

Submitter: Reid Crawford Farms Limited

Submission number: 686

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
686.1			Retain Policy 3.2.8 Incentivise subdivision, except for the amendments sought below; AND Add a new clause (b) to Policy 3.2.8 Incentivise Subdivision, to include the following, as follows: <u>(b) Incentivise subdivision in the Rural Zone when there is the enhancement and/or restoration of biodiversity, legal and physical protection of areas that are of a suitable size and meet the Criteria for Determining Significance of Indigenous Biodiversity.</u>	Reject	Decision Report 9: Significant Natural Areas
FS1342.171	Federated Farmers	Support		Reject	
686.2			Retain Objective 5.1.1 The Rural environment, as notified.	Accept in part	Decision Report 22: Rural Zone
FS1387.259	Mercury NZ Limited for Mercury D	Oppose		Accept in part	
686.3			Retain Objective 5.2.1 Rural resources, except for the amendments sought below; AND Amend Objective 5.2.1 (a) (i) Rural resources as follows: (a) Maintain or enhance the: (i) Inherent life-supporting capacity, <u>accessibility</u> and versatility of soils, in particular high class soils;	Reject	Decision Report 22: Rural Zone

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FS1387.260	Mercury NZ Limited for Mercury D	Oppose		Accept	
686.4			Retain Policy 5.2.2-High class soils, as notified.	Accept in Part	Decision Report 22: Rural Zone
686.5			Retain Policy 5.2.3 Effects of subdivision and development on soils, except for the amendments sought below; AND Amend Policy 5.2.3 (b) Effects of subdivision and development on soils, as follows: (b) Subdivision which provides a range of lifestyle options is directed away from high class soils and/or where indigenous biodiversity is being protected, enhanced, and/or restored (with plantings).	Accept in Part	Decision Report 22: Rural Zone
FS1387.261	Mercury NZ Limited for Mercury D	Oppose		Accept in Part	
686.6			Amend Objective 5.3.1 (a) Rural character and amenity, as follows: (a) Rural character and amenity are maintained <u>while recognising the localised character of different parts of the District.</u>	Accept in Part	Decision Report 22: Rural Zone
686.7			Retain Policy 5.3.8 Effects on rural character and amenity from rural subdivision, except for the amendments sought below; AND Amend Policy 5.3.8 Effects on rural character and amenity from rural subdivision, as follows: (b) Ensure development does not compromise the predominant open space, character and amenity of rural areas. (d) Rural hamlet subdivision and	Accept in Part	Decision Report 22: Rural Zone

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			boundary relocations ensure the following: (i) Protection of rural land for productive purposes; (ii) Maintenance of the <u>localised</u> rural character and amenity of the surrounding rural environment; (iii) Minimisation of cumulative effects. (e) Subdivision, use and development opportunities ensure that <u>localised</u> rural character and amenity values are maintained. ...		
686.8			Amend the definition for "Significant Natural Area" in Chapter 13 Definitions, as follows: Means an area of significant indigenous biodiversity that is identified as a Significant Natural Area of the planning maps or has been assessed as meeting one <u>or more of the Criteria for Determining Significance of Indigenous Biodiversity (Appendix 2) by a suitably qualified Ecologist.</u>	Reject	Decision Report 9: Significant Natural Areas
FSI138.20	Glenn Michael Soroka and Louise Claire Mered as Trustees of the Pakau Trust	Support		Reject	
FSI387.262	Mercury NZ Limited for Mercury D	Oppose		Accept	
686.9			Amend the activity status for Rule 22.4.1.1 Prohibited subdivision PR1, PR2, PR3 and PR4, from Prohibited to Non Complying activities.	Accept in Part	Decision Report 22: Rural Zone

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FSI129.32	Auckland Council	Oppose		Accept in Part	
FSI131.36	The Village Church Trust	Support		Accept in Part	
FSI387.263	Mercury NZ Limited for Mercury D	Oppose		Accept in Part	
686.10			Amend Rule 22.4.1.6 Conservation lot subdivision, as follows: (i) The lot must contain: (A) a contiguous area of existing Significant Natural Area either as shown on the planning maps or as determined by an experienced and suitably qualified ecologist which meets; <u>or (B) a contiguous area, to be enhanced and/or restored</u> ; In accordance with the table below: (ii) The area of Significant Natural area, <u>or area to be enhanced and/or restored</u> , is assessed by a suitably qualified person as satisfying at least one criteria in Appendix 2 (Criteria for Determining Significance of Indigenous Biodiversity); (iii) <u>The Significant Natural Area or area to be restored is not already subject to legal protection a conservation covenant pursuant to the Reserves Act 1977 or the Queen Elizabeth II National Trust Act.</u> (iv) The subdivision proposes to legally protect all areas of Significant Natural Area or area to be restored <u>by way of a conservation covenant pursuant to the Reserves Act 1977 or the Queen Elizabeth National Trust Act.</u> (v) An ecological management plan is	Accept in part	Decision Report 14: Residential Zone

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			prepared to address the ongoing management of the covenant <u>protected</u> area to ensure that Significant Natural Area area to be protected is self-sustaining and that plan: A. Addresses fencing requirement for the covenant <u>protected</u> area; B. Addresses ongoing pest plan and animal control; C. Identifies any enhancement <u>and/or restoration</u> or <u>edge</u> planting required within the covenant area to be protected. (vi) All proposed lots... (vii) Subdivision entitlement. (b) Council's discretion is restricted to the following matters. (i) Subdivision layout and proximity of building platforms to Significant Natural Area <u>the area to be protected</u> ; (ii) Matters contained in an ecological management plan for the covenant <u>protected</u> area. (iii) Effects of the subdivision on <u>localised</u> rural character and amenity values; (iv) Extent of earthworks including earthworks for the location of building platform and access ways. (v) <u>Mechanism of legal protection for the area to be protected</u> .		
686.11			Retain Appendix 2 Criteria for Determining Significance of Indigenous Biodiversity.	Accept	Decision Report 9: Significant Natural Areas
686.12			Amend Rule 22.4.1.1 Prohibited subdivision to replace all references to "lot" with "Record of Title."	Accept in Part	Decision Report 22: Rural Zone
FS1387.264	Mercury NZ Limited for Mercury D	Oppose		Accept in Part	

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686.13			Add new discretionary activity to Rule 22.4.1.6 Conservation lot subdivision, as follows: <u>DI (a) Conservation lot subdivision around an existing dwelling and associated curtilage that does not comply with Rule 22.4.1.6 (vi-viii) RDI. (b) Conservation lot subdivision around established rural activities that does not comply with Rule 22.4.1.6 (vi-vii) RDI.</u>	Reject	Decision Report 22: Rural Zone
686.14			Retain Rule 22.4.1.2 (a) (iv) as a restricted discretionary activity for lots between 8,000m2 and 1.6ha.	Accept in Part	Decision Report 22: Rural Zone
FS1387.265	Mercury NZ Limited for Mercury D	Oppose		Accept in Part	
686.15			Add a new discretionary activity to Rule 22.4.1.2 General Subdivision, as follows: <u>DI (a) General subdivision around an existing dwelling and associated curtilage that does not comply with Rule 22.4.1.2 (iv) RDI. (b) General subdivision around established rural activities that does not comply with Rule 22.4.1.2 (iv) RDI.</u>	Reject	Decision Report 22: Rural Zone
FS1387.266	Mercury NZ Limited for Mercury D	Oppose		Accept	
686.16			Delete Rule 22.4.1.2 RDI (a)(v) General Subdivision (the 80/20 rule); AND Add a new matter of discretion to Rule 22.4.1.2 RDI (b) General Subdivision, as follows: <u>(b)(vi) Effects on rural productivity and fragmentation of high class soils.</u>	Accept in Part	Decision Report 22: Rural Zone

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FS1387.267	Mercury NZ Limited for Mercury D	Oppose		Accept in Part	
686.17			Retain Rule 22.4.1.2 (a)(i), (ii) and (iii) General Subdivision.	Accept in Part	Decision Report 22: Rural Zone
FS1387.268	Mercury NZ Limited for Mercury D	Oppose		Accept in Part	
686.18			Retain Rule 22.4.1.4 Boundary relocation as notified, except for amendments sought below; AND Amend Rule 22.4.1.4 Boundary Relocation, as follows: (a) The boundary relocation must: (i) Relocate a common boundary or boundaries between two or more existing Records of Title or consented lots that existed prior to 18th July 2018. (b) Council's discretion is restricted to the following matters: (v) Effects on high class soils, farm management and productivity.	Reject	Decision Report 22: Rural Zone
FS1379.252	Hamilton City Council	Oppose		Accept	
FS1387.269	Mercury NZ Limited for Mercury D	Oppose		Accept	
686.19			Amend Rule 22.4.1.5 Rural Hamlet Subdivision, to allow for relocation of consented lots and reduce lot size requirements as follows: (a) Subdivision to create a Rural Hamlet must comply with all of the following conditions: (i) It results in 3-5 proposed lots being clustered together; (ii) All existing Records of Title and/or	Reject	Decision Report 22: Rural Zone

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			<p><u>consented lots</u> form one continuous landholding; (iii) Each proposed lot has a minimum of 85,000m²; (iv) Each proposed lot has a maximum of 1.60ha; (v) The proposed balance lot has a minimum area of 20ha; (vi) It does not create any additional lots beyond the number of existing Records of Title. (b) Council's discretion is restricted to the following matters: (i) Subdivision layout and design including dimension, shape and orientation of the proposed lots and <u>specified building areas</u>; (ii) Subdivision layout and design including dimension, shape and orientation of the proposed lots; (iii) Effects on rural character and amenity values; (iv) Effects on landscape values; (v) Potential for reverse sensitivity effects; (vi) Extent of earthworks including earthworks for the location of the building platforms and access ways; (viii) <u>Effects on rural productivity and fragmentation of high class soils.</u></p>		
FS1129.73	Auckland Council	Oppose		Accept	
FS1379.253	Hamilton City Council	Oppose		Accept	