

## Appendix I

Report on submissions and further submissions on the Proposed Waikato District Plan

# **Hearing 28: Other matters Natural Hazards: Supplementary**

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Rachael Brown	OS 2068.1		Retain all High-Risk Coastal Hazard (Erosion) Areas as proposed.	<ul style="list-style-type: none"> <li>• Submitter requests an action plan that is sustainable for future growth, that decreases natural erosion and flooding areas and develop prospects for building and development.</li> <li>• The submitter supports any trials of preventative measures for future retention of hazards areas.</li> </ul>	H27G section 20	accept
Tainui Hapu Environmental Management Committee & Tainui o Tainui Charitable Trust	OS 2097.5		Amend Rule 15.7.1 to manage coastal hazard risk through appropriate building materials, structural or design work, engineering solutions or other appropriate mitigation measures, including the ability to relocate the building.	<ul style="list-style-type: none"> <li>• Submits that there are other appropriate mitigation measures which could be taken. (Note: submission on Rule 15.7.2 RDI (a))</li> </ul>	H27G section 22	reject
Te Kopua Trust & Te Kopua 2b3 Incorporation	OS 2175.7		Provide further site-specific investigation in Planning Map 23.3 Raglan West for Te Kopua on the Coastal Sensitivity Area (Erosion) and Coastal Sensitivity Area (Inundation) mapped areas	Based on these hazard maps the current plan imposes restrictions now for a 100-year planning horizon under high uncertainty	H27G section 25	reject
Jane Bethell	OS 2176.4		WDC to provide local reference levels at points such as boundary pegs.	At 36 Tuakau Bridge to Port Waikato Road, the house is included in the Inundation zone, but house is on piles. Insufficient detail on affected properties provided. This will have significant effects on both property values and the landowner's ability to continue insurance on the property.	H27G section 20	reject

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Transpower New Zealand Ltd	OS 2094.16	FS3003.7	In its submission Transpower supported Policy 15.2.1.23 on the basis the policy has a management directive as opposed to avoidance. Transpower supports the submission point seeking amendment of the policy to replace the word 'assessed' with 'identified' as the replacement wording would provide greater clarity to the policy. The amendment would also reflect the relief sought in Transpower submission point on Policy 15.2.1.23.	Relief sought Amend Policy 15.2.1.23 as follows: Control subdivision, use and development on land assessed identified as being susceptible to liquefaction-induced ground damage...	H27G section 26	reject
Spencer L Drinkwater	OS 2042.1		Amend section 15.2 Objectives and Policies to include Poplars, Willows, Alders, Maples and other fast-growing exotic softwood trees as a natural hazard.	<ul style="list-style-type: none"> <li>• Large exotic, fast growing softwood trees are a hazard resulting in blocked roads and damage to powerlines and other property during storms.</li> <li>• These trees are self-seeding into native bush and riverbanks and farmers still plant exotic softwood trees as bank stabilisers when native trees make better alternatives. Exotic trees provide food and habitat for rats and possums and are expensive to fell.</li> <li>• Saturated trees are heavy in a storm and make them more likely to break or blow over completely which is a greater safety hazard than leaving them dead/dehydrated.</li> </ul>	H27G section 6	reject
TaTa Valley Limited	OS 2091.1	FS3029.12	TVL supports the intent of this submission to identify issues specific to North Waikato but considers that a "Strategic Property Plan" is not an appropriate tool to include in Stage 2 of the review of the Waikato District Plan. The matters identified as being part of the Property Plan are addressed in Stage 1 of the PWDP or in other documents such as structure plans or master plans.	Decision not stated	H27G section 4	accept in part

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Transpower New Zealand Ltd	OS 2101.2		Retain the proposed additional wording to 14.1(1).	This wording provides increased clarity and certainty to plan users in terms of provisions within other chapters of the plan that may apply to activities in this chapter.	H27G section 16	accept
Counties Power Limited	OS 2123.1		Amend rule 14.3.2.1 C1(c) - Infrastructure and energy - Controlled Activities - Matters of control to apply only to areas located within the natural hazard overlays.	<ul style="list-style-type: none"> <li>• The council has discretion under s106 of the Resource Management Act when making decisions even when not located within the natural hazard overlay.</li> <li>• Incorporating a generic measure of control may result in extra costs for consent processing even when unnecessary.</li> <li>• The matter of control refers to Chapter 15 that will address concerns if relevant.</li> </ul>	H27G section 16	reject
Mercury NZ Limited	OS 2053.6		The outputs of the risk assessment should be made available to all Stage 1 submitters (and the Hearing Commissioners).	· Outputs should be made available to address potential natural justice issues for Stage 1 PWDP submitters.	H27G section 17	reject
Waikato Regional Council	OS 2053.6	FS3031.17	Neutral on OS 2053.6. WRC acknowledges that there may be some need for refinement of the mapping. WRC will continue to work with Waikato District Council through this process to do so.		H27G section 17	reject

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Brett Beamsley	OS 2109.1		Amend Chapter 15: Natural Hazards and Climate Change to undertake a more detailed and relevant process around defining the risk assessment and to apply a joint probability extreme analysis to the evaluation of the inundations level, rather than a maximum.	<ul style="list-style-type: none"> <li>• The inundation levels within the Raglan environs is overly conservative and potential inundation levels are based on limited data and flawed methodology.</li> <li>• Submission contains detailed technical analysis and criticism of the plan approach, particularly in regard to the summed maxima approach for the maximum sea-level expected where a very high tide along with a very large storm surge and a very high sea-level anomaly, occur all at the same time.</li> <li>• The probability of this occurring could be of the order 0.0001% AEP or at a 1:10,000-year event – which is not a significant risk.</li> <li>• An overly conservative approach has direct impacts on a significant number of coastal properties, indicated in maps attached to submission.</li> </ul>	H27G section 4	reject
Waikato Regional Council	OS 2109.1	FS3031.119	WRC acknowledges that there may be some need for refinement of the mapping. WRC will continue to work with Waikato District Council through this process to do so.	no decision sought	H27G section 4	reject
Pokeno Village Holdings Limited	OS 2147.1		Provide clearer guidance on how to determine the applicability of each natural hazard or the extent to which an assessment will need to address their respective effects;ANDHaving regard to the above, provide greater clarification in relation to the specific matters of discretion. In particular, the preparation of non-statutory natural hazard maps and more clear guidance on matters to be addressed in each respective assessment.	Demonstrating the relevance of the listed natural hazards to a development will be onerous for the applicant and the ambiguity is likely to result in delays in the statutory process resulting from differences in interpretation of the plan.	H27G section 24	accept in part

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Waikato-Tainui Te Kauhanganui Incorporated	OS 2151.1		Align Stage 2 with submitters positioned as contained in submissions on Stage 1	Supports the risk-based approach and avoidance of increasing risk to significant natural hazards, as it aligns with the direction set out in the Waikato-Tainui Environmental Plan (WTEP)	H27G section 5	accept in part
Mercury NZ Limited	OS 2053.29		Amend Policy 15.2.1.11(a as follows:(a) Avoid locating new subdivision, use and development in High Risk Flood, <u>Flood Plain Management Area</u> , High Risk Coastal Hazard (Inundation) and High Risk Coastal Hazard (Erosion) Areas where a demand or need for new structural protection works will be required to reduce the risk from natural hazards to acceptable levels.	· Submitter seeks acknowledgment of significant flood risk, which includes representation of the Flood Plain Management Area.	H27G section 10	accept in part
TaTa Valley Limited	OS 2053.29	FS3029.8	TVL opposes inclusion of the Flood Plain Management Area within this Policy and considers that a less strict management approach is appropriate for this this Area.	Disallow	H27G section 10	reject
Shand Properties Limited	OS 2053.29	FS3020.27	Shand Properties Limited opposes the avoidance of locating new subdivision, use and development in High Risk Flood, Flood Plain Management Areas.... where a demand or need for new structural protection works will be required to reduce the risk from natural hazards to acceptable levels. Shand Properties Limited considers that where risk is considered to be significant and cannot be appropriately mitigated that Council have the ability to decline such an application under 15.6.2 and through the proposed matters of discretion.	Disallow	H27G section 10	reject

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Waikato Regional Council	OS 2053.29	FS3031.40	WRC acknowledges that there may be some need for refinement of the mapping. WRC will continue to work with Waikato District Council through this process to do so.	no decision sought	H27G section 10	reject
Mercury NZ Limited	OS 2093.13	FS3034.22	It is appropriate to identify natural hazard risk within the plan for the purposes of ensuring that land use and development decisions are cognisant of flood risk. Mercury supports land use intensification and development in appropriate areas, and where mitigation of natural hazard risk has been appropriately considered and addressed.	Decision not clear	H27B section 5	accept in part
TaTa Valley Limited	OS 2093.14		Retain Chapter 15.2 objectives and policies, subject to amendments in other submissions.	<ul style="list-style-type: none"> <li>•Submitter supports delineation of managing activities in higher and lower risk areas but seeks limiting of “avoid” terminology to high risk areas.</li> <li>• Amendments also seeks amendments to improve clarity as per other submissions.</li> </ul>	H27G section 6	accept in part
Mercury NZ Limited	OS 2093.14	FS3034.23	It is appropriate to identify natural hazard risk within the plan for the purposes of ensuring that land use and development decisions are cognisant of flood risk. Mercury supports land use intensification and development in appropriate areas, and where mitigation of natural hazard risk has been appropriately considered and addressed.	Decision not clear	H27G section 6	reject
TaTa Valley Limited	OS 2093.15		Retain the delineation between high risk and lower risk areas	• Not Specified	H27G section 4	accept

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Mercury NZ Limited	OS 2093.15	FS3034.24	It is appropriate to identify natural hazard risk within the plan for the purposes of ensuring that land use and development decisions are cognisant of flood risk. Mercury supports land use intensification and development in appropriate areas, and where mitigation of natural hazard risk has been appropriately considered and addressed.	Decision not clear	H27G section 4	reject
TaTa Valley Limited	OS 2093.16		Retain the policy approach to “avoid” certain activities and effects only in high risk areas And Amend policies which adopt an avoidance approach in lower risk areas where appropriate development should be allowed.	Submitter supports the policy approach to “avoid” certain activities and effects only in high risk areas. Opposes an avoidance approach in lower risk areas like where appropriate development should be allowed.	H27G section 6	accept in part
Mercury NZ Limited	OS 2093.16	FS3034.25	It is appropriate to identify natural hazard risk within the plan for the purposes of ensuring that land use and development decisions are cognisant of flood risk. Mercury supports land use intensification and development in appropriate areas, and where mitigation of natural hazard risk has been appropriately considered and addressed.	decision not clear	H27G section 6	accept in part
Kainga Ora Homes and Communities	OS 2094.1		Retain stand-alone natural hazards and climate change chapter.	• Approach aligns with the formatting detailed in the National Planning Standards	H27G section 4	accept



Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Kainga Ora Homes and Communities	OS 2094.3		Retain Policy 15.2.1.1 New Development in areas at significant risk from natural hazards as notified.	<ul style="list-style-type: none"> <li>•Submitter supports the intent of policy 15.2.1.1 specifically that the plan change should apply a general approach of seeking to ‘avoid’ establishing new development or sensitive land uses within Significant Natural Hazard risk areas identified as ‘high risk, unless it can be demonstrated the proposed subdivision will not increase risk to ‘people’s safety, wellbeing and property’.</li> <li>• This aligns with the proposed activity status sought by Submitter in relation to Section 15.5.3 (High Risk Flood Area).</li> </ul>	H27G section 7	accept in part
Kainga Ora Homes and Communities	OS 2094.4		Retain Policy 15.2.1.2 Changes to existing land use activities and development in areas at significant risk from natural hazards as notified.	Supports the intent of the Policy. Specifically supports the identification of ‘risks’ which are to be avoided. This is consistent with Policy 15.2.1.1	H27G section 8	accept in part
Fire and Emergency New Zealand	OS 2094.57	FS3025.2	Fire and Emergency supports this submission. Fire and Emergency sought in its submission on the Proposed Waikato District Plan (Stage 1) that a new definition for ‘emergency services’ be included within Chapter 13 Definitions. The Officer’s report on that chapter has recommended accepting in part Fire and Emergency’s submission subject to a minor amendment as follows: Means the New Zealand Police, Fire and Emergency New Zealand, and hospital and emergency services. This has been supported by Fire and Emergency in earlier hearings. Fire and Emergency support the introduction of a new definition within Rule 15.14 for ‘Emergency service facility’ as notified.	Allow	H27G section 23	accept in part

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Kainga Ora Homes and Communities	OS 2094.7		Retain Policy 15.2.1.1.1 New development that creates demand for new protection structures and works as notified.	Supports the intent of the Policy, specifically avoiding subdivision that will result in need for new structural protection works.	H27G section 10	accept in part
Kainga Ora Homes and Communities	OS 2094.86		Amend the proposed objective and policy framework to ensure clarity for plan users.	Not stated.	H27G section 21	accept
Powerco Limited	OS 2100.2		Retain Policy 15.2.1.5 as notified.	• Submitter needs to be able to operate, maintain and update its existing infrastructure and utilities in all areas subject to natural hazards.	H27G section 18	accept in part
Mercury NZ Limited	OS 2100.2	FS3034.36	Mercury supports policy which allows for the provision of infrastructure within a flood plain or high risk flood area only where such infrastructure has a functional need to be so located. Mercury seeks to ensure also that the functional and operational requirements of the Lower Waikato Flood Scheme are not compromised.	Allow	H27G section 18	accept in part
Transpower New Zealand Ltd	OS 2101.1		Retain Chapter 15: Natural Hazards and Climate Change as proposed except for following points made in this submission.	· Chapter 15 recognizes and provides for the National Grid. · There are some amendments that would give improved effect to the NPSET and the RPS.	H27G section 4	accept in part
Transpower New Zealand Ltd	OS 2101.5		Retain Policy 15.2.1.1 on the basis that Policy 15.2.1.4 and Policy 15.2.1.5 are also retained (subject to amendments requested in other submissions).	· The submitter is supportive of Policy 15.2.1.1 on the basis that new National Grid development within areas identified as being at significant risk from natural hazards (including areas of High-Risk Flood) is recognised and provided for by Policies 15.2.1.4 and 15.2.1.5.	H27G section 7	accept in part

<b>Submitter_Name</b>	<b>Unique ID</b>	<b>FS Point No.</b>	<b>Decision Sought</b>	<b>Reason</b>	<b>suppl H27G</b>	
Mercury NZ Limited	OS 2101.5	FS3034.38	Mercury supports policy which allows for the provision of infrastructure within a flood plain or high risk flood area only where such infrastructure has a functional need to be so located. Mercury seeks to ensure also that the functional and operational requirements of the Lower Waikato Flood Scheme are not compromised.	Allow	H27G section 18	accept in part
Transpower New Zealand Ltd	OS 2101.6		Retain Policy 15.2.1.2 on the basis that Policy 15.2.1.4 and Policy 15.2.1.5 are also retained (subject to amendments requested in other submissions).	· The submitter is supportive of Policy 15.2.1.2 on the basis that activities associated with the National Grid within areas identified as being at significant risk from natural hazards are recognised and provided for by Policies 15.2.1.4 and 15.2.1.5.	H27G section 8	accept in part

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Transpower New Zealand Ltd	OS 2101.7		Amend Policy 15.2.1.4 to provide for the development of new infrastructure and utilities in areas not considered to be of significant risk (for example, flood plain management areas and flood ponding areas).ORIf this relief is not supported then Retain Policy 15.2.1.4 and Amend Policy 15.2.1.5 to provide for the development of new infrastructure and utilities in hazard areas not considered to be of significant risk.	<ul style="list-style-type: none"> <li>· The policy framework does not address new infrastructure and utilities in areas subject to natural hazards but are not considered to be of significant risk. The policy suggests that significant risk hazard areas include High Risk Flood, High Risk Coastal Hazard (Inundation) and High-Risk Coastal Hazard (Erosion) areas. The following policy provides for existing infrastructure and utilities in all the natural hazard areas, but it does not apply to new infrastructure development. There is a policy gap in terms of the development of new infrastructure and utilities in areas of lesser risk. Amendments are required to address the gap of new infrastructure and utilities located in areas of lesser hazard risk. Development that poses less risk should not be subject to the provisions in clauses 15.2.1.4(a)(i-iii).</li> <li>· The amended policy would give effect to policies 2 and 3 of the NPSET, and to Objective 3.5h and Policy 6.6c pf the WRPS.</li> </ul>	H27G section 6	reject
Heritage New Zealand Pouhere Taonga	OS 2101.7	FS30/3.2	HNZPT understands the Transpower interest to amend the Chapter to provide for the recognition of the need to locate infrastructure. However, HNZPT is unclear how this would impact and influence the remaining content of this section of the chapter, in particular the implications for the management of Historic Heritage in these vulnerable locations	That the amendments sought are declined	H27G section 6	accept
WEL Networks Limited	OS 2101.7	FS30/4.3	WEL supports this submission as it seeks to retain Policy 15.2.1.4, as notified, which is in line with WEL's submission.	Retain Policy 15.2.1.4 as notified and supported by WEL's submission, reference 2106.1.	H27G section 6	reject

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Transpower New Zealand Ltd	OS 2101.8		Amend 15.2.1.5(a) - Existing infrastructure and utilities in all areas subject to natural hazards as proposed as follows:(a) Provide for the operation, <u>repair</u> maintenance, <u>replacement</u> and <del>minor</del> upgrading of existing infrastructure and utilities in all areas subject to natural hazards.Orlf including upgrading is not supported and the reference to 'minor upgrading' is to be retained, Amend Policy 15.2.1.4 to include 'upgrading'.	<ul style="list-style-type: none"> <li>· Policy should provide for upgrading of the National Grid in all areas subject to natural hazards to appropriately recognise and provide for the continued operation of existing assets.</li> <li>· There is a policy gap as upgrading of existing infrastructure is not provided for.</li> <li>· The addition of “replacement” and “repair,” gives clarity and consistency of plan terminology and support of plan implementation.</li> <li>· Ensures appropriate cascade between the policies applying to infrastructure and utilities through to the rules.</li> <li>· Ensures appropriate effect given to policy 2 of the NPSET and objective 3.5 of the WRPS.</li> </ul>	H27G section 6	accept in part
Genesis Energy Limited	OS 2101.8	FS3006.1	For reasons set out in Transpower's submission, Genesis supports the addition of “repair” and “replacement” to provide clarity to the policy.	Accept relief in addition to relief sought by Genesis	H27G section 6	accept in part
KiwiRail Holdings Limited	OS 2101.8	FS3010.2	Existing infrastructure and utilities in all areas subject to natural hazards KiwiRail supports the proposed changes to the policy, which provides for infrastructure to be operated, maintained and appropriately upgraded.	Allow	H27G section 6	accept in part
WEL Networks Limited	OS 2101.8	FS3014.4	WEL supports this submission as it seeks to retain Policy 15.2.1.5(a), subject to an acceptable amendment to provide for upgrading in areas subject to natural hazards, which is in line with WEL's submission.	Retain Policy 15.2.1.5(a) as notified, subject to the amendment sought by submissions 2101.8 and 2106.2.	H27G section 6	accept in part

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Waikato Regional Council	OS 2102.14		Amend Policy 15.2.1.1(a) as follows:(a) Avoid new subdivision, use and development where they will increase the risk to people's safety, well-being and property <u>and the environment</u> <del>in the following areas identified as being at significant risk from natural hazards:(i) High Risk Flood Area;(ii) High Risk Coastal Hazard (Inundation) Area;(iii) High Risk Coastal Hazard (Erosion) Area.</del>	<ul style="list-style-type: none"> <li>· The submitter considers significant risk may be possible beyond listed areas.</li> <li>· Including risk to the environment reflects both the objective and policy direction in the RPS.</li> <li>· The next submission is to provide separate policy for development in High Risk Flood Area, High Risk Coastal Hazard (Inundation) Area and High Risk Coastal Hazard (Erosion) Area.</li> </ul>	H27G section 7	reject
Department of Conservation	OS 2102.14	FS3012.4	The Director-General agrees with inclusion of consideration of increased risk to the environment as a part of this policy. This is considered consistent with the NZCPS, specifically Policy 25 (a).	Allow	H27G section 7	reject
Kainga Ora - Homes and Communities	OS 2102.14	FS3033.6	Kainga Ora opposes this submission. Kainga Ora supports the specific mention of the 'high risk' hazard areas for clarity - given they are mapped areas and have a restrictive rule framework applying to these areas (in response to the "avoid" approach). The proposed deletion of these hazard areas and their replacement with "and the environment" reduces the clarity of the application of the Policy and corresponding rule framework.	Disallow	H27G section 7	accept
Horticulture New Zealand	OS 2102.14	FS3027.29	The submission seeks to broaden the application of the policy in an extent which is unclear.	Disallow the submission point.	H27G section 7	accept

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Mercury NZ Limited	OS 2102.14	FS3034.121	It is appropriate to identify natural hazard risk within the plan for the purposes of ensuring that land use and development decisions are cognisant of flood risk. Mercury supports land use intensification and development in appropriate areas, and where mitigation of natural hazard risk has been appropriately considered and addressed.	decision not clear	H27G section 7	reject
Waikato Regional Council	OS 2102.15		Add a new policy 15.2.1.1A as follows: <u>Policy 15.2.1.1A – Identified areas at significant risk from natural hazards(a) The following areas are identified as being at significant risk from natural hazards:(i) High Risk Flood Area;(ii) High Risk Coastal Hazard (Inundation) Area;(iii) High Risk Coastal Hazard (Erosion) Area.</u>	· Splitting this policy out of 15.2.1.1 provides a strong policy directive to avoid new development in high-risk areas being those defined (subject to prior proposed amendments) as High Risk Flood Area, High Risk Coastal Hazard (Inundation) Area and High Risk Coastal Hazard (Erosion) Area.	H27G section 7	reject
Department of Conservation	OS 2102.15	FS3012.5	The Director-General supports the addition of this policy to provide additional clarity.	Allow	H27G section 7	reject
Mercury NZ Limited	OS 2102.15	FS3034.122	It is appropriate to identify natural hazard risk within the plan for the purposes of ensuring that land use and development decisions are cognisant of flood risk. Mercury supports land use intensification and development in appropriate areas, and where mitigation of natural hazard risk has been appropriately considered and addressed.	decision not clear	H27G section 7	reject

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Waikato Regional Council	OS 2102.16		Amend Policy 15.2.1.2 as follows:Policy 15.2.1.2 - Changes to <u>zoning</u> existing land use activities and development in areas at significant risk from natural hazards(a) In areas <u>of significant risk from natural hazards including</u> High Risk Flood, High Risk Coastal Hazard (Erosion) and High-Risk Coastal Hazard (Inundation), ensure that when changes to existing land use activities and development occur, a range of risk reduction options are assessed, and development that would increase risk to people's safety, well-being <del>and the environment and property</del> is avoided.	<ul style="list-style-type: none"> <li>· The submitter supports the consideration of risk reduction in areas of significant risk from natural hazards when redevelopment is proposed in defined high hazard areas.</li> <li>· The policy should also be considered when proposing to rezone land.</li> </ul>	H27G section 8	reject
Department of Conservation	OS 2102.16	FS3012.6	The Director-General agrees with inclusion of consideration of increased risk to the environment as a part of this policy. This is considered consistent with the NZCPS, specifically Policy 25 (a).	Allow	H27G section 8	reject
Mercury NZ Limited	OS 2102.16	FS3034.123	It is appropriate to identify natural hazard risk within the plan for the purposes of ensuring that land use and development decisions are cognisant of flood risk. Mercury supports land use intensification and development in appropriate areas, and where mitigation of natural hazard risk has been appropriately considered and addressed.	decision not clear	H27G section 8	reject



Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Waikato Regional Council	OS 2102.23		Amend Policy 15.2.1.3 - New emergency services and hospitals in areas at significant risk from natural hazards as follows: <del>Policy 15.2.1.3 - New critical community infrastructure or emergency services and hospitals in areas at significant risk from natural hazards</del> (a) Avoid locating new emergency service facilities and <u>critical community infrastructure</u> <del>hospitals</del> in areas which are at significant risk from natural hazards, including High Risk Flood, High Risk Coastal Hazard (Inundation) and High Risk Coastal Hazard (Erosion), unless, considering engineering and technical constraints or functional and operational requirements, they cannot be reasonably located elsewhere and will not increase the risk to <del>or vulnerability of vulnerable people, or communities,</del> <u>other property or the environment.</u>	<ul style="list-style-type: none"> <li>· Amendments are proposed to ensure risk to property and the environment are also relevant considerations in relation to the location of facilities in these areas.</li> <li>· Amendment as proposed broadens the consideration of emergency services to reflect a wider range critical community infrastructure.</li> <li>· The term 'hospitals' can be removed of this policy and respective rules as these will be captured by the proposed new definition 'natural hazard sensitive activities'.</li> </ul>	H27G section 9	reject
Fire and Emergency New Zealand	OS 2102.23	FS3025.3	Fire and Emergency supports in part this submission on Policy 15.2.1.3 as it acknowledges that locating critical community infrastructure in areas at significant risk from natural hazards should also be managed. The decision of where to locate such infrastructure is critical. By locating critical community infrastructure outside of hazardous areas, the district can reduce the risk to people and property. This is particularly important to ensure that the response capability of these services is not impaired during a disaster.	However, while Fire and Emergency support this amendment to broaden the consideration of emergency services to reflect a wider range critical community infrastructure, it will be important that 'critical community infrastructure' is clearly and separately defined in the plan to clarify what critical community infrastructure encapsulates and how this differs from emergency service facilities to avoid uncertainty.	H27G section 9	reject

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Mercury NZ Limited	OS 2102.23	FS3034.126	Mercury supports policy which allows for the provision of infrastructure within a flood plain or high risk flood area only where such infrastructure has a functional need to be so located. Mercury seeks to ensure also that the functional and operational requirements of the Lower Waikato Flood Scheme are not compromised.	allow	H27G section 9	reject
Waikato Regional Council	OS 2102.25		Amend Policy 15.2.1.11 - New development that creates demand for new protection structures and works as follows:(a) Avoid locating new <u>and redevelopment of existing</u> subdivision, use and development in <u>all coastal and flood hazard areas High Risk Flood, High Risk Coastal Hazard (Inundation) and High Risk Coastal Hazard (Erosion) Areas</u> where a demand or need for new structural protection works will be required to reduce the risk from natural hazards to acceptable levels.	<ul style="list-style-type: none"> <li>· Consideration of the demand for protection structures or works to manage current or future risks is supported but should also apply clearly to changes of use as well as new development as a change of use may have a greater demand for structural protection works than the existing use.</li> <li>· This is a relevant consideration for development or redevelopment/change of use in areas subject to natural hazards, particularly in the floodplain 1% AEP area and coastal sensitivity areas.</li> </ul>	H27G section 10	accept in part
Department of Conservation	OS 2102.25	FS3012.8	The Director-General agrees that identifying and planning for redevelopment outside of areas at risk of coastal or flood hazard is an important mechanism to achieving sustainable management.	Allow	H27G section 10	accept in part
Shand Properties Limited	OS 2102.25	FS3020.39	The proposed rewording is confusing in that it states, the redevelopment of existing subdivision. Further clarification is requested in regard to the general wording of the flood hazard area, i.e., does this include the defended area? Shand Properties Limited consider that the original wording as notified provided greater clarity and considers that this policy shall not apply to the defended area if this was the intention of the Submitter (WRC).	Disallow	H27G section 10	reject

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Kainga Ora - Homes and Communities	OS 2102.25	FS3033.13	Kainga Ora opposes this submission. Kainga Ora emphasised the importance of distinguishing “new development” within hazard areas, from redevelopment of existing dwellings / structures, particularly within existing urban areas where development and a variety of land uses have already been established within hazard areas. Kainga Ora considers it is appropriate to apply a general approach of seeking to “avoid” establishing new development / sensitive land uses within significant natural hazard risk areas, while “managing” the effects of redevelopment of existing established activities / development in relation to hazard risks.	Disallow	H27G section 10	accept in part
Mercury NZ Limited	OS 2102.25	FS3034.128	It is appropriate to identify natural hazard risk within the plan for the purposes of ensuring that land use and development decisions are cognisant of flood risk. Mercury supports land use intensification and development in appropriate areas, and where mitigation of natural hazard risk has been appropriately considered and addressed.	decision not clear	H27G section 10	accept in part
Waikato Regional Council	OS 2102.92		Retain provisions in Section 15.13 requiring assessments to be undertaken by a suitably qualified person.	· The submitter supports the inclusion to provide an assessment undertaken by a suitably qualified person.	H27G section 19	accept in part
Mercury NZ Limited	OS 2102.92	FS3034.154	It is appropriate to identify natural hazard risk within the plan for the purposes of ensuring that land use and development decisions are cognisant of flood risk. Mercury supports land use intensification and development in appropriate areas, and where mitigation of natural hazard risk has been appropriately considered and addressed.	decision not clear	H27G section 19	accept in part

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Mercury NZ Limited	OS 2102.93	FS3034.155	It is appropriate to identify natural hazard risk within the plan for the purposes of ensuring that land use and development decisions are cognisant of flood risk. Mercury supports land use intensification and development in appropriate areas, and where mitigation of natural hazard risk has been appropriately considered and addressed.	decision not clear	H27G section 19	accept in part
Fire and Emergency New Zealand	OS 2103.11		Retain Policy 15.2.1.1 as proposed.	<ul style="list-style-type: none"> <li>• Reduces demand for new protection structures and works.</li> <li>• Development in areas that require the need for new structural protection works is contrary to the Fire and Emergency's SOI to build resilient communities through reducing the risk to people, property, and infrastructure.</li> </ul>	H27G section 10	accept in part
Fire and Emergency New Zealand	OS 2103.2		Retain Policy 15.2.1.1 as proposed.	<ul style="list-style-type: none"> <li>• This policy achieves the purpose of the RMA by providing for the safety and wellbeing of people and communities and addresses the risk to property across the Waikato District.</li> </ul>	H27G section 7	accept in part
Fire and Emergency New Zealand	OS 2103.3		Retain Policy 15.2.1.2 as proposed.	<ul style="list-style-type: none"> <li>• This policy is in keeping with the principles of Fire and Emergency.</li> </ul>	H27G section 8	accept in part
Fire and Emergency New Zealand	OS 2103.4		Retain Policy 15.2.1.3 as proposed.	<ul style="list-style-type: none"> <li>• The decision of where to locate infrastructure is critical.</li> <li>• Locating emergency service facilities and hospitals outside of hazardous areas, the district can reduce the risk to people and property and ensures the response capability of these services is not impaired during a disaster.</li> <li>• Ensures that Fire and Emergency can continue to meet their functional and operational requirements during major events and that the interdependencies between lifeline utilities are managed.</li> </ul>	H27G section 9	accept

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Mercury NZ Limited	OS 2103.4	FS3034.39	Mercury supports policy which allows for the provision of infrastructure within a flood plain or high risk flood area only where such infrastructure has a functional need to be so located. Mercury seeks to ensure also that the functional and operational requirements of the Lower Waikato Flood Scheme are not compromised.	Allow	H27G section 9	accept
Genesis Energy Limited	OS 2104.1		Amend Policy 15.2.1.1(a) as follows:(a) Avoid new subdivision, use and development where <del>they will increase</del> the risk to people's safety, well-being and property in the following areas identified as being at significant risk from natural hazards <u>cannot be appropriately remedied or mitigated:(i)...</u>	<ul style="list-style-type: none"> <li>• The objectives and policies for the High-Risk Flood Area include a general presumption to avoid activities and development.</li> <li>• The overarching avoidance framework does not reflect the RMA and does not recognise that certain activities such as infrastructure and utilities may not be able to avoid such areas.</li> <li>• Focus should be on an assessment of effects of activities in areas of natural hazards.</li> </ul>	H27G section 7	reject
PowerCo Limited	OS 2104.1	FS3007.4	Certain infrastructure and network utilities may not be able to avoid certain locations subject to significant risk from natural hazards. Appropriate remediation or mitigation is required to be added to this avoid policy to reflect the reality of the range of locations that customers choose to locate. Infrastructure and network utilities may need to be located within or traverse through such areas subject to significant risk from natural hazards.	Accept the relief sought.	H27G section 7	reject

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Genesis Energy Limited	OS 2104.2		Amend Policy 15.2.1.2(a) as follows:(a) In areas of High Risk Flood, High Risk Coastal Hazard (Erosion) and High Risk Coastal Hazard (Inundation), ensure that when changes to existing land use activities and development occur, a range of risk reduction options are assessed, and development that would increase risk to people's safety, well- being and property is avoided <u>where the risk cannot be appropriately remedied or mitigated.</u>	<ul style="list-style-type: none"> <li>• Like submission point on Policy 15.2.1.1, it is considered that this policy should be amended to focus on an assessment of effects of activities in areas of natural hazards.</li> </ul>	H27G section 8	reject
PowerCo Limited	OS 2104.2	FS3007.5	Policy 15.2.1.2(a) The policy does not recognise that certain activities such as infrastructure and utilities may not be able to avoid such areas. Focus should be on an assessment of effects of activities in areas of natural hazards.	Accept the relief sought.	H27G section 8	reject
Perry Group Limited	OS 2105.8		Amend natural hazards rules to clarify that the natural hazard rules and thus the status of an activity under the rules only applies to that area of land where the natural hazard exists, and not across an entire site. This will avoid the unintended consequence of an activity status change across a wider site area.	<ul style="list-style-type: none"> <li>• The current rule framework specifies a default discretionary or non-complying activity status for a range of activities which are located on land where a natural hazard is identified.</li> <li>• In many instances large areas of a site may not be subject to a natural hazard.</li> <li>• The unintended consequence of rules as drafted is that a default status applies to "all of the land" rather than solely to that part of the land affected to the hazard.</li> </ul>	H27G section 15	accept in part
Raglan Collective Incorporated Society	OS 2105.8	FS3016.6	Rules should be limited to the affected area.	decision not clear	H27G section 15	accept in part

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Perry Group Limited	OS 2105.9		Amend the plan to make any necessary amendments to address the submitter's concerns and additional amendments set out in submissions And any further relief or other consequential amendments as considered appropriate and necessary to address the concerns.	<ul style="list-style-type: none"> <li>• Promote the sustainable management of resources to achieve the purpose of the RMA.</li> <li>• Not be contrary to RMA Part 2 and other provisions.</li> <li>• Meet the foreseeable needs of future generations by enabling growth and further land for residential development.</li> <li>• To enable the social, economic, and cultural well-being of the community.</li> <li>• Represent the most appropriate means for the council to exercise its functions under the RMA.</li> <li>• Result in efficiencies and avoid unnecessary process and costs.</li> </ul>	H27G section 4	accept in part
Heritage New Zealand Pouhere Taonga	OS 2107.4		Add a new objective and policy to Chapter 15.2 as follows: New Objective Ensuring that the effects of any hazard related works avoids effects on historic heritage and Sites and Areas of Significance to Maaori. And New Policy That any hazard or climate change related works that potentially impact on historic heritage and Sites and Areas of significance to Maaori demonstrate consideration of a range of appropriate alternatives to avoid adverse effects on these finite resources.	<ul style="list-style-type: none"> <li>• Historic heritage and sites of significance to Maaori are vulnerable to hazards and climate change.</li> <li>• Chapter 15 should provide for the consideration of the impact that any resolution to hazard and climate change matters may have on historic heritage and Sites and Areas of significance to Maaori.</li> </ul>	H27G section 6	accept in part

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Heritage New Zealand Pouhere Taonga	OS 2107.6		Add a new policy as follows: <u>Policy 15.2.1.2a - Changes to existing land use activities and development in areas that are at significant risk from natural hazards in locations containing historic heritage(a)</u> <u>In areas of High Risk Flood, High Risk Coastal Hazard (Erosion) and High Risk Coastal Hazard (Inundation), ensure that when changes to existing land use activities and development occur, a range of risk reduction options are assessed, and development that would increase risk to Historic heritage and sites and areas at Significance to Maaori is avoided.</u>	<ul style="list-style-type: none"> <li>• The new policy gives consideration to historic heritage when proposing to change existing land use activities in areas at significant risk of natural hazards.</li> <li>• The new policy would fill a gap in the suite of policies that currently do not address the consideration of historic heritage and its vulnerability not only to hazards and climate change themselves but also to the variety of solutions that may be developed to resolve issues arising from hazards and climate change in numerous locations.</li> <li>• The proposed new policy will help to give effect to RMA s6(e) and (f).</li> </ul>	H27G section 6	accept in part
Department of Conservation	OS 2108.1		Add to Chapter 15 policies or amend existing policies to respond when new development may compromise the ability to respond to climate change or implement actions that restore natural flood regimes.	<ul style="list-style-type: none"> <li>• Additional provision is necessary to expand the ability to restrict new development where it may compromise the ability to respond to climate change or implement actions that restore natural flood regimes.</li> </ul>	H27G section 4	accept in part
Department of Conservation	OS 2108.11		Retain Policy 15.2.1.11 as notified.	<ul style="list-style-type: none"> <li>• The submitter supports this objective as consistent with the NZCPS 2010</li> </ul>	H27G section 10	accept in part
Department of Conservation	OS 2108.3		Retain Policy 15.2.1.1 as notified.	<ul style="list-style-type: none"> <li>• The submitter supports this objective as consistent with the NZCPS 2010 policy 25.</li> </ul>	H27G section 7	accept in part
Department of Conservation	OS 2108.4		Retain Policy 15.2.1.2 as notified.	<ul style="list-style-type: none"> <li>• The submitter supports this objective as consistent with the NZCPS 2010 policy 25 and policy 27.</li> </ul>	H27G section 8	accept in part
Department of Conservation	OS 2108.5		Retain Policy 15.2.1.3 as notified.	<ul style="list-style-type: none"> <li>• The submitter supports this objective as consistent with the NZCPS 2010 policy 27.</li> </ul>	H27G section 9	accept
Ports of Auckland Limited	OS 2139.14		Retain Section 15.13 Information requirements - as notified.	Submitter supports this Rule as notified.	H27G section 19	accept in part



Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
MG Solutions Ltd	OS 2140.1		Amend rules to increase volume of earthworks permitted within the Residential Zone for sites affected or partially affected by natural hazard areas.	The current volumes of earthworks permitted in the Residential Zone are too restrictive, especially when natural ground remains unchanged.	H27G section 6	reject
MG Solutions Ltd	OS 2140.2		Amend the activity status for the construction of a new building and additions or alterations to an existing building to a Restricted Discretionary activity, including matters of discretion (subject to Council's review).	The activity status is too restrictive for new buildings or existing additions or alterations, where compliance can be met with the relevant District Plan standards.	H27G section 6	reject
MG Solutions Ltd	OS 2140.3		Amend the activity status for any new subdivision that can accommodate a compliant building platform clear of the applicable natural hazard area to a Restricted Discretionary activity, including matters of discretion (subject to Council's review).	The activity status proposed is too restrictive for subdivisions that can accommodate a compliant building platform clear of the applicable natural hazard area.	H27G section 6	reject
Terra Firma Resources Limited	OS 2148.1		Retain the overall risk-based approach on which Chapter 15 Natural Hazards and Climate Change is based.	The risk-based approach embodied in Chapter 15 is a well-understood and accepted means of managing actual risks posed by a hazard, including a natural hazard.	H27G section 21	accept
Waikato-Tainui Te Kauhanganui Incorporated	OS 2151.10		Retain Policy 15.2.1.3 - New emergency services and hospitals in areas at significant risk from natural hazards.	Emergency services and hospitals are essential lifelines for communities and Waikato-Tainui hapuu and whanau. These services should be directed away from areas subject to a significant risk. The exceptions provided for are generally suitable.	H27G section 9	accept

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Fire and Emergency New Zealand	OS 2151.10	FS3025.10	Fire and Emergency support this submission. Fire and Emergency supported Policy 15.2.1.3 in its original submission as it requires the avoidance of locating emergency service facilities and hospitals in areas at significant risk from natural hazards, unless there is a functional and operational requirement where it cannot be reasonably located elsewhere. The decision of where to locate such infrastructure is critical. By locating emergency service facilities and hospitals outside of hazardous areas, the district can reduce the risk to people and property. This is particularly important to ensure that the response capability of these services is not impaired during a disaster. This will ensure that Fire and Emergency can continue to meet their functional and operational requirements during major events and that the interdependencies between lifeline utilities are managed.	Allow	H27G section 9	accept
Waikato-Tainui Te Kauhanganui Incorporated	OS 2151.21		Add to s32 reporting on 15.13 Information requirements - the financial cost of preparing detailed assessments.	General support of the approach having detailed information requirements. Concerned about the costs to the development of Maaori land.	H27G section 21	accept in part
Waikato-Tainui Te Kauhanganui Incorporated	OS 2151.8		Retain Policy 15.2.1.1 - New development in areas at significant risk from natural hazards.	Consistent with Method (a) of Policy 17.3.1.1 of the Waikato-Tainui Environmental Plan.	H27G section 7	accept in part
Waikato-Tainui Te Kauhanganui Incorporated	OS 2151.9		Retain Policy 15.2.1.2 - Changes to existing land use activities and development in areas at significant risk from natural hazards.	Consistent with Policy 7.3.2.1 of the Waikato-Tainui Environmental Plan.	H27G section 8	accept in part

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Dilworth Trust Board	OS 2161.14		Retain Section 15.13 Information Requirements for all resource consent applications addressing natural hazards (whole section) as notified.	Dilworth supports section 15.13 as notified.	H27G section 19	accept in part
Federated Farmers of New Zealand	OS 2173.13		Retain Policy 15.2.1.11 – New development that creates demand for new protection structures and works as notified.	Generally supportive of this approach as low risk farming activities are unlikely to require new protection structures. Caution that this has no impact on the maintenance of minor addition to necessary flood defences in the work programme of the WDC, Waikato Regional Council or Crown.	H27G section 10	accept in part
Federated Farmers of New Zealand	OS 2173.3		Retain Policy 15.2.1.1 – New development in areas at significant risk from natural hazard as notified.	Supports avoiding new subdivision, use and development where that will increase the risk to human communities. Support is contingent upon robust assessment and identification of relevant natural hazards through the hazard overlays.	H27G section 7	accept in part
Horticulture New Zealand	OS 2173.3	FS3027.2	The policy identifies a risk-based approach.	Allow the submission point.	H27G section 7	accept in part
Mercury NZ Limited	OS 2173.3	FS3034.92	It is appropriate to identify natural hazard risk within the plan for the purposes of ensuring that land use and development decisions are cognisant of flood risk. Mercury supports land use intensification and development in appropriate areas, and where mitigation of natural hazard risk has been appropriately considered and addressed.	decision not clear	H27G section 7	accept in part

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Federated Farmers of New Zealand	OS 2173.4		Amend Policy 15.2.1.2 – Changes to existing land use activities and development in areas at significant risk from natural hazards as follows:…increase risk to people’s safety, <del>or</del> wellbeing <del>and property</del> is avoided <u>and does not transfer or exacerbate risk to adjoining properties</u> .ANDAny consequential amendments that may be required.	Supports a risk-based approach to assessing risks from erosion and inundation when changes to land use and development occur. Any land use change or development that increases risk to people’s safety or wellbeing should be avoided. In some cases, a change from one low-risk land use to another low-risk land use may be appropriate and should be a permitted activity, e.g. Rural Ancillary Earthworks in an area prone to flooding.	H27G section 8	reject
Horticulture New Zealand	OS 2173.4	FS3027.3	Support the approach of risk management, focused on not exacerbating off-site risk, but enabling low-risk change within a property.	Allow the submission point.	H27G section 8	reject
Federated Farmers of New Zealand	OS 2173.5		Retain Policy 15.2.1.3 – New emergency services and hospitals in areas at significant risk from natural hazards as notified.	Fully supports policy.	H27G section 9	accept

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Fire and Emergency New Zealand	OS 2173.5	FS3025.11	Fire and Emergency support this submission. Fire and Emergency supported Policy 15.2.1.3 in its original submission as it requires the avoidance of locating emergency service facilities and hospitals in areas at significant risk from natural hazards, unless there is a functional and operational requirement where it cannot be reasonably located elsewhere. The decision of where to locate such infrastructure is critical. By locating emergency service facilities and hospitals outside of hazardous areas, the district can reduce the risk to people and property. This is particularly important to ensure that the response capability of these services is not impaired during a disaster. This will ensure that Fire and Emergency can continue to meet their functional and operational requirements during major events and that the interdependencies between lifeline utilities are managed.	Allow	H27G section 9	accept
Horticulture New Zealand	OS 2173.8	FS3027.4	Support retaining this policy.	Allow the submission point.	H27G section 15: issue in H27C section 8	accept in part
Mercury NZ Limited	OS 2053.23		<b>Amend</b> Policy 15.2.1.3(a) as follows: (a) Avoid locating new emergency service facilities and hospitals in areas which are at significant risk from natural hazards, including High Risk Flood, <u>Flood Plain Management Area</u> , High Risk Coastal Hazard (Inundation) and High Risk Coastal Hazard (Erosion), unless, considering engineering and technical constraints or functional and operational requirements, they cannot be reasonably located elsewhere and		H27G section 9	reject

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
			will not increase the risk to or vulnerability of people or communities.			
Waikato Regional Council	OS 2053.23	FS3031.34	Neutral on OS 2053.23. WRC acknowledges that there may be some need for refinement of the mapping. WRC will continue to work with Waikato District Council through this process to do so.		H27G section 9	reject
Mercury NZ Limited	OS 2053.83		<p><b>Amend</b> paragraph 36 of the Natural Hazards and Climate Change Section 32 Report as follows:</p> <p>For those hazards that do need a district plan response, the district plan will need to follow the direction set out in the Waikato Regional Policy Statement, including:</p> <ul style="list-style-type: none"> <li>· identifying the areas potentially affected by flooding during a 1% AEP flood event and coastal hazards, prioritising the areas at high risk, <u>which are subject to development pressure</u>;</li> <li>· <u>manage risk to ensure tolerable land use outcomes associated with all land use development and controlling subdivision in areas identified as within the flood plain, high risk flood zones and high risk coastal hazard areas to avoid the demand for new protection structures;</u></li> <li>· controlling the use and development (including habitable structures, significant community infrastructure such as hospitals and emergency services, and lifeline utilities) in <u>flood plain, high risk flood zones and high risk coastal hazards risk areas;</u></li> <li>· ensuring risk to <u>people and</u> development within the floodplain or a coastal hazard area is appropriately assessed and any adverse effects either avoided, remedied or mitigated;</li> <li>· allowing for essential infrastructure where it cannot be located elsewhere or where it will not increase natural hazard risk;</li> </ul> <p>[...]</p>		H27G section 21	reject

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Waikato Regional Council	OS 2053.83	FS3031.94	WRC acknowledges that there may be some need for refinement of the mapping. WRC will continue to work with Waikato District Council through this process to do so.		H27G section 21	reject
Rachael Brown	OS 2068.2		<b>Retain</b> all High-Risk Flood Areas as proposed.		H27G section 20	accept
Waikato Regional Council	OS 2068.2	FS3031.101	Note that WRC acknowledges that there may be some need for refinement of the mapping. WRC will continue to work with Waikato District Council through this process to do so.		H27G section 20	reject
TaTa Valley Limited	OS 2093.18		<b>Amend</b> all rules so that non-compliance with permitted activity standards does not default to discretionary activity, but to a restricted discretionary activity.		H27G section 5	reject
Kainga Ora - Homes and Communities	OS 2093.18	FS3033.2	Kainga Ora supports this submission. Applying this approach to all permitted activity standards provides better certainty for Plan users as to the nature of effects that need to be assessed for land use activities within an identified natural hazard overlay/s. The potential adverse effects associated with these land use activities are discrete and well understood - meaning it is possible to identify appropriate matters of discretion.		H27G section 5	reject
Mercury NZ Limited	OS 2093.18	FS3034.26	It is appropriate to identify natural hazard risk within the plan for the purposes of ensuring that land use and development decisions are cognisant of flood risk. Mercury supports land use intensification and development in appropriate areas, and where mitigation of natural hazard risk has been appropriately considered and addressed.		H27G section 5	accept
Horticulture New Zealand	OS 2149.17		Amend Rule 15.6.3 D2 and Chapter 13 Definitions so that the definition of earthworks excludes ancillary rural earthworks. Note: potentially out of scope.		H27G section 27	reject

Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Transpower New Zealand Ltd	OS 2149.17	FS3003.2	Transpower opposes amendment to the definition of earthworks that would have application wider than Chapter 15. Chapter 14 contains provisions relating to earthworks within the National Grid Yard and Transpower opposes any amendments which would exclude consideration of earthwork activities within the National Grid Yard. Transpower notes the definition of earthworks within Stage 1 PWDP has been recommended (in Hearing 5) to be amended to reflect the National Planning Standards. Transpower supports such amendment and the relief sought by the submitter in Stage 2 would be contrary to the recommendation for Stage 1.		H27G section 27	accept
Federated Farmers New Zealand	OS 2149.17	FS3030.37	The Hort NZ submission is consistent with that of FFNZ on Rule 15.6.3 D2. FFNZ are asking that ancillary rural earthworks are enabled within 50m of a stop bank as we agree that rural ancillary earthworks are critical to the day-to-day operation of farming and horticultural activities. If such a setback applies to ancillary rural earthworks high class soil and highly productive land would become unproductive.		H27G section 27	reject
Auckland Waikato Fish and Game Council	OS 433.78		Amend the Proposed District Plan to ensure development is directed away from known hazard areas (i.e. flooding hazards).		H27G section 11	accept in part
TaTa Valley Limited	OS 433.78	FS1340.75	oppose 433.78		H27G section 11	accept in part
Havelock Village Limited	OS 433.78	FS1377.99	oppose 433.78		H27G section 11	accept in part
Shand Properties Limited	OS 738.7	738.7	Add a definition for "natural hazard area" to Chapter 13: Definitions with reference to standards and/or mapped location.		H27G section 12	accept in part



Submitter_Name	Unique ID	FS Point No.	Decision Sought	Reason	suppl H27G	
Ports of Auckland Limited	OS 738.7	FS1087.23	Support		H27G section 12	accept in part
Allen Fabrics Ltd.	OS 738.7	FS1349.10	Support		H27G section 12	accept in part
Federated Farmers	OS 738.7	FS1342.196	Oppose		H27G section 12	accept in part
Mercury NZ Limited	OS 738.7	FS1387.829	Oppose		H27G section 12	accept in part
Waikato Regional Council	81.186		Amend the planning maps to show streams and their flood plains.		H27G section 13	reject
Simon Upton	81.186	FS1107.19	Support		H27G section 13	reject
TaTa Valley Limited	81.186	FS1340.25	Support		H27G section 13	reject
Shand Properties Limited	738.5		Amend Rule 23.4 Subdivision, 23.4.4 Title boundaries and 23.3 Land use - Building, to address issues related to natural hazards and contaminated land in a more targeted and specific way. This could include through: The replacement of standards 23.4.4(1)(iii)A and B; The rewording of matters for discretion 23.4.4(b)(v) and (vi); Addition of standards e.g. floor levels, in 23.3.		H27G section 14	accept in part

<b>Submitter_Name</b>	<b>Unique ID</b>	<b>FS Point No.</b>	<b>Decision Sought</b>	<b>Reason</b>	<b>suppl H27G</b>	
Allen Fabrics Ltd	738.5	FS1349.8	Support		H27G section 14	accept in part
Mercury NZ Limited	738.5	FS1387.827	Oppose		H27G section 13	accept