

## Appendix I: Table of submission points\_Rebuttal

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of s42A report where the submission point is addressed	Section of Rebuttal report where the submission is addressed
81.228	Waikato Regional Council	Neutral / Amend	Add to Policy 9.3.3.3 Stormwater management as follows: (a) Stormwater management systems shall be designed to minimise the erosion potential and rate of run-off into the coastal marine area. (b) <u>Stormwater management systems designed in accordance with low impact design philosophies.</u> (c) Provide a high level of water quality treatment. (d) <u>Minimise change to the existing hydrological cycle.</u>	Reject	7	
343.3	Michael Briggs for Harrison Grierson Consultants Limited on behalf of Rangitahi Limited	Neutral / Amend	Retain Policy 9.3.1.1 Development, except for the amendments sought below AND Amend Policy 9.3.1.1 Development to include "physical characteristics." AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept in part	5	
343.4	Michael Briggs for Harrison Grierson Consultants Limited on behalf of Rangitahi Limited	Neutral / Amend	Amend Objective 9.3.2 Non-Residential Activities, to refer to significant adverse traffic effects. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept	6	
343.5	Michael Briggs for Harrison Grierson	Neutral / Amend	Amend Policy 9.3.2.1(b)(i) Commercial Activities, to split the two separate matters relating to active ground-floor	Accept	6	

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	Consultants Limited on behalf of Rangitahi Limited		business activities and frontages and residential activities above ground floor. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.			
343.6	Michael Briggs for Harrison Grierson Consultants Limited on behalf of Rangitahi Limited	Oppose	Delete Policy 9.3.3.5(b) Environmental Improvement. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Reject	7	
343.7	Michael Briggs for Harrison Grierson Consultants Limited on behalf of Rangitahi Limited	Neutral / Amend	Amend Policy 9.3.3.7(b) Ecological and Habitat Values, to adopt the same approach as in Policy 15B.2.23 of the Operative Plan, which seeks: "The loss of significant indigenous vegetation and significant habitat of indigenous fauna should be avoided. Short term, minor, or localised degradation effects should be mitigated if they cannot be practically avoided." AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept	7	4
343.8	Michael Briggs for Harrison Grierson Consultants Limited on	Neutral / Amend	Amend Policy 9.3.5.4 Secondary access to fix the list level error as follows: Policy 9.3.5.4(a)(i) should be Policy 9.3.5.4(b) Policy 9.3.5.4(a)(ii) should be Policy 9.3.5.4(b)(i) Policy 9.3.5.4(a)(iii) should be Policy 9.3.5.4(b)(ii) (a) From the	Accept in part	8	

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	behalf of Rangitahi Limited		beginning of development of the Rangitahi Peninsula Structure Plan Area up to completion... <del>(i)(b)</del> A permanent secondary access must be constructed: <del>(ii)(i)</del> Prior to development of any of the Precincts E, F or G: and <del>(iii)(ii)</del> In accordance with access and road performance standards suitable for its secondary function. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.			
343.10	Michael Briggs for Harrison Grierson Consultants Limited on behalf of Rangitahi Limited	Neutral / Amend	Amend the definition for "Rangitahi Commercial Activity" in Chapter 13 Definitions to exclude childcare facilities. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Reject	9	
343.12	Michael Briggs for Harrison Grierson Consultants Limited on behalf of Rangitahi Limited	Neutral / Amend	Retain the definition for "Rangitahi Integrated Development" in Chapter 13 Definitions, except for the amendments sought below AND Amend the definition for "Rangitahi Integrated Development" in Chapter 13 Definitions to include "or an approved subdivision". AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept in part	9	8

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343.13	Michael Briggs for Harrison Grierson Consultants Limited on behalf of Rangitahi Limited	Oppose	Delete Rule 28.1.1 (b) Permitted Activities. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept in part	10	
343.14	Michael Briggs for Harrison Grierson Consultants Limited on behalf of Rangitahi Limited	Neutral / Amend	Amend Rule 28.3.1 Dwellings, to exclude lots in the locations shown on Development Outcomes Plan 5 in Appendix 8, which are likely to include multi-unit developments (Rangitahi Integrated Developments). AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept	16	9
343.15	Michael Briggs for Harrison Grierson Consultants Limited on behalf of Rangitahi Limited	Neutral / Amend	Amend Rule 28.3.6 PI (b) Accessory Buildings, to make it clear that the gross floor area standards apply to individual buildings on a site rather than the total floor area of all accessory buildings. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept	16	7
343.16	Michael Briggs for Harrison Grierson Consultants Limited on behalf of	Oppose	Delete the variance standards in Rule 28.4.1 RDI (a)(ii) Subdivision - General. AND Retain the matters of discretion in Rule 28.4.1 RDI (b) Subdivision - General. AND	Accept	17	6

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	Rangitahi Limited		Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.			
343.17	Michael Briggs for Harrison Grierson Consultants Limited on behalf of Rangitahi Limited	Oppose	Delete the variance standards in Rule 28.4.2 C I (a)(ii) Subdivision - Boundary adjustments. AND Add a matter of control to Rule 28.4.2 C I(c) Boundary adjustments, for the extent to which the subdivision is consistent with the Rangitahi Structure Plan in Rule 28.4.2 Subdivision - Boundary adjustments. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept	17	6
343.18	Michael Briggs for Harrison Grierson Consultants Limited on behalf of Rangitahi Limited	Oppose	Delete Rule 28.4.4 Title Boundaries - Contaminated Land. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Reject	17	
343.19	Michael Briggs for Harrison Grierson Consultants Limited on behalf of	Oppose	Delete Rule 28.4.5 (a)(ii) Title Boundaries - Significant Natural Areas and Maaori Sites of Significance. AND Delete Rule 28.4.5 (b)(ii) Title Boundaries - Significant Natural Areas and Maaori Sites of Significance. AND	Accept in part	17	

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	Rangitahi Limited		Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.			
343.20	Michael Briggs for Harrison Grierson Consultants Limited on behalf of Rangitahi Limited	Neutral / Amend	Amend Policy 9.3.2.1 Commercial activities, to provide greater flexibility with regards to the location of activities at ground level, including residential. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Reject	6	
343.21	Michael Briggs for Harrison Grierson Consultants Limited on behalf of Rangitahi Limited	Neutral / Amend	Amend Policy 9.3.5.4 Secondary access, to require the permanent secondary access to be constructed prior to the completion of Precincts F or G. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept in part	8	5
343.22	Michael Briggs for Harrison Grierson Consultants Limited on behalf of Rangitahi Limited	Neutral / Amend	Amend the activity conditions in Rule 28.1.1 Permitted Activities, to refer to the location of residential activities being in accordance with the Rangitahi Peninsula Structure Plan or any approved subdivision. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept in part	10	

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343.23	Michael Briggs for Harrison Grierson Consultants Limited on behalf of Rangitahi Limited	Neutral / Amend	Amend Rule 28.2.8 PI Indigenous Vegetation Clearance Inside a Significant Natural Area, to make provision for indigenous vegetation clearance associated with construction of roads that are in general accordance with the Rangitahi Structure Plan. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept	15	4
343.25	Michael Briggs for Harrison Grierson Consultants Limited on behalf of Rangitahi Limited	Neutral / Amend	Amend Rule 28.1.3 RDI Restricted Discretionary Activities for clarity so that (b) is a subset of (a). AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept	11	
343.27	Michael Briggs for Harrison Grierson Consultants Limited on behalf of Rangitahi Limited	Neutral / Amend	Amend Rule 28.2.4.3 Earthworks - Significant Natural Areas, to make provision for earthworks associated with construction of roads that are in general accordance with the Rangitahi Structure Plan. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Reject	13	
343.28	Michael Briggs for Harrison Grierson Consultants Limited on behalf of	Neutral / Amend	Delete Rule 28.2.6.3 Heritage items and Maaori Sites of Significance. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept	14	

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	Rangitahi Limited					
343.29	Michael Briggs for Harrison Grierson Consultants Limited on behalf of Rangitahi Limited	Oppose	Delete references to Schedule 30.5 (Urban Allotment Significant Natural Areas, Maori Freehold Land or Maori Customary Land) from Rule 28.2.8 - Indigenous Vegetation Clearance Inside a Significant Natural Area. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	Accept	15	
378.6	Fire and Emergency New Zealand	Neutral / Amend	Retain Policy 9.3.2.2 Community facilities, except for the amendments sought below AND Amend Policy 9.3.2.2 (a)(ii) Community facilities, as follows: (ii) Provide a service or function <u>that provides for the health, safety and well-being to the local neighborhood;</u> AND Amend the Proposed District Plan to make further or consequential amendments as necessary to address the matters raised in the submission.	Accept in part	6	
FS1388.18	Mercury NZ Limited for Mercury E	Oppose	Null	Reject	6	
FS1035.111	Pareoranga Te Kata	Support	Obtain statement of performance expectation (SPE) to allow submission to be accepted.	Accept in part	6	
378.77	Fire and Emergency New Zealand	Support	Retain Rule 28.2.1.2 Noise General.	Accept in part	12	



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FS1035.184	Pareoranga Te Kata	Support	Obtain statement of performance expectation (SPE) to allow submission to be accepted.	Accept in part	12	
378.79	Fire and Emergency New Zealand	Support	Retain Rule 28.3.9.3 Building setback - Waterbodies.	Accept	16	
FS1035.186	Pareoranga Te Kata	Support	Obtain statement of performance expectation (SPE) to allow submission to be accepted.	Accept	16	
378.80	Fire and Emergency New Zealand	Oppose	Amend Rule 28.4.1 Subdivision - General, as follows: (a) Subdivision must comply with the following conditions:... <u>(x) Proposed lots must be able to connect to public-reticulated water supply;</u> (b) Council's discretion shall be restricted to the following matters:... <u>(x) Provision of infrastructure, including water supply for firefighting purposes.</u> AND Amend the Proposed District Plan to make further or consequential amendments as necessary to address the matters raised in the submission.	Accept	17	
FS1035.187	Pareoranga Te Kata	Support	Obtain statement of performance expectation (SPE) to allow submission to be accepted.	Accept	17	
454.2	Troy Fell	Support	Retain Chapter 9.3 Rangitahi Peninsula.	Accept in part	4	
559.266	Sherry Reynolds on behalf of Heritage New Zealand Lower Northern Office	Support	Retain Rule 28.4.5 RDI Title boundaries - Significant Natural Areas, Maaori sites of Significance, except for the amendments sought below. AND Amend Rule 28.4.5 RDI Title boundaries - Significant Natural Areas, Maaori sites of Significance to be consistent with other zone chapters, including sites and areas not being divided by a proposed lot boundary line. AND	Reject	17	

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			Amend Rule 28.4.5 RDI Title boundaries - Significant Natural Areas, Maaori sites of Significance to be consistent with the equivalent rules in other zone chapters.			
559.271	Sherry Reynolds on behalf of Heritage New Zealand Lower Northern Office	Support	Retain Rule 28.4.5 NCI Title boundaries - Significant Natural Areas, Maaori sites and Maaori areas of Significance, except for the amendment sought below. AND Amend Rule 28.4.5 NCI Title boundaries - Significant Natural Areas, Maaori sites and Maaori areas of Significance to be consistent with the equivalent rules in other zone chapters, including the provision of heritage items.	Accept in part	17	
559.282	Sherry Reynolds on behalf of Heritage New Zealand Lower Northern Office	Support	Retain Objective 9.3.4 Heritage.	Accept	4	
559.283	Sherry Reynolds on behalf of Heritage New Zealand Lower Northern Office	Support	Retain Policy 9.3.4.1 Cultural and historic sites of significance.	Accept	4	
559.284	Sherry Reynolds on behalf of Heritage New Zealand Lower Northern Office	Support	Retain Policy 9.3.4.2 Heritage protection.	Accept	4	
602.57	Greig Metcalfe	Oppose	Amend Rule 28.2.6.1 P2 (a) Signs - general as follows: (a) <del>Any</del> real estate 'for sale' sign relating to the site on which it is located must comply with all of the following conditions: (i) There is no more than 1 sign per agency	Reject	14	

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			<p><u>measuring 600mm x 900mm per road frontage of the site to which the sign relates; (ii) There is no more than 1 sign measuring 1800mm x 1200mm per site to which the sign relates; (iii) There is no more than 1 real estate header sign measuring 1800mm x 1200mm on one other site; (ii) (iv) The sign is not illuminated; (ii) (v) The sign does not contain any moving parts, fluorescent, flashing or revolving lights or reflective materials; (iv) (vi) The sign does not project into or over road reserve. (vii) Any real estate sign shall be removed from display within 60 days of sale/lease or upon settlement, whichever is the earliest.</u></p> <p>AND</p> <p>Any consequential amendments and/or additional relief required to address the matters raised in the submission.</p>			
680.254	Federated Farmers of New Zealand	Oppose	<p>Delete the definition of "Landscape Restoration Area" in Chapter 13 Definitions.</p> <p>AND</p> <p>Any consequential amendments needed to give effect to this relief.</p>	Accept	9	
FS1208.7	Rangitahi Limited	Oppose	<p>Seek that the whole of the submission point be disallowed.</p>	Reject	9	
697.423	Waikato District Council	Neutral / Amend	<p>Amend Rule 28(4) as follows: The rules that apply to subdivision in the Rangitahi Peninsula Zone are contained in Rule 28.4 <u>and the relevant rules in 14 Infrastructure and Energy; and 15 Natural Hazards and Climate Change (Placeholder).</u></p>	Accept	17	
697.425	Waikato District Council	Neutral / Amend	<p>Add the following rule after Rule 28.3.5 Land Use - Building: <u>Rule 28.3.5A Impervious surfaces PI The impervious surface of a site must not exceed 70%. RDI (a) Impervious surfaces that does not comply with Rule 28.3.5A PI (b) Council's discretion is restricted to the</u></p>	Accept	16	

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			<u>following matters: (i) Site design, layout and amenity; (ii) The risk of flooding, nuisance or damage to the site or other buildings and sites.</u>			
749.53	Housing New Zealand Corporation	Neutral / Amend	Amend the definition of "Landscape restoration area" in Chapter 13 Definitions as follows: Means an area <del>shown on the planning maps, within the Rangitahi Peninsula Zone,</del> where existing native vegetation is to be complemented by additional landscape restoration planting. The purpose of the area is to promote stabilisation of steep slopes, encourage ecological and habitat linkages and enhance landscape amenity, particularly in and near coastal areas and on visually-prominent landforms. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.	Reject	9	
781.20	Ministry of Education	Oppose	Add a new rule for education facilities to Rule 28.1.3 Specific Activities - Restricted Discretionary Activities as follows: Activity <u>RD4 Education Facilities</u> Council's discretion shall be restricted to the following matters: <u>The extent to which the location, bulk, scale and built form of building(s) impacts on natural, ecological, landscape and/or historic heritage values.</u> _____ <u>The extent to which the activity may adversely impact on the transport network.</u> _____ <u>Ability to soften the visual impact of buildings from adjoining residential properties.</u> <u>The extent to which the activity may adversely impact on the streetscape.</u> _____ <u>The extent to which the activity may adversely impact on the noise environment.</u>	Reject	11	

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FS1208.11	Rangitahi Limited	Support	Seek that the whole of the submission point be allowed.	Reject	11	
FS1387.122 2	Mercury NZ Limited for Mercury D	Oppose	Null	Support	11	
831.34	Gabrielle Parson on behalf of Raglan Naturally	Support	Retain and strengthen Policy 9.3.4.1 Cultural and historic sites of significance, to celebrate and protect archaeological sites.	Accept	4	
831.55	Gabrielle Parson on behalf of Raglan Naturally	Support	Amend Policy 9.3.3.2 Coastal margins, to extend to all areas with water pollution caused by livestock.	Reject	7	
831.83	Gabrielle Parson on behalf of Raglan Naturally	Neutral / Amend	Amend Policy 9.3.3.3 Stormwater management, to extend to all areas with water pollution caused by livestock.	Reject	7	
831.84	Gabrielle Parson on behalf of Raglan Naturally	Neutral / Amend	Amend Policy 9.3.3.4 Stock exclusion, to extent to all areas with water pollution caused by livestock.	Reject	7	
FS1342.243	Federated Farmers	Oppose	Disallow submission points 831.84.	Accept	7	
831.85	Gabrielle Parson on behalf of Raglan Naturally	Neutral / Amend	Amend Policy 9.3.3.5 Environmental improvement, to extend to all areas with water pollution caused by livestock.	Reject	7	
FS1342.244	Federated Farmers	Oppose	Disallow submission point 831.85.	Accept	7	
831.86	Gabrielle Parson on behalf of Raglan Naturally	Neutral / Amend	Amend Policy 9.3.3.6 Landscape values, to extend to all areas with water pollution caused by livestock.	Reject	7	

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FS1342.245	Federated Farmers	Oppose	Disallow submission point 831.86.	Accept	7	
923.169	Waikato District Health Board	Neutral / Amend	Amend Rule 28.2.1.2 P2 and D1 Noise - General, as follows: P2 <u>Sound measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 must not exceed:</u> (a)Noise measured the following limits at any point within any other site in the Rangitahi Peninsula Zone must not exceed: (i) <u>50 dB LAeq(15min) dB (LAeq), 7am to 7pm, every day; and</u> (ii) <u>45 dB LAeq(15min) dB (LAeq), 7pm to 10pm, every day; and</u> (iii) <u>40 dB LAeq(15min) dB (LAeq) and 65 dB (Amax), 10pm to 7am the following day; (iv) 65 dB LAFmax, 10pm to 7am the following day;</u> (b) <u>Noise levels must be measured in accordance with the requirements of NZS 6801:2008 "Acoustics Measurement of Environmental Sound."</u> (c) <u>Noise levels must be assessed in accordance with the requirements of NZS 6802:2008 "Acoustic Environmental noise."</u> D1 (a) <u>Sound that is outside the scope of NZS 6802:2008 or a permitted activity standard;</u> and (b) <u>Sound Noise generated by any activity that does not comply with Rule 28.2.1.2 P1 or andP2.</u>	Accept	12	