

Summary of Submissions by Submitter - Federated Farmers (935)

Submitter Number:	935	Submitter:	Sally Millar
On behalf of:	Federated Farmers of New Zealand		
ECM Numbers:	3342192 ; 3342193 ; 3446977 ; 3446978		
<hr/>			
Point Number	935.5(Section 6.1 Biodiversity para 3)	Category	Section 6 - Biodiversity
Support/Oppose/Neutral:	Support		
Summary of Submission	The 3rd paragraph refers to the Waikato Regional Council's SNA programme, but not that further ground-truthing is required.		
	Decision Requested: Amend 6.1 to reflect that WRC SNAs are a desktop exercise and that ground-truthing needs to confirm if a site is an SNA.		
<hr/>			
Point Number	935.7(Section 8 Historic Heritage)	Category	Section 8 - Historic Heritage: Archaeological Sites; Maori Cultural Sites; Historic Heritage Items and Historic Heritage Areas
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Reference to 'NZ Archaeological Association' is the incorrect statutory body.		
	Decision Requested: Delete all references to the 'NZ Archaeological Association' and substitute with "New Zealand Historic Places Trust".		
<hr/>			
Point Number	935.8(Section 9.1.1)	Category	Section 9 - Landscape and Natural Character
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Section 9.1.1 omits reference to RPS landscape assessment criteria, and should indicate how the criteria has been used or deviated from.		
	Decision Requested: Add clear identification criteria for Outstanding Landscapes and explanations of how these relate to the Regional Policy Statement criteria into Section 9.1.1 (District Landscape Assessment).		
<hr/>			
Point Number	935.10(Section 12 - Objective 1, Policies 1a, 1b)	Category	Section 12 - Contaminated Land and Hazardous Substances

Support/Oppose/Neutral: Support

Summary of Submission Support limiting the focus of Objective 1 and its policies to the NES.

Decision Requested: Retain Objective 1 and its policies.

Point Number 935.12(Section 16 - Policy 1a) **Category** Section 16 - Subdivision

Support/Oppose/Neutral: Support

Summary of Submission Only identified Historic Heritage Areas and Historic Heritage Items can be protected from subdivision effects.

Decision Requested: Add "identified" to Policy 1a's Historic Heritage Areas and Items.

Point Number 935.13(Section 19 - Objective 1, Policy 1b) **Category** Section 19 - Utilities

Support/Oppose/Neutral: Support

Summary of Submission Supports Objective 1 with amendments to Policies 1b to avoid adverse effects on existing land uses.

Decision Requested: Retain Objective 1.
Amend Policy 1b to include requirement to avoid adverse effects on existing land uses as well.

Point Number 935.14(Section 24 - Issue 1) **Category** Section 24 - Rural Area

Support/Oppose/Neutral: Support

Summary of Submission Issue 1 should identify that it is inappropriate activities that have the negative effects listed. Also Issue 1 b) does not read well.

Decision Requested: Amend Issue 1: "Inappropriate subdivision, use and ... (b) Adversely effect ~~Deteriorate~~ rural ..."

Point Number 935.15(Section 29.1) **Category** Section 29 - Biodiversity

Support/Oppose/Neutral: Support

Summary of Submission Unclear how indigenous vegetation will be treated if deemed "significant". The assessment cost should be Council-funded.

Decision Requested: Provide direction in Section 29.1 Background of how landowners with significant natural areas will receive assistance and support for ongoing protection. The ecological assessment cost is to be carried by Council.

Point Number 935.16(Section 30.1) **Category** Section 30 - Electricity Transmission Line Buffer Overlay

Support/Oppose/Neutral: Support

Summary of Submission Support Section 30.1.

Decision Requested: Retain Section 30.1.

Point Number 935.17(Section 31.4.1) **Category** Section 31 - Historic Heritage: Archaeological Sites; Maori Cultural Sites; Historic Heritage Items and Historic Heritage Areas Overlay

Support/Oppose/Neutral: Support

Summary of Submission Supports recognition of Historic Places Act and NZ Historic Places Trust. This needs to be reflected in the Plan to ensure no duplication of controls.

Decision Requested: Retain Section 31.4.1 and ensure that the Plan does not duplicate Historic Places Act provisions.

Point Number 935.18(Section 32 Landscape and Natural Character Overlay) **Category** Section 32 - Landscape and Natural Character Overlay

Support/Oppose/Neutral: Oppose

Summary of Submission Outstanding landscape rules must reflect the farming activities that created that landscape and are part of it. Exempt farming activities from this overlay.

Decision Requested: Amend Section 32.3 so landscape overlays do not constrain farming activities.

Point Number 935.19(Section 34 - Rule 1) **Category** Section 34 - Natural Hazards: River Flooding, Coastal Erosion, Tsunami and Flood Defences Overlay

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 1 subject to "accessory building" definition change in original

submission.

Decision Requested: Supports Rule 1 subject to "accessory building" definition change in original submission i.e. excluding farm buildings.

Point Number	935.20(Section 36.5)	Category	Section 36 - Contaminated Land and Hazardous Substances
---------------------	----------------------	-----------------	---

Support/Oppose/Neutral: Support

Summary of Submission Support using the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

Decision Requested: Retain Section 36.5 as written.

Point Number	935.21(Section 38 - Rule 2.1 a))	Category	Section 38 - Subdivision
---------------------	----------------------------------	-----------------	--------------------------

Support/Oppose/Neutral: Oppose

Summary of Submission Opposed to the boundary adjustment rule.

Decision Requested: Reword Rule 2 to allow for boundary adjustment in the Rural Zone without restrictions to 5% 'change'.

Point Number	935.22(Section 39 - Rule 8)	Category	Section 39 - Transport
---------------------	-----------------------------	-----------------	------------------------

Support/Oppose/Neutral: Support

Summary of Submission Supports permitted activity status for airstrips in the Rural Zone for farming activities.

Decision Requested: Retain Rule 8.

Point Number	935.23(Section 56.2 Zone Purpose)	Category	Section 56 - Rural Zone
---------------------	-----------------------------------	-----------------	-------------------------

Support/Oppose/Neutral: Support

Summary of Submission Generally supports the Zone Purpose, but the 6th bullet point is outside the territorial authority functions.

Decision Requested: Delete Section 56.2 bullet point 6.

Point Number	935.24(Section 57 - Rule 3)	Category	Section 57 - Rural Lifestyle Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Rule 3 needs to differentiate between rural and residential situations as traffic, amenity and noise effects are different.		
	Decision Requested: Amend Rule 3 to allow 12 visitors as a permitted activity.		
<hr/>			
Point Number	935.163(Section 3 - RPS, LGA, HPA definitions)	Category	1-Thames-Coromandel Proposed District Plan - November 2013 > 1.2-PART I INTRODUCTION > 1.2.1-Section 1 - Background and How to Use the Plan
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports definitions in the Waikato Regional Policy Statement and from legislation.		
	Decision Requested: The Plan uses definitions already adopted, where appropriate.		
<hr/>			
Point Number	935.164(Section 3 - Hazardous Substances definition)	Category	1-Thames-Coromandel Proposed District Plan - November 2013 > 1.2-PART I INTRODUCTION > 1.2.3-Section 3 - Definitions
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the hazardous substances definition provided hazardous substances policies and rules are changed per the original submission.		
	Decision Requested: Retain the hazardous substances definition provided hazardous substances policies and rules are changed per the original submission.		
<hr/>			
Point Number	935.165(Section 6.2 Issue 1)	Category	Section 6 - Biodiversity
Support/Oppose/Neutral:	Support		
Summary of Submission	Issue 1 needs to recognise that only inappropriate or poorly managed subdivision use and development contributes to biodiversity loss.		
	Decision Requested: Amend Issue 1 to " <u>Inappropriate</u> subdivision, use and development ...", or "Subdivision use and development <u>can</u> contribute ..."		
<hr/>			

Point Number 935.166(Section 6.1) **Category** Section 6 - Biodiversity

Support/Oppose/Neutral: Support

Summary of Submission Need a clearer statement of the current state and trends of biodiversity in the district during the Operative Plan.

Decision Requested: Include in Section 6.1 the current state of biodiversity, and losses and gains during the Operative Plan.

Point Number 935.167(Section 6 - Issue 2) **Category** Section 6 - Biodiversity

Support/Oppose/Neutral: Support

Summary of Submission Not all poor land management practices contribute to biodiversity loss.

Decision Requested: Amend Issue 2: "Poor land management practices may contribute ..."

Point Number 935.168(Section 6 - Issue 3) **Category** Section 6 - Biodiversity

Support/Oppose/Neutral: Support

Summary of Submission Issue 3 is clumsy and should be rewritten for clarity.

Decision Requested: Amend Issue 3: "If the remaining biodiversity areas are to maintain their biodiversity values through their health and ecological functioning will require restoration, enhancement and protection, including the creation of connections and corridors."

Point Number 935.169(Section 6 - Objective 1) **Category** Section 6 - Biodiversity

Support/Oppose/Neutral: Oppose

Summary of Submission Objective 1 is unattainable and should be limited to significant biodiversity.

Decision Requested: Add "Significant" to the start of Objective 1.

Point Number 935.170(Section 6 - Policy 1a) **Category** Section 6 - Biodiversity

Support/Oppose/Neutral: Oppose

Summary of Submission Policy 1a should recognise that it is only needed to maintain significant biodiversity values and should reflect a hierarchy because of Policy 1b. Policy 1a(d) should not be mandatory for all subdivision, use and development.

Decision Requested: Amend Policy 1a: "For areas of significant biodiversity subdivision use and development shall where appropriate ..." or similar.
Delete Policy 1a d).

Point Number 935.171(Section 6 - Policy 1b) **Category** Section 6 - Biodiversity

Support/Oppose/Neutral: Support

Summary of Submission Limit Policy 1b to biodiversity values to be maintained. Policy 1b(d) should be in the Plan's natural hazard section.

Decision Requested: Amend Policy 1b: "... clearance should be undertaken in a way that maintains the values by ...".
Delete Policy 1b d).

Point Number 935.172(Section 6 - Policy 1c) **Category** Section 6 - Biodiversity

Support/Oppose/Neutral: Support

Summary of Submission Supports Policy 1c, but it needs to add the opportunity for areas that meet the significant biodiversity criteria.

Decision Requested: Add to Policy 1c: "j) meets the Regional Policy Statement 11A Criteria for determining significance of indigenous biodiversity"

Point Number 935.173(Section 6 - Policy 1d) **Category** Section 6 - Biodiversity

Support/Oppose/Neutral: Support

Summary of Submission Policy 1d should focus on maintaining the values rather than the site *per se*.

Decision Requested: Amend Policy 1d: "... private land where the indigenous biodiversity values are maintained or enhanced ..."

Point Number 935.174(Section 6 - Policy 1e) **Category** Section 6 - Biodiversity

Support/Oppose/Neutral: Oppose

Summary of Submission Policy 1e only needs to be applied where appropriate to maintain biodiversity values affected.

Decision Requested: Amend Policy 1e: "... Subdivision use and development in the Coastal Environment shall, where appropriate, avoid adverse effects on ..."

Point Number 935.175(Section 6 - Objective 2, Policies 2a, 2b) **Category** Section 6 - Biodiversity

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Objective 2 as indigenous biodiversity clearance can be addressed by Section 6 Policy 1b.

Decision Requested: Delete Objective 2 and its policies.

Point Number 935.176(Section 8 - Policies 2a and 2b) **Category** Section 8 - Historic Heritage: Archaeological Sites; Maori Cultural Sites; Historic Heritage Items and Historic Heritage Areas

Support/Oppose/Neutral: Oppose

Summary of Submission Policies 2a and 2b need to be flexible for when they cannot be achieved.

Decision Requested: In Policies 2a and 2b, replace "shall" with "should".

Point Number 935.177(Section 8.3) **Category** Section 8 - Historic Heritage: Archaeological Sites; Maori Cultural Sites; Historic Heritage Items and Historic Heritage Areas

Support/Oppose/Neutral: Oppose

Summary of Submission Section 8 objectives and policies need to better recognise that historic heritage will only be maintained or enhanced through landowner goodwill.

Decision Requested: Add new objective and policies that recognise historic heritage items require ongoing maintenance, and the wider TCDC community should share this burden.

Point Number 935.178(Section 8 - Policy 1b) **Category** Section 8 - Historic Heritage: Archaeological Sites; Maori Cultural Sites; Historic Heritage Items and Historic Heritage Areas

Support/Oppose/Neutral: Oppose

Summary of Submission Policy 1b does not make sense - if unknown or identified it cannot be managed.

Decision Requested: Delete or reword Policy 1b to better reflect that it is related to accidental discovery of a site.

Point Number	935.179(Section 8 - Policy 3a)	Category	Section 8 - Historic Heritage: Archaeological Sites; Maori Cultural Sites; Historic Heritage Items and Historic Heritage Areas
Support/Oppose/Neutral:	Oppose		
Summary of Submission	The focus of Policy 3a should be on retaining the values of the site/item.		
	Decision Requested: Amend Policy 3a so that it is the specific values of the site or item that is to be retained.		
<hr/>			
Point Number	935.180(Section 8 - Policy 3c)	Category	Section 8 - Historic Heritage: Archaeological Sites; Maori Cultural Sites; Historic Heritage Items and Historic Heritage Areas
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Policy 3c.		
	Decision Requested: Retain Policy 3c.		
<hr/>			
Point Number	935.181(Section 8 - Policies 3d, 3e, 3f and 3g, Objective 4)	Category	Section 8 - Historic Heritage: Archaeological Sites; Maori Cultural Sites; Historic Heritage Items and Historic Heritage Areas
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Policies 3d, 3e, 3f and 3g and Objective 4 need to be balanced by private ownership needs.		
	Decision Requested: Amend Policies 3d, 3e, 3f and 3g and Objective 4 to clearly provide that historic heritage item owners should not be restricted from the items' functional use.		
<hr/>			
Point Number	935.182(Section 8.4)	Category	Section 8 - Historic Heritage: Archaeological Sites; Maori Cultural Sites; Historic Heritage Items and Historic Heritage Areas
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports non-regulatory methods. Other methods should be included such as funding assistance.		
	Decision Requested: Add new non-regulatory method: "3. The Council will consider the use of the LTP process to develop funding policies to enable assistance to be provided where appropriate for the identification and protection of historic heritage."		

Point Number 935.183(Section 9.1.2) **Category** Section 9 - Landscape and Natural Character

Support/Oppose/Neutral: Oppose

Summary of Submission Make reference to the Regional Policy Statement's identified outstanding landscapes of regional significance. Concerned with grouping natural features and natural landscapes together, which may have different values and restrictions.

Decision Requested: Amend section 9.1.2 to recognise that outstanding landscapes and natural features have been identified in the Regional Policy Statement, and outstanding landscapes should be treated differently from natural features.

Point Number 935.184(Section 9.1.3) **Category** Section 9 - Landscape and Natural Character

Support/Oppose/Neutral: Oppose

Summary of Submission Supports interpretation of amenity landscapes in part, specifically para 2. Opposed to overlay mapping of amenity landscapes.

Decision Requested: Delete the Amenity Landscape Overlay and all references to it. Alternatively address amenity issues in the specific zones.

Point Number 935.185(Section 9.1.4) **Category** Section 9 - Landscape and Natural Character

Support/Oppose/Neutral: Oppose

Summary of Submission The Natural Character overlay bears little or no resemblance to the RMA Section 6(a) description.

Decision Requested: Withdraw the Natural Character Overlay and all associated objectives, policies and methods from the Plan, and reassess as per RMA Section 6(a).

Point Number 935.186(Section 9 - Issue 1) **Category** Section 9 - Landscape and Natural Character

Support/Oppose/Neutral: Support

Summary of Submission Delete reference to amenity landscapes.

Decision Requested: Delete "amenity" from Issue 1.

Point Number 935.187(Section 9 - Objective 1) **Category** Section 9 - Landscape and Natural Character

Support/Oppose/Neutral: Support

Summary of Submission Rewrite Objective 1 for clarity.

Decision Requested: Amend Objective 1 to: "Ensure Outstanding Landscapes retain the values and characteristics by protecting from ..."

Point Number 935.188(Section 9 - Policy 1a) **Category** Section 9 - Landscape and Natural Character

Support/Oppose/Neutral: Support

Summary of Submission Rewrite Policy 1a for clarity that it is the values and characteristics of the landscape, not the site *per se*, to be protected.

Decision Requested: Amend Policy 1a to: "Maintain the values and characteristics of Outstanding Landscapes by avoiding significant adverse effects of subdivision, use and development by; "

Point Number 935.189(Section 9 - Policy 1b) **Category** Section 9 - Landscape and Natural Character

Support/Oppose/Neutral: Support

Summary of Submission Policy 1b needs to be clearer that the values and characteristics of landscapes, not the site *per se*, are to be protected.

Decision Requested: Amend Policy 1b: "... and located so they do not impinge on the values and characteristics including by: ..."

Point Number 935.190(Section 9 - Policy 1d) **Category** Section 9 - Landscape and Natural Character

Support/Oppose/Neutral: Oppose

Summary of Submission Policy 1d does not add anything.

Decision Requested: Delete Policy 1d.

Point Number 935.191(Section 9 - Objective 2, Policies 2a and 2b.) **Category** Section 9 - Landscape and Natural Character

Support/Oppose/Neutral: Oppose

Summary of Submission Amenity issues are accurately covered in zone requirements.

Decision Requested: Delete Objective 2 and its policies.

Point Number 935.192(Section 9 - Objective 3) **Category** Section 9 - Landscape and Natural Character

Support/Oppose/Neutral: Oppose

Summary of Submission The Natural Character overlay bears little or no resemblance to the RMA Section 6(a) description.

Decision Requested: Withdraw Section 9.3.3.

Point Number 935.193(Section 9 - Objective 4) **Category** Section 9 - Landscape and Natural Character

Support/Oppose/Neutral: Oppose

Summary of Submission The Natural Character overlay bears little or no resemblance to the RMA Section 6(a) description.

Decision Requested: Withdraw Section 9.3.4.

Point Number 935.194(Section 12 - Objective 2, Policies 2a - 2f) **Category** Section 12 - Contaminated Land and Hazardous Substances

Support/Oppose/Neutral: Support

Summary of Submission Supports the intent of Objective 2 and its policies, subject to Section 36 amendments in original submission.

Decision Requested: Retain Objective 2 and its policies, subject to Section 36 amendments in original submission.

Point Number 935.195(Section 12 - Objective 4, Policy 4a) **Category** Section 12 - Contaminated Land and Hazardous Substances

Support/Oppose/Neutral: Support

Summary of Submission Support focus on sensitive activity not locating near hazardous activities to manage reverse sensitivity.

Decision Requested: Retain Section 12.3.4 as written.

Point Number 935.196(Section 16 - Policy **Category** Section 16 - Subdivision

1c)

Support/Oppose/Neutral: Support

Summary of Submission Policy 1c should be amended to encourage and promote rather than require an outcome.

Decision Requested: Amend Policy 1c: "Subdivision in the Rural Lifestyle Zone should protect the values of the Rural Area and promote significant biodiversity gains"

Point Number 935.197(Section 16 - Objective 2, Policies 2a, 2b) **Category** Section 16 - Subdivision

Support/Oppose/Neutral: Support

Summary of Submission Support Objective 2, but other activities impacted by reverse sensitivity should be recognised in policies.

Decision Requested: Add further policies to Objective 2 to reflect that not only mining can be affected by reverse sensitivity effects.

Point Number 935.198(Section 16 - Objective 3, Policies 3a, 3b, 3c) **Category** Section 16 - Subdivision

Support/Oppose/Neutral: Support

Summary of Submission Support only creating reserves via subdivision when there is a demonstrable need.

Decision Requested: Retain Objective 3 and its policies as written.

Point Number 935.199(Section 16 - Policy 6a) **Category** Section 16 - Subdivision

Support/Oppose/Neutral: Support

Summary of Submission Error - Policy 6a should refer to Section 6 Policy 1c.

Decision Requested: In Policy 6a replace "1d" with "1c".

Point Number 935.200(Section 16 - Objective 7, Policies 7a, 7b, 7c) **Category** Section 16 - Subdivision

Support/Oppose/Neutral: Oppose

Summary of Submission Water quality matters are a regional council function. Objective 7 and its policies duplicate this function. Subdivision itself does not impact the environment.

Decision Requested: Delete Objective 7 and its policies.

Point Number 935.201(Section 16 - Policy 8d) **Category** Section 16 - Subdivision

Support/Oppose/Neutral: Support

Summary of Submission Support Council's intention to waive esplanade reserve requirements in certain circumstances.

Decision Requested: Add to Policy 8d: "(e) the subdivision involves only a minor boundary adjustment and no additional building sites will be created."

Point Number 935.202(Section 16 - Objective 11, Policies 11a, 11b) **Category** Section 16 - Subdivision

Support/Oppose/Neutral: Support

Summary of Submission Support Objective 11 and its policies.

Decision Requested: Retain Objective 11 and its policies.

Point Number 935.203(Section 19 - Policy 2a) **Category** Section 19 - Utilities

Support/Oppose/Neutral: Support

Summary of Submission Policy 2a should only consider future corridors in the planned horizon.

Decision Requested: Amend Policy 2a to read "and future planned electricity ..."

Point Number 935.204(Section 24 - Issue 2) **Category** Section 24 - Rural Area

Support/Oppose/Neutral: Oppose

Summary of Submission Residential activities, not rural activities, need to be managed to control reverse sensitivity.

Decision Requested: Amend Issue 2 to read: "Residential activities in the Rural Area can result in create reverse sensitivity effects that need to be managed to protect the productive potential of the land and the viability of activities that rely

on the Rural Area."

Point Number 935.205(Section 24 - Objective 1) **Category** Section 24 - Rural Area

Support/Oppose/Neutral: Support

Summary of Submission Support Objective 1.

Decision Requested: Retain Objective 1.

Point Number 935.206(Section 24 - Policy 1a) **Category** Section 24 - Rural Area

Support/Oppose/Neutral: Support

Summary of Submission Policy 1a should focus on significant adverse effects.

Decision Requested: In Policy 1a, add "significant" before "adverse effects".

Point Number 935.207(Section 24 - Policy 1d) **Category** Section 24 - Rural Area

Support/Oppose/Neutral: Support

Summary of Submission Public access to the coast in all cases is inappropriate, and "alternative access" may not be on the landowner's land.

Decision Requested: Amend Policy 1d: "... of the Rural Area should provide public ... alternative routes to the coast where they are in the same ownership where access may need ..."

Point Number 935.208(Section 24 - Objective 2) **Category** Section 24 - Rural Area

Support/Oppose/Neutral: Support

Summary of Submission Supports Objective 2.

Decision Requested: Retain Objective 2.

Point Number 935.209(Section 24 - Policy 2a) **Category** Section 24 - Rural Area

Support/Oppose/Neutral: Support

Summary of Submission Supports Policy 2a, but it should not be limited to high class soils.

Decision Requested: Delete "high class" from Policy 2a.

Point Number 935.210(Section 24 - Policy 3a) **Category** Section 24 - Rural Area

Support/Oppose/Neutral: Support

Summary of Submission Policy 3a needs to be clearer that residential activities, not farming, need management to control reverse sensitivity.

Decision Requested: Amend Policy 3a: "Residential activities may occur in the Rural Zones where it does not create reverse sensitivity effects "

Point Number 935.211(Section 24 - Policy 3b) **Category** Section 24 - Rural Area

Support/Oppose/Neutral: Support

Summary of Submission Support Policy 3b.

Decision Requested: Retain Policy 3b as written.

Point Number 935.212(Section 24 - Objective 4, Policies 4a - 4e) **Category** Section 24 - Rural Area

Support/Oppose/Neutral: Support

Summary of Submission Supports Objective 4 and its policies, but needs to reflect farming activities evolving over time.

Decision Requested: Amend Objective 4 and its policies reflect that farming practices will change depending on economic and management drivers and changes to environmental practice and performance.

Point Number 935.213(Section 24 - Policy 5a) **Category** Section 24 - Rural Area

Support/Oppose/Neutral: Oppose

Summary of Submission Water quality and contaminant discharge is a regional council function that is duplicated in Policy 5a. Subdivision itself does not impact the environment or discharge contaminants.

Decision Requested: Delete Policy 5a.

Point Number 935.214(Section 24 - Policy 5b) **Category** Section 24 - Rural Area

Support/Oppose/Neutral: Oppose

Summary of Submission Policy 5b duplicates Policy 5c and Section 6 of the Plan.

Decision Requested: Delete Policy 5b.

Point Number 935.215(Section 24 - Policy 6a) **Category** Section 24 - Rural Area

Support/Oppose/Neutral: Support

Summary of Submission Policy 6a is appropriate if the proposed ridgeline definition is adopted and "hilltops" is deleted.

Decision Requested: Retain Policy 6a if the proposed ridgeline definition is adopted and "hilltops" is deleted.

Point Number 935.216(Section 29 - Rule 1.1) **Category** Section 29 - Biodiversity

Support/Oppose/Neutral: Support

Summary of Submission Support a range of permitted activities in Rule 1 with minor or less than minor effects on indigenous vegetation values.

Decision Requested: Retain Rule 1 with amendments in the original submission.

Point Number 935.217(Section 29 - Rule 1.1 e)) **Category** Section 29 - Biodiversity

Support/Oppose/Neutral: Support

Summary of Submission Clarify Rule 1.1 e) for certainty.

Decision Requested: Amend Rule 1.1 e): "... by exotic vegetation (e.g. its primary purpose is ...)

Point Number 935.218(Section 29 - Rule 3.1) **Category** Section 29 - Biodiversity

Support/Oppose/Neutral: Support

Summary of Submission Allow for the harvesting of manuka or kanuka for firewood.

Decision Requested: Add to Rule 3.1: "o) clearing up to 10 m3 of manuka or kanuka per 12 month period for firewood purposes."

Point Number 935.219(Section 29 - Rule 3.1 c)) **Category** Section 29 - Biodiversity

Support/Oppose/Neutral: Support

Summary of Submission Support Rule 3.1 c), but conflicts with sustainable use definition.

Decision Requested: Retain Rule 3.1 c) and either amend "sustainable use" definition or Rule 4.1 to exclude a sustainable management plan.

Point Number 935.220(Section 29 - Rule 3.3) **Category** Section 29 - Biodiversity

Support/Oppose/Neutral: Support

Summary of Submission Support limiting discretion to protecting indigenous vegetation values.

Decision Requested: Retain Rule 3.3 as written.

Point Number 935.221(Section 29 - Rule 3.5) **Category** Section 29 - Biodiversity

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 3.5 but shift the close bracket.

Decision Requested: In Rule 3.5 shift the "close bracket" from 3.1 m) to end of "Environment or not".

Point Number 935.222(Section 29 - Rule 3.6) **Category** Section 29 - Biodiversity

Support/Oppose/Neutral: Support

Summary of Submission Supports limited notification of biodiversity resource consent applications.

Decision Requested: Retain Rule 3.6 as written.

Point Number 935.223(Section 29 - Rule 4) **Category** Section 29 - Biodiversity

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 4 subject to clarifying "sustainable management" and ground-truthing SNAs covered in the original submission.

Decision Requested: Retain Rule 4 subject to clarifying "sustainable management" and ground-truthing SNAs covered in the original submission.

Point Number 935.224(Section 30 - Rule 1) **Category** Section 30 - Electricity Transmission Line Buffer Overlay

Support/Oppose/Neutral: Support

Summary of Submission Support Rule 1.

Decision Requested: Retain Rule 1 as written.

Point Number 935.225(Section 30 - Rule 2) **Category** Section 30 - Electricity Transmission Line Buffer Overlay

Support/Oppose/Neutral: Oppose

Summary of Submission Oppose Rule 2's restriction on buildings for non-sensitive activities.

Decision Requested: Amend Rule 2 to include as excluded buildings: an uninhabitable farm building or structure for farming activities (but not including a milking/dairy shed or intensive farming buildings (excluding ancillary structures)); an uninhabited horticultural building; all buildings and structures must comply with one of the following conditions: - a minimum vertical clearance of 10 m below the lowest point of the conductor associated with National Grid line or -demonstrate that safe electrical clearance distances are maintained under all National Grid Line operating conditions and - be at least 12 m from a National Grid support structure.

Point Number 935.226(Section 30 - Rule 3) **Category** Section 30 - Electricity Transmission Line Buffer Overlay

Support/Oppose/Neutral: Support

Summary of Submission Support Rule 3 subject to consequential amendments to Rule 2.

Decision Requested: Retain Rule 3 subject to consequential amendments to Rule 2.

Point Number 935.227(Section 31.4.2) **Category** Section 31 - Historic Heritage: Archaeological Sites; Maori Cultural Sites; Historic Heritage Items and Historic Heritage Areas Overlay

Support/Oppose/Neutral: Support

Summary of Submission The accidental discovery process needs to be completed expeditiously, and the cost carried by Council.

Decision Requested: Amend Section 31.4.2 so Council and NZ Historic Places Trust will undertake to complete any assessment of a site in a timely manner, and that council will pay for any archaeologist assessment. Clarify that iwi and police only need to be notified if human remains or Maori cultural site are discovered.

Point Number 935.228(Section 31.5) **Category** Section 31 - Historic Heritage: Archaeological Sites; Maori Cultural Sites; Historic Heritage Items and Historic Heritage Areas Overlay

Support/Oppose/Neutral: Support

Summary of Submission Limit any curtilage of a site to specifically protect its values.

Decision Requested: Specifically limit the curtilage of any site to the protection of the identified values of that site.

Point Number 935.229(Section 31.6) **Category** Section 31 - Historic Heritage: Archaeological Sites; Maori Cultural Sites; Historic Heritage Items and Historic Heritage Areas Overlay

Support/Oppose/Neutral: Support

Summary of Submission Historic heritage rules need to be balanced with use of historic heritage buildings - would like to see protection of items and sites incentivised.

Decision Requested: The Plan should more explicitly provide for non regulatory methods that encourage work with owners of heritage items to ensure their ongoing protection.

Point Number 935.230(Section 31.7) **Category** Section 31 - Historic Heritage: Archaeological Sites; Maori Cultural Sites; Historic Heritage Items and Historic Heritage Areas Overlay

Support/Oppose/Neutral: Support

Summary of Submission Historic heritage rules need to be balanced with use of historic heritage buildings - would like to see protection of items and sites incentivised.

Decision Requested: The Plan should more explicitly provide for non regulatory methods that encourage work with owners of heritage items to ensure their ongoing protection.

Point Number 935.231(Section 32 - Rule **Category** Section 32 - Landscape and Natural

1) Character Overlay

Support/Oppose/Neutral: Oppose

Summary of Submission Opposed to farming activities being restricted to buildings of less than 50 m2 within the overlay.

Decision Requested: Exempt farm buildings from Rule 1 a).

Point Number 935.232(Section 32 - Rule 2.1 a)) **Category** Section 32 - Landscape and Natural Character Overlay

Support/Oppose/Neutral: Oppose

Summary of Submission Works such as bridge construction that are permitted or consented by Waikato Regional Council should be exempt from Rule 2.1 a).

Decision Requested: Exempt works permitted or consented by Waikato Regional Council from Rule 2.1 a).

Point Number 935.233(Section 32 - Rule 2.1 b)) **Category** Section 32 - Landscape and Natural Character Overlay

Support/Oppose/Neutral: Support

Summary of Submission Earthworks that are ancillary to permitted or consented activities should be permitted.

Decision Requested: Amend Rule 2.1 b) to include earthworks that are ancillary to permitted or consented activities.

Point Number 935.234(Section 32 - Rule 5.1) **Category** Section 32 - Landscape and Natural Character Overlay

Support/Oppose/Neutral: Oppose

Summary of Submission Opposed to a dwelling on a lot being a restricted discretionary activity that could be declined.

Decision Requested: Amend Rule 5.1 to be a controlled activity with the same matters for consideration as in Section 32 Table 1.

Point Number 935.235(Section 32 - Rule 7 Afforestation) **Category** Section 32 - Landscape and Natural Character Overlay

Support/Oppose/Neutral: Oppose

Summary of Submission Opposed to afforestation being non-complying where the outstanding landscape is a working production landscape.

Decision Requested: Amend Rule 7 Afforestation to exempt planting of working production landscapes.

Point Number 935.236(Section 32 - Rule 11) **Category** Section 32 - Landscape and Natural Character Overlay

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes afforestation being restricted discretionary in the amenity overlay where the landscape is a working production landscape.

Decision Requested: Exempt planting of working production landscapes from Rule 11.

Point Number 935.237(Section 32.7) **Category** Section 32 - Landscape and Natural Character Overlay

Support/Oppose/Neutral: Oppose

Summary of Submission The Natural Character Overlay and all its provisions should be withdrawn and a new correct assessment done under RMA Section 6(a).

Decision Requested: Withdraw the Natural Character Overlay and all associated objectives, polices and methods and do a reassessment as per RMA Section 6(a).

Point Number 935.238(Section 34 - Rule 2) **Category** Section 34 - Natural Hazards: River Flooding, Coastal Erosion, Tsunami and Flood Defences Overlay

Support/Oppose/Neutral: Oppose

Summary of Submission Requiring a resource consent for a farm fence in a high flood hazard area is inappropriate.

Decision Requested: Make fences for stock control in the Rural Zone of the High Flood Hazard a permitted activity.

Point Number 935.239(Section 36.6 - new rule) **Category** Section 36 - Contaminated Land and Hazardous Substances

Support/Oppose/Neutral: Oppose

Summary of Submission Concerned that farm use and storage of fertiliser, agrichemicals and farm fuel exceeds Table 3 and are not permitted activities. Appropriate handling can be achieved by complying with accepted industry standards and codes of practice.

Decision Requested: Add new: "Rule 8 The storage use on farm of

agrichemicals, farm fuel, and fertiliser is a **permitted activity** provided:
a)The storage and use of agrichemicals within the Rural Zone, in accordance with NZS8409:2004.
b)The storage and use of Class 3 fuels within the Rural Zone in accordance with the Environmental Protection Agency's Approved Practice Guide for Above Ground Fuel Storage on Farms, September 2010.
c)The storage and use of fertiliser within the Rural Zone in accordance with the:
(i) Fertiliser (Corrosive) Group Standard HSR002569, and
(ii)Fertiliser (Oxidising) Group Standard HSR002570, and
(iii)Fertiliser (Subsidiary Hazard) Group Standard HSR002571, and
(iv)Fertiliser (Toxic) Group Standard HSR002572, and
(v)FertResearch's Code of Practice for Nutrient Management 2007."

Point Number 935.240(Section 38 - Rule 8) **Category** Section 38 - Subdivision

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 8, and extend it to apply beyond the priority area to any identified and ground-truthed Significant Natural Area.

Decision Requested: Amend Rule 8 to allow a conservation lot where an area meets the Regional Policy Statement Significance Criteria.

Point Number 935.241(Section 38 - Rule 9.1) **Category** Section 38 - Subdivision

Support/Oppose/Neutral: Oppose

Summary of Submission Oppose the creation of additional lots in the Rural Area and Open Space Zone being a discretionary activity where all other Areas are considered as restricted discretionary.

Decision Requested: Amend Rule 9.1 from discretionary to restricted discretionary.

Point Number 935.242(Section 38 - Table 2.14) **Category** Section 38 - Subdivision

Support/Oppose/Neutral: Support

Summary of Submission Supports the minimum average lot size of 20 ha for Rural Zone.

Decision Requested: Retain minimum average lot size of 20 ha for Rural Zone.

Point Number 935.243(Section 39 - Rule 9) **Category** Section 39 - Transport

Support/Oppose/Neutral: Support

Summary of Submission Supports permitted activity status for helipads in the Rural Zone for farming activities.

Decision Requested: Retain Rule 9.

Point Number 935.244(Section 56 - Rule 2.1) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 2.1 standards in part, but off-site parking is onerous where cars can park in the road reserve. Rule 2.1 a) needs clarifying.

Decision Requested: Amend Rule 2.1 a) to "the front yard does not apply; and" Amend the parking requirement to be "safely off the carriageway".

Point Number 935.245(Section 56 - Rule 3) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Summary of Submission Rule 3 needs to differentiate between rural and residential situations as traffic, amenity and noise effects are different.

Decision Requested: Amend Rule 3 to allow 12 visitors as a permitted activity.

Point Number 935.246(Section 56 - Rule 4 Farming) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 4 Farming.

Decision Requested: Retain Rule 4 Farming.

Point Number 935.247(Section 56 - Rule 6) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Oppose

Summary of Submission There is a conflict between earthworks being accessory to farming (under the Farming rule with no earthworks standards) and the Earthworks rule.

Decision Requested: Either amend definition of 'farming' or Rule 6 Earthworks provisions to allow for roads, tracks, maintenance etc.

Point Number 935.248(Section 56 - Rule 11) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 11 relating to large forests, but it is inefficient for small woodlots primarily not established for timber.

Decision Requested: Amend Rule 11 to only apply to woodlots greater than 4 ha.

Point Number 935.249(Section 56 - Rule 13) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 13.

Decision Requested: Retain Rule 13.

Point Number 935.250(Section 56 - Rule 14) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 14.

Decision Requested: Retain Rule 14.

Point Number 935.251(Section 56 - Rule 18) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Summary of Submission Support Rule 18.

Decision Requested: Retain Rule 18.

Point Number 935.252(Section 56 - Rule 20) **Category** Section 56 - Rural Zone

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 20 subject to changes to definition of 'Intensive Farming' in original submission.

Decision Requested: Retain Rule 20 subject to changes to definition of 'Intensive Farming' in original submission.

Point Number 935.253(Section 57 - Rule 6) **Category** Section 57 - Rural Lifestyle Zone

Support/Oppose/Neutral: Oppose

Summary of Submission There is a conflict between earthworks being accessory to farming (under the Farming rule with no earthworks standards) and the Earthworks rule.

Decision Requested: Either amend definition of 'farming' or Rule 6 Earthworks provisions to allow for roads, tracks, maintenance etc.

Point Number 935.254(Section 57 - Rule 11) **Category** Section 57 - Rural Lifestyle Zone

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 11 relating to large forests, but it is inefficient for small woodlots primarily not established for timber.

Decision Requested: Amend Rule 11 to only apply to woodlots greater than 4 ha.

Point Number 935.255(Section 57 - Rule 12 Farming) **Category** Section 57 - Rural Lifestyle Zone

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 12 Farming.

Decision Requested: Retain Rule 12 Farming as a permitted activity.

Point Number 935.256(Section 57 - Rule 13) **Category** Section 57 - Rural Lifestyle Zone

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 13.

Decision Requested: Retain Rule 13.

Point Number 935.257(Section 57 - Rule 14) **Category** Section 57 - Rural Lifestyle Zone

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 14.

Decision Requested: Retain Rule 14.