

Submitter: Wilcox Properties Limited

Submission number: 529

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
529.1			<p>Retain Policy 3.2.8 Incentivise subdivision, except for the amendments sought below</p> <p>AND</p> <p>Add to Policy 3.2.8(b) Incentivise subdivision, as follows:</p> <p>(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</p>	Reject	Decision Report 9: Significant Natural Areas
FS1377.126	Havelock Village Limited	Support		Reject	Decision Report 9: Significant Natural Areas
529.2			<p>Retain Objective 5.1.1 The rural environment, as notified.</p>	Accept in part	Decision Report 22: Rural Zone
FS1388.650	Mercury NZ Limited	Oppose		Accept in part	Decision Report 22: Rural Zone

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529.3			<p>Retain Objective 5.2.1 Rural resources, except for the amendments sought below</p> <p>AND</p> <p>Amend Objective 5.2.1 Rural resources, as follows:</p> <p>(a) Maintain or enhance the:</p> <p>(i) Inherent life-supporting capacity, accessibility and versatility of soils, in particular high class soils;</p>	Reject	Decision Report 22: Rural Zone
<i>FS1388.651</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	<i>Decision Report 22: Rural Zone</i>
529.4			<p>Retain Policy 5.2.2 High class soils, as notified.</p>	Accept in part	Decision Report 22: Rural Zone
529.5			<p>Retain Policy 5.2.3 Effects of subdivision and development on soils, except for the amendments sought below</p> <p>AND</p> <p>Amend Policy 5.2.3. (b) Effects of subdivision and development on soils, as follows:</p> <p>(b) Subdivision which provides a range of lifestyle options is directed away from high class soils and/ or where indigenous</p>	Accept in part	Decision Report 22: Rural Zone

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			biodiversity is being protected, enhanced, and/or restored (with plantings).		
<i>FS1388.652</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	<i>Decision Report 22: Rural Zone</i>
529.6			<p>Retain Objective 5.3.1 Rural character and amenity, except for the amendments sought below</p> <p>AND</p> <p>Amend Objective 5.3.1(a) Rural character and amenity, as follows: Rural character and amenity are maintained while recognising the localised character of different parts of the District.</p>	Accept in part	Decision Report 22: Rural Zone

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529.7			<p>Retain Policy 5.3.8 Effects on rural character and amenity from rural subdivision, except for the amendments sought below</p> <p>AND</p> <p>Amend Policy 5.3.8 Effects on rural character and amenity from rural subdivision, as follows:</p> <p>(b) Ensure development does not compromise the predominant open space, character and amenity of rural areas.</p> <p>...</p> <p>(d) Rural hamlet subdivision and boundary relocations ensure the following:</p> <p>(i) Protection of rural land for productive purposes;</p> <p>(ii) Maintenance of the localised rural character and amenity of the surrounding rural environment;</p> <p>(iii) Minimisation of cumulative effects.</p> <p>...</p> <p>(e) Subdivision, use and development opportunities ensure that localised rural character and amenity values are maintained.</p>	Accept in part	Decision Report 22: Rural Zone

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529.8			<p>Retain the definition for "Significant Natural Area" in Chapter 13: Definitions, except for the amendments sought below</p> <p>AND</p> <p>Amend the definition for "Significant Natural Area" in Chapter 13: Definitions, as follows;</p> <p>Means an area of significant indigenous biodiversity that is identified as a Significant Natural Area on the planning maps or has been assessed as meeting one or more of the Criteria for Determining Significance of Indigenous Biodiversity (Appendix 2) by a suitably qualified Ecologist</p>	Reject	Decision Report 22: Rural Zone
529.9			<p>Amend the activity status for Rules 22.4.1.1 PR1, PR2, PR3, PR4 Prohibited subdivision, from prohibited to non-complying activities.</p>	Accept in part	Decision Report 22: Rural Zone
<i>FS1131.27</i>	<i>The Village Church Trust</i>	<i>Support</i>		<i>Accept in part</i>	<i>Decision Report 22: Rural Zone</i>
<i>FS1388.653</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	<i>Decision Report 22: Rural Zone</i>
529.10			<p>Retain Appendix 2 Criteria for Determining Significance of Indigenous Biodiversity, as notified.</p>	Accept	Decision Report 22: Rural Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
529.11			<p>Add a new discretionary activity to Rule 22.4.1.6 Conservation lot subdivision, as follows:</p> <p>DI</p> <p>Conservation lot subdivision around an existing dwelling and associated curtilage that does not comply with Rule 22.4.1.6 (vi-vii) RDI.</p> <p>Conservation lot subdivision around established rural activities that does not comply with Rule 22.4.1.6 (vi-vii) RDI</p>	Reject	Decision Report 22: Rural Zone
<i>FS1062.70</i>	<i>Andrew and Christine Gore</i>	<i>Support</i>		<i>Reject</i>	<i>Decision Report 22: Rural Zone</i>
529.12			<p>Retain Rule 22.4.1.2(a)(iv) General subdivision, which classifies creation of an additional lot between 8,000m² and 1.6ha as a restricted discretionary activity.</p>	Accept in part	Decision Report 22: Rural Zone
<i>FS1388.654</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	<i>Decision Report 22: Rural Zone</i>
529.13			<p>Amend Rule 22.4.1.1 Prohibited subdivision, to replace the term 'lot' with 'Record of Title'.</p>	Accept in part	Decision Report 22: Rural Zone

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FSI388.655	Mercury NZ Limited	Oppose		Accept in part	Decision Report 22: Rural Zone
529.14			Retain Rule 22.4.1.2(a)(i-iii) General Subdivision, as notified.	Accept in part	Decision Report 22: Rural Zone
FSI388.656	Mercury NZ Limited	Oppose		Accept in part	Decision Report 22: Rural Zone
529.15			<p>Retain Rule 22.4.1.2 General subdivision, except for the amendments sought below</p> <p>AND</p> <p>Add a new discretionary activity to Rule 22.4.1.2 General subdivision, as follows:</p> <p>DI</p> <p>(a) General subdivision around an existing dwelling and associated curtilage that does not comply with Rule 22.4.1.2. (iv) RDI.</p> <p>(b) General subdivision around established rural activities that does not comply with Rule 22.4.1.2. (iv) RDI.</p>	Accept in part	Decision Report 22: Rural Zone
FSI388.657	Mercury NZ Limited	Oppose		Accept in part	Decision Report 22: Rural Zone

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529.16			<p>Delete Rule 22.4.1.2(a)(v) General Subdivision (80/20 Rule);</p> <p>AND</p> <p>Add new matter of discretion to Rule (b), as follows:</p> <p>(b)(vi) Effects on rural productivity and fragmentation of high class soils.</p>	Accept in part	Decision Report 22: Rural Zone
FS1388.658	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	<i>Decision Report 22: Rural Zone</i>

<p>529.17</p>			<p>Retain Rule 22.4.1.6 Conservation lot subdivision, except for the amendments sought below</p> <p>AND</p> <p>Amend Rule 22.4.1.6 Conservation lot subdivision as follows: 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; or B. a contiguous area, to be enhanced and/or restored in accordance with the table below: (see table in PDP)</p> <p>The area of Significant Natural Area, or area to be enhanced and/or restored is assessed by a suitably qualified person as satisfying at least one criteria in Appendix 2 (Criteria for Determining Significance of Indigenous Biodiversity);</p> <p>The Significant Natural Area, or area to be restored is not already subject to a conservation covenant pursuant to the Reserves Act 1977 or the Queen Elizabeth II National Trust Act 1977 legal protection. The subdivision proposes to legally protect all areas of Significant Natural Area or area to be restored. by way of a conservation covenant pursuant to the Reserves Act 1977 or the Queen Elizabeth II National Trust Act 1977; An ecological management plan is prepared to address ongoing management of the covenant protected area to ensure that the Significant</p>	<p>Reject</p>	<p>Decision Report 22: Rural Zone</p>
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			<p>Natural Areaarea to be protected is self-sustaining and that plan:</p> <p>Addresses fencing requirements for the covenant protected area;</p> <p>Addresses ongoing pest plant and animal control;</p> <p>Identifies any enhancement and/or restoration or edge planting required within the covenant area to be protected.</p> <p>(b) Council's discretion is restricted to the following matters:</p> <p>Subdivision layout and proximity of building platforms to Significant Natural Area the area to be protected;</p> <p>Matters contained in an ecological management plan for the covenant protected area;</p> <p>Effects of the subdivision on localised rural character and amenity values;</p> <p>Extent of earthworks including earthworks for the location of building platforms and access ways.</p> <p>Mechanism of legal protection for the area to be protected</p>		
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