accompanying the full submission).
MAPS	S120.001	Heretaunga Tamatea Settlement Trust	Amend	Support the zoning of Lake Whatumā and margins and the identification of SNA-262 and SNA-263. The properties at Lake Whatumā included in the Heretaunga Tamatea Claims Settlement Act 2018 include S Sec 7 Blk II Motuotaraia SD. It is proposed that the land within Sec 7 located adjoining the margins of the lake provide areas for rural lifestyle development with the lots located outside of the SNA areas but close to the margins of the lake. These lots would have an average of 4000m ² with a minimum lot size of 2500m ² and would incorporate areas of the SNA within Sec 7	Include provision for the opportunity for tangata whenua to live on the margins of the Lake Whatumā. Amend the zoning over part of Section 7 Block II Motuotaraia Survey District from 'Rural Production Zone' to 'Rural Lifestyle Zone' (as shown in Appendix 2 of the full submission).

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				to be included in consent notices ensuring the protection and enhancement in perpetuity. It is proposed that these lots would be zoned 'Rural Lifestyle Zone' and incorporate a portion of SNA-262 as shown in the Structure Plan (refer Appendix 2 accompanying the full submission). This would provide the opportunity to re-establish the traditional kainga for families that were dislocated during European settlement for which they have now received a Crown apology. Refer full submission for further details and Indicative Structure Plan.	
MAPS	S120.003	Heretaunga Tamatea Settlement Trust	Amend	<p>Rezoning request for Pt Lot 1 DP 25272 at Pukeora Scenic Drive, based on vision to provide an opportunity for hapū to live on their land close to Waipukurau. As such, an indicative Structure Plan has been prepared identifying areas for Rural Lifestyle Zone.</p> <p>This land is a taonga to hapū and has great cultural, heritage and traditional significant to tangata whenua. Iwi have been given the opportunity to develop and live on this land through the Settlement Act and Heretaunga Tamatea Settlement Trust (HTST) intend to enable this to happen. The land lends itself to both rural lifestyle development with easy access and development potential.</p> <p>It is proposed that the parcel of land comprising 38.9 hectares is rezoned Rural Lifestyle Zone with an average of 4000m2 and a minimum lot size of 2500m2.</p> <p>This area requested to be rezoned is defined in the indicative structure plan attached in Appendix 2 accompanying the full submission.</p>	<p>Include provision for tangata whenua to live on their land on Pukeora Scenic Drive.</p> <p>Amend the zoning of Pt Lot 1 DP 25272 from 'General Rural Zone' to 'Rural Lifestyle Zone' in line with the Indicative Structure Plan (as shown in Appendix 2 of the full submission).</p>
MAPS	S120.004	Heretaunga Tamatea Settlement Trust	Amend	<p>Rezoning request for Lot 4 DP 25272 at Pukeora Scenic Drive, based on vision to provide an opportunity for hapū to live on their land close to Waipukurau. As such, an indicative Structure Plan has been prepared identifying areas for Rural Lifestyle Zone and Residential Zone.</p> <p>This land is a taonga to hapū and has great cultural, heritage and traditional significant to</p>	<p>Include provision for tangata whenua to live on their land on Pukeora Scenic Drive.</p> <p>Amend the zoning over approximately 39ha of Lot 4 DP 25272 from 'General Rural Zone' to 'Rural Lifestyle Zone', and a further 11ha from 'General Rural Zone' to '[General] Residential Zone' in line with the Indicative Structure Plan (as shown in</p>

Plan Provision	Submission Point	Submitter	Position	Summary of Reasons	Summary of Decision Requested
				<p>tangata whenua. Iwi have been given the opportunity to develop and live on this land through the Settlement Act and Heretaunga Tamatea Settlement Trust (HTST) intend to enable this to happen. The land lends itself to both rural lifestyle and some residential development with easy access and development potential. It is proposed that:</p> <ul style="list-style-type: none"> • Approximately 39 hectares to be rezoned Rural Lifestyle Zone with an average lot size of 4000m² and a minimum lot size of 2500m². • Approximately 11 hectares to be rezoned Residential to provide for a maximum of 150 dwellings. <p>These areas requested to be rezoned are defined in the indicative structure plan attached in Appendix 2 accompanying the full submission.</p>	Appendix 2 of the full submission).
MAPS	S127.002	Livingston Properties Limited	Amend	<p>Objective UFD-03 and Policy UFD-P4 reference the Regional Policy Statement and the need for a structure plan to be associated with a rezoning. It is also acknowledged that s75(3) of the Resource Management Act 1991 ('RMA') requires a district plan to give effect to any regional policy statement. The RPS for Hawke's Bay is contained within the Regional Resource Management Plan of which section 3.1B is titled 'Managing the Built Environment' and includes objectives and policies to direct urban development in the region. Specifically, policies UD10.3, UD10.4, UD11 and UD12 set out the requirements for structure plans and matters to be addressed for the rezoning of land. An assessment of the requested rezoning is therefore undertaken against each of these RPS policies [refer full submission].</p> <p>An 87 allotment, complying Rural Zone subdivision (ref: RM190126) was lodged prior to the Proposed Plan being notified and is likely to be granted in the near future. Should the rezoning proposed in this submission be unsuccessful, this subdivision will provide Livingston Properties Limited with development opportunities. Subdivision RM190126 based on complying 4,000m²</p>	<p>Rezone portions of the property at 96 Mt Herbert Road, Waipukurau on the Planning Maps, from 'General Rural Zone' to as follows:</p> <ul style="list-style-type: none"> - approximately 18.7ha to 'General Residential Zone'; - approximately 4,900m² to 'Commercial Zone'; and - approximately 39.1ha to 'Rural Lifestyle Zone'; leaving the remainder zoned 'General Rural' (84.5ha). <p>The areas requested to be rezoned are defined in the Concept Plan attached as Appendix A in the submission.</p> <p>And make any consequential amendments to the text of the Proposed Plan to support the above requested mapping changes, including the incorporation of the concept plan to provide certainty for the nature of development on the Livingston Properties land.</p>

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				allotments with onsite servicing, would however have much less community benefit than the rezoning proposed in this submission. The rezoning sought would provide for a significantly more efficient use of land in terms of development density, open space creation and walkway networks and for a higher level of visual amenity.	
MAPS	S129.236	Kāinga Ora - Homes and Communities	Amend	Given the extent to which the Commercial Zone within Waipukurau and Waipawa is impacted by fault hazards, and in recognition of the critical function this zone plays in supporting the needs of the surrounding community and wider district, Kāinga Ora seeks the expansion of the zone to ensure that the demand for commercial activity is sufficiently provided for within the district.	Expand the 'COMZ - Commercial Zone' on the Planning Maps, for the reasons set out.
Part 4: Maps [Designations]					
MAPS	S78.042	Waka Kotahi NZ Transport Agency	Amend	Proposed designation shapefile for 'State Highway 2 (NZTA-1)' requires correction (specific detail attached to submission): 1. does not match territorial local authority boundary: - at northern end of SH2 near boundary with Hastings District - at southern end of SH2 near boundary with Tararua District 2. and has some mapping discrepancies (slivers of road parcel not showing as designated when they should be): - primary road parcel 7369809 - primary road parcel 6532713 - primary road parcel 7816358 - primary road parcel 4247839 (intersection of Ford Road and SH2) - HYDR 4166198 - primary road parcel 4245775	Amend designation shapefile of 'NZTA-1' to match local authority boundaries and actual road parcels, as identified [refer full submission for detail].
MAPS	S78.043	Waka Kotahi NZ Transport Agency	Amend	Proposed designation shapefile for 'State Highway 50 (NZTA-2)' requires correction (map detail attached to submission): 1. designation needs to be offset 5m from edge of bridge to enable ongoing maintenance of structure	Amend designation shapefile for 'NZTA-2' to provide 5m offset from edge of bridge and to match actual road parcel, as identified [refer full submission for detail].

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				2. approximately 2km of SH50 is out of alignment by up to 3m+ with road parcel	
Part 4: Maps [Schedules]					
MAPS	S120.002	Heretaunga Tamatea Settlement Trust	Amend	<p>The properties at Lake Whatumā included in the Heretaunga Tamatea Claims Settlement Act 2018 includes Lot 1 DP 7057.</p> <p>It is proposed that Lot 1 DP 7057 located on the eastern side of the lake would provide the opportunity for the development of an environmental education centre to be developed by hapū. It is envisaged that this facility would support the ecological restoration of Lake Whatumā. As such it is proposed that this lot be identified as a community facility within the Proposed Plan. Refer full submission for further details and Indicative Structure Plan.</p>	<p>Include provision to enable the development of an environmental education facility.</p> <p>Amend the zoning of Lot 1 DP 7057 to include the 'Community Facility (CF)' notation over the site, to enable the use of the site for environmental education purposes and associated facilities (as shown in Appendix 2 of the full submission).</p>
MAPS	S120.005	Heretaunga Tamatea Settlement Trust	Amend	<p>Heretaunga Tamatea Settlement Trust (HTST) support the zoning of Te Aute College as 'General Rural Zone' and the Ministry of Education Designation MEDU 13. In addition, HTST recognise that Te Aute College is of unique importance to tangata whenua in Central Hawke's Bay. It is the only Central Hawke's Bay College that have been included in the Heretaunga Tamatea Settlement and provides the opportunity for hapū to develop this school which has a rich cultural and tradition that is valued by tangata whenua across Central Hawke's Bay the wider region and Aotearoa.</p> <p>It is essential that opportunities for the development and expansion of the school is enabled in the Proposed Plan. As such HTST propose that the school and associated buildings and facilities area included within the Community Activities notation to enable for the future development of the school to ensure that it can appropriately provide an outstanding educational facility for the tamariki of the hapū of the district and beyond.</p>	Amend the Planning Map to include a 'Community Facility (CF)' notation over the area of Te Aute College (as shown in Appendix 2 of the full submission).
Miscellaneous					

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MAPS	S94.001	Surveying the Bay Ltd	Amend	Whilst the concept of online maps is good, I find it difficult to select/deselect parcels when the address is unknown. The only option for searching appears to be by address. There does not appear to be any way of printing the maps.	Improve the methodology of selection of parcels with online maps. For instance, by cursor selection, parcel ID, appellation, title reference etc. Enable printing from a desktop computer.
MAPS	S103.003	Sandy Hill Farms Limited	Oppose	The Boundary line is incorrect on 1046 Blackhead Road (correct boundary is shown in blue on 'Map B' accompanying the full submission). We would like this to be rectified after numerous attempts to get a correct boundary line on your district plan maps.	Amend the boundary line on the Planning Maps for 1046 Blackhead Road as identified on the map accompanying the full submission.



**CENTRAL
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