

Submitter: Glen Alvon Farms Limited**Submission number: 540**

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
540.1			<p>Retain Policy 3.2.8 Incentivise Subdivision as notified except for the amendments sought below</p> <p>AND</p> <p>Add a new clause (b) to Policy 3.2.8 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
<i>FS1062.85</i>	<i>Andrew and Christine Gore</i>	<i>Support</i>		<i>Accept</i>	
540.2			Retain Objective 5.1.1 The rural environment, as notified.	Accept in part	Decision Report 22: Rural Zone
<i>FS1388.738</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	
540.3			Retain Objective 5.2.1 Rural Resources, except for the amendments sought below;	Reject	Decision Report 22: Rural Zone

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			<p>AND</p> <p>Amend Objective 5.2.1 (a) (i)- Rural Resources as follows:</p> <p>(a) Maintain or enhance the: (i) Inherent life-supporting capacity, accessibility and versatility of soils, in particular high class soils;</p>		
<i>FS1388.739</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	
540.4			Retain Policy 5.2.2 High class soils.	Accept in Part	Decision Report 22: Rural Zone
540.5			<p>Retain Policy 5.2.3 Effects of subdivision and development on soils, except for the amendment sought below;</p> <p>AND</p> <p>Amend Policy 5.2.3- 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 biodiversity is being protected, enhanced, and/or restored (with plantings).</p>	Accept in Part	Decision Report 22: Rural Zone
<i>FS1388.740</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in Part</i>	

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540.6			<p>Amend Objective 5.3.1 Rural character and amenity, by adding text shown in underlined italics, as follows:</p> <p>(a) 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
540.7			<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 5.3.8 Policy - Effects on rural character and amenity from rural subdivision, as follows:</p> <p>...</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>... (ii) Maintenance of the localised rural character and amenity of the surrounding rural environment; ...</p>	Accept in Part	Decision Report 22: Rural Zone

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			(e) Subdivision, use and development opportunities ensure that localised rural character and amenity values are maintained		
540.8			Amend the definition of "Significant Natural Area" in Chapter 13 Definitions, as follows: 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.	Reject	Decision Report 9: Significant Natural Areas
<i>FS1377.133</i>	<i>Havelock Village Limited</i>	<i>Support</i>		<i>Accept</i>	
540.9	Glen Alvon Farms Limited	Neutral/Amend	Amend Rule 22.4.1.1 PR1, PR2, PR3 and PR4 Prohibited subdivision from Prohibited Activities to Non-Complying Activities.	Accept in Part	Decision Report 22: Rural Zone
<i>FS1131.32</i>	<i>The Village Church Trust</i>	<i>Support</i>		<i>Accept in Part</i>	
<i>FS1388.741</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in Part</i>	
540.10			Retain Rule 22.4.1.6 Conservation lot subdivision, except for the amendments sought below AND	Reject	Decision Report 22: Rural Zone

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			<p>Add a new discretionary activity to Rule 22.4.1.6 Conservation lot subdivision, as follows: D I</p> <p>(a) 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>(b) Conservation lot subdivision around established rural activities that does not comply with Rule 22.4.1.6(vi-vii) RDI.</p>		
<i>FSI 129.76</i>	<i>Auckland Council</i>	<i>Oppose</i>		<i>Accept</i>	
540.11			Retain Appendix 2 Criteria for Determining Significance of Indigenous Biodiversity.	Accept	Decision Report 9: Significant Natural Areas
540.12			Retain Rule 22.4.1.2 (a) (i)-(iii) General subdivision.	Accept in Part	Decision Report 22: Rural Zone
<i>FSI 388.742</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in Part</i>	
540.13			Retain Rule 22.4.1.2 RDI (a) (iv) General subdivision.	Accept in Part	Decision Report 22: Rural Zone
<i>FSI 388.743</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in Part</i>	

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540.14			Amend Rule 22.4.1.1 Prohibited subdivision, by replacing the term "lot" with "Record of Title."	Accept in Part	Decision Report 22: Rural Zone
<i>FS/388.744</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in Part</i>	
540.15			Retain Rule 22.4.1.2 General subdivision, except for the amendments sought below AND Add a new discretionary activity to Rule 22.4.1.2 General subdivision, as follows: 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.	Accept in Part	Decision Report 22: Rural Zone
<i>FS/388.745</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in Part</i>	
540.16			Delete Rule 22.4.1.2 (a) (v) General subdivision; AND Add a new matter of discretion in Rule 22.4.1.2 RDI as follows:	Accept in Part	Decision Report 22: Rural Zone

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			(vi) Effects on rural productivity and fragmentation of high class soils.		
FS1388.746	Mercury NZ Limited	Oppose		Accept in Part	
540.17			<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:</p> <p>RDI</p> <p>(a) The subdivision must comply with all of the following conditions:</p> <p>(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; or B. a contiguous area, to be enhanced and/or restored; in accordance with the table below: ...</p> <p>(ii) 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</p>	Reject	Decision Report 22: Rural Zone

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			<p>(Criteria for Determining Significance of Indigenous Biodiversity);</p> <p>(iii) The Significant Natural Area or area to be restored is not already subject to a conservation covenant pursuant to the Reserves Act 199 or the Queen Elizabeth II National Trust Act 1977; legal protection.</p> <p>(iv) 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 199 or the Queen Elizabeth II National Trust Act 1977;</p> <p>(v) An ecological management plan is prepared to address ongoing management of the covenant protected area to ensure that the Significant Natural Area area to be protected is self-sustaining and that plan: A. Addresses fencing requirements for the covenant protected area; B. Addresses ongoing pest plant and animal control; C. Identifies any enhancement and/or restoration or edge planting required within the covenant area to be protected;</p> <p>(vi) All proposed lots are a minimum size of 8000m²;</p>		

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			<p>(vii) All proposed lots excluding the balance lot, must each have a maximum area of 1.6ha;</p> <p>(viii) This rule or its equivalent in a previous district plan has not previously been used to gain an additional subdivision entitlement;</p>		
<i>FS1062.86</i>	<i>Andrew and Christine Gore</i>	<i>Support</i>		<i>Reject</i>	
540.18			<p>Retain Rule 22.4.1.6 Conservation lot subdivision, except for the amendments sought below AND Amend Rule 22.4.1.6 RDI (b) Conservation lot subdivision, as follows:</p> <p>(b) Council's discretion is restricted to the following matters:</p> <p>(i) Subdivision layout and proximity of building platforms to Significant Natural Area the area to be protected:</p> <p>(ii) Matters contained in an ecological management plan for the covenant protected area;</p> <p>(iii) Effects of the subdivision on localised rural character and amenity values:</p> <p>(iv) Extent of earthworks including earthworks for the location of building platforms and access ways.</p>	Reject	Decision Report 22: Rural Zone

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			(v) Mechanism of legal protection for the area to be protected.		