

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
S32.003	Harvey Norman Properties (N.Z.) Limited	Definitions	Definitions	Support	Retain definition for Commercial Activity.	Definition is clear and appropriate and has the same meaning as the National Planning Standards.	Accept	Centres Zones
S32.004	Harvey Norman Properties (N.Z.) Limited	Definitions	Definitions	Support	Retain definition for Drive-through Activities.	Definition is clear and appropriate.	Accept	Centres Zones
S32.005	Harvey Norman Properties (N.Z.) Limited	Definitions	Definitions	Support	Retain the definition for Retail Activity	Definition is clear and appropriate.	Accept	Centres Zones
S32.006	Harvey Norman Properties (N.Z.) Limited	Definitions	Definitions	Support in part	Insert definition for Large Format Retail Store: LFR - Large Format Retail Store Large retail stores, usually on one level and with associated car parking; these include discount department stores, others offer items such as household furniture and furnishings, appliances, garden supplies.	Considers adding a definition for Large Format Retail Store. Seeks to add specific definition for this activity to distinguish it from a standard retail activity.	Reject	Centres Zones
S215.002	Z Energy Limited	Definitions	Definitions	Support in part	Amend outdoor storage definition as follows: Means the use of land for the purpose of storing vehicles, equipment, machinery, natural and processed products, and wastes, on a permanent or semi-permanent basis and outside a fully enclosed building.; excludes aboveground tanks at service stations and truck stops.	The submission seeks to exclude aboveground tanks at service station or truck stops. The submission suggests an alternative to this definition change which would amend standards TCZ-S6 and GIZ-S6 to exclude these.	Reject	Town Centre Zone
S238.004	bp Oil New Zealand Limited, Mobil Oil New	Definitions	Definitions	Support	Retain the 'commercial activity' definition as proposed.	The 'commercial activity' definition is supported.	Accept	Town Centre Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
	Zealand Limited and Z Energy Limited ('the Fuel Companies')							
S238.006	bp Oil New Zealand Limited, Mobil Oil New Zealand Limited and Z Energy Limited ('the Fuel Companies')	Definitions	Definitions	Support	Retain the 'drive-through activities' definition as proposed.	The 'drive-through activities' definition is supported.	Accept	Town Centre Zone
S238.013	bp Oil New Zealand Limited, Mobil Oil New Zealand Limited and Z Energy Limited ('the Fuel Companies')	Definitions	Definitions	Support	Retain the 'retail activities' definition as proposed.	The 'retail activities' definition is supported.	Accept	Town Centre Zone
S238.014	bp Oil New Zealand Limited, Mobil Oil New Zealand Limited and Z Energy Limited ('the Fuel Companies')	Definitions	Definitions	Support	Retain 'service station' definition as proposed.	The 'service station' definition is supported on the basis that it applies to service stations and truck stops.	Accept	Town Centre Zone
S167.001	Ara Poutama Aotearoa the	Definitions	Definitions	Amend	Insert a definition of "community corrections activity" as follows: "Community corrections activity - Has the same meaning as in	The PDP currently does not include a definition for "community corrections activity". The submitter seeks that a new definition be added	Accept	Mixed Use Zone

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	Department of Corrections				the National Planning Standards (as set out below): Means the use of land and buildings for noncustodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups. "	in line with the National Planning Standards. It is important the National Planning standards definition is implemented so that non-custodial community corrections sites / facilities are appropriately provided for.		

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
S94.214	Greater Wellington Regional Council			Support in part	Amend provisions to recognise the benefits of neighbourhood centre zones in supporting residents to safely access their daily needs via active and sustainable transport modes. Refer to amendments to the Town Centre Zone provisions for examples.	The submitter seeks that the neighbourhood zone provisions appropriately support transport accessibility via multiple transport modes for consistency with NPS-UD Policy 1 and RPS Change 1.	Reject	NCZ - Neighbourhood Centre Zone
S94.215	Greater Wellington Regional Council	NCZ-P1	NCZ-P1	Support in part	Amend to enable a greater level of intensification within the neighbourhood centre zones in Masterton and amend NCZ-P1 and relevant rules/standards accordingly. The policy framework has already taken a 'district-specific' approach with several matters, so this could also be done here to distinguish Masterton neighbourhood centre zones from those in South Wairarapa.	The submitter notes that residential activities are only minimally provided for in the neighbourhood centre zone. NPS-UD Policy 5 directs the enabling of greater building heights and densities in areas with a range of commercial activities and community services, along active or public transport routes, or where there is relative demand. It may be that some parts of Masterton determined to be neighbourhood centre zones meet this test and are appropriate for greater levels of density than what is proposed.	Reject	NCZ - Neighbourhood Centre Zone
S167.012	Ara Poutama Aotearoa the Department of Corrections	NCZ-R4	NCZ-R4	Support	Retain permitted activity Rule NCZ-R4 applying to "residential activities" and "residential units" as notified.	The permitted activity status is appropriate in the context of the establishment and operation of supported and transitional accommodation activities, i.e. people living in a residential situation within a unit, who are subject to support and/or supervision.	Accept	NCZ - Neighbourhood Centre Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
S167.013	Ara Poutama Aotearoa the Department of Corrections	New provision request	New provision request	Neutral	1. Retain the zone rule framework as notified if the definition of "supported residential care facility" is removed from the PDP; but 2. If the definition is retained, then insert a new permitted activity rule SETZ-RX as follows: NCZ-RX - Supported residential care facility 1. Activity status: permitted Where: a. Compliance is achieved with: i. NCZ-S1; ii. NCZ-S2; iii. NCZ-S3; iv. NCZ-S4; v. NCZ-S5; vi. NCZ-S6; vii. NCZ-S7; viii. NCZ-S8; ix. NCZ-S9; x. NCZ-S10; and b. The maximum occupancy does not exceed 10 residents. 2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with NCZ-RX(1). Matters of discretion: 1. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met. 2. Whether the activity is compatible with the character of the surrounding neighbourhood. 3. The intensity and scale of the activity and adverse effects on the amenity of neighbouring properties and the surrounding neighbourhood, particularly visual, noise, and privacy effects. 4. The effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users. 5.	The submitters position is that the definition of "residential activity" entirely captures supported and transitional accommodation activities. However, should Council see it as being absolutely necessary to implement the separate definition of "supported residential care facility", then the submitter requests that the rules applying to supported and transitional accommodation activities in the Neighbourhood Centre Zone are amended. The zone framework would not otherwise enable supported residential care facilities and provides discretionary activity status for these activities in accordance with the default "Any activity not otherwise listed in this chapter" rule (NCZ-R16). Supported and transitional accommodation activities are an important component of the rehabilitation and reintegration process for people under supervision and the effects of such can be managed through the imposition of a restriction on the maximum number of residents (10), as is the case in the General Residential Zone	Reject	NCZ - Neighbourhood Centre Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
					Whether the activity is appropriately located in the Neighbourhood Centre Zone or other more appropriate zone.			
S172.105	Fire and Emergency New Zealand	NCZ-O1	NCZ-O1	Support	Retain NCZ-O1 as notified.	Supports NCZ-O1 insofar as it provides for community activities that serve the needs of the immediate residential neighbourhood.	Accept	NCZ - Neighbourhood Centre Zone
S172.106	Fire and Emergency New Zealand	NCZ-P1	NCZ-P1	Support in part	Amend NCZ-P1: ... Compatible activities may include the following (where they can meet the above criteria): ... 1. Emergency service facilities.	Supports NCZ-P1 insofar as it provides for compatible use and development where the activity services the need of the surrounding neighbourhood. As fire stations may have a functional and/or operational need to locate within the zone to serve the surrounding community, include 'emergency service activities' to the list of potentially compatible activities under NCZ-P1.	Reject	NCZ - Neighbourhood Centre Zone
S172.107	Fire and Emergency New Zealand	NCZ-R1	NCZ-R1	Support in part	Retain NCZ-R1 as notified.	Supports NCZ-R1 subject to the relief sought in relation to NCZ-S7.	Accept	NCZ - Neighbourhood Centre Zone
S172.108	Fire and Emergency New Zealand	NCZ-R3	NCZ-R3	Support in part	Retain NCZ-R3 as notified.	Supports NCZ-R3 subject to the relief sought in relation to NCZ-S7.	Accept	NCZ - Neighbourhood Centre Zone
S172.109	Fire and Emergency New Zealand	NCZ-R4	NCZ-R4	Support in part	Retain NCZ-R4 as notified.	Supports NCZ-R4 subject to the relief sought in relation to NCZ-S7.	Accept	NCZ - Neighbourhood Centre Zone
S172.110	Fire and Emergency New Zealand	NCZ-R5	NCZ-R5	Support	Amend NCZ-R5: ... a. Compliance is achieved with: ... xi. NCZ-S7, and ...	Amend NCZ-R5 to require compliance with NCZ-S7. It is vital that all buildings and activities across all zones are provided with an appropriate firefighting water supply. This amendment will better provide for the safety of communities	Reject	NCZ - Neighbourhood Centre Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
						within the Neighbourhood Centre Zone.		
S172.111	Fire and Emergency New Zealand	NCZ-R6	NCZ-R6	Support	Amend NCZ-R6: ... a. Compliance is achieved with:... xi. NCZ-S7, and ...	Amend NCZ-R6 to require compliance with NCZ-S7. It is vital that all buildings and activities across all zones are provided with an appropriate firefighting water supply. This amendment will better provide for the safety of communities within the Neighbourhood Centre Zone.	Reject	NCZ - Neighbourhood Centre Zone
S172.112	Fire and Emergency New Zealand	NCZ-R7	NCZ-R7	Support	Amend NCZ-R7: ... a. Compliance is achieved with: ... xi. NCZ-S7, and ...	Amend NCZ-R7 to require compliance with NCZ-S7. It is vital that all buildings and activities across all zones are provided with an appropriate firefighting water supply. This amendment will better provide for the safety of communities within the Neighbourhood Centre Zone.	Reject	NCZ - Neighbourhood Centre Zone
S172.113	Fire and Emergency New Zealand	New provision request	New provision request	Support	Insert a new rule which provides for emergency service facilities as a permitted activity within the Neighbourhood Centre Zone.	Seek the inclusion of a new rule for emergency service facilities being a permitted activity in the Neighbourhood Centre Zone. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as development progresses.	Accept	NCZ - Neighbourhood Centre Zone

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						The permitted activity standards within the Neighbourhood Centre chapter will appropriately manage the effects of fire stations within the zone.		
S172.114	Fire and Emergency New Zealand	NCZ-S7	NCZ-S7	Support in part	Amend: NCZ-S7 Drinking wWater supply 1. All buildings and activities must be provided with a connection to Council's reticulated water and supply systems, which shall be in accordance with Council's Engineering Development Standard and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Supports NCZ-S9 insofar as it required all buildings and activities to be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with Council Engineering Standards. The provisions of the Council Engineering Standards set out the requirements for reticulated hydrant systems. The Council Engineering Standards do not require reticulated systems to be designed in accordance with SNZ PAS 4509:2008. Furthermore, the standard currently reads as through it only applies to drinking water supplies. The PDP includes provisions for firefighting water supplies in relation to the creation of new allotments under the subdivision chapter. There is a gap in the PDP provision in regard to ensuring that land use activities are appropriately serviced with a firefighting water supply. Amend NCZ-S7 to ensure all land use activities in all zones are adequately serviced with a firefighting water supply. SNZ PAS 4509:2008 provides flexibility in regard to how an appropriate firefighting water supply can be provided.	Accept in part	NCZ - Neighbourhood Centre Zone

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S238.039	bp Oil New Zealand Limited, Mobil Oil New Zealand Limited and Z Energy Limited ('the Fuel Companies')	NCZ-R1	NCZ-R1	Support	Retain Rule NCZ-R1 as notified.	Rule NCZ-R1 is supported on the basis that it applies to buildings and structures (including construction, additions and alterations) at existing service stations (and thus such activities are not a discretionary or non-complying activity under Rules TCZ-R15 (drive through activities) or TCZ-R16 (any activity not otherwise listed in this chapter)).	Accept	NCZ - Neighbourhood Centre Zone
S245.065	Ministry of Education Te Tāhuhu o Te Mātauranga	NCZ-O1	NCZ-O1	Support in part	Amend NCZ-O1 as follows: Purpose of the Neighbourhood Centre Zone The Neighbourhood Centre Zone provides for a limited range of small-scale commercial and community activities and educational facilities that service the needs of the immediate residential neighbourhood.	Supports the Neighbourhood Centre Zone providing for community activities. However, the Ministry requests that complementary and compatible non-residential activities which have an operational need to be in the Neighbourhood Centre zone, such as educational facilities, are enabled. Consider the proposed relief.	Reject	NCZ - Neighbourhood Centre Zone
S245.066	Ministry of Education Te Tāhuhu o Te Mātauranga	NCZ-P1	NCZ-P1	Support in part	Amend NCZ-P1 as follows: Compatible use and development Allow use and development that is compatible with the purpose, character, and amenity values of the Neighbourhood Centre Zone, where: ... 4. the activity is not of a scale and nature that it would undermine the purpose, function, and amenity values of the Town Centre Zone Neighbourhood Centre Zone . Compatible activities may include the following (where they can meet the above criteria): a. Food and beverage activities; b. Retail activities; c. Educational facilities;	Supports the Neighbourhood Centre Zone providing for activities compatible with the purpose of the Zone. Educational facilities should be included under compatible activities. Also NCZ-P1 references the Town Centre Zone. Seek clarification that this should say 'Neighbourhood Centre Zone'.	Reject	NCZ - Neighbourhood Centre Zone

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					d. Healthcare activities; and e. Residential activities			
S245.067	Ministry of Education Te Tāhuhu o Te Mātauranga	NCZ-R12	NCZ-R12	Oppose	Amend activity status as follows: Educational facilities Activity status: Discretionary Restricted Discretionary Matters of discretion: 1. The effects on the streetscape and amenity 2. Scale, design, layout and setbacks 3. Onsite landscaping and amenity 4. Adverse effects on the safe, efficient and effective operation of the road network	Opposes the Discretionary activity status for educational facilities in the Neighbourhood Centre Zone and requests the change to Restricted Discretionary. It is important to locate educational facilities near places of employment as well as residential communities.	Reject	NCZ - Neighbourhood Centre Zone
S252.008	New Zealand Heavy Haulage Association Inc	NCZ-S10	NCZ-S10	Support in part	Amend NCZ-S10: ... 2. The transportation route and any traffic management plans shall be provided to the Council no later than 10 working days before relocating the building. ... 4. Performance bonds. A refundable performance bond of 125% of the cost of external reinstatement works identified in the Building Inspection Report under Performance Standard NCZ-S10(1) in cash to be lodged with the Council along with application for building consent as a guarantee that external reinstatement works are completed. b. The bond shall be lodged in terms of the form of Deed annexed as Appendix 6 to the District Plan.c. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and confirmed compliance with external	Generally supports the provisions for relocated buildings across the zones but opposes the performance bond requirement. Considers a performance bond is not necessary as many councils manage adverse effects of relocatable buildings without them. Considers performance bonds put an unnecessary cost on intended owners and is not appropriate in terms of section 32 RMA. Seeks removal of transport route requirement and traffic management plans prior to relocating the building.	Reject	NCZ - Neighbourhood Centre Zone

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					reinstatement requirements. Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e. on a proportional basis).			
S252.020	New Zealand Heavy Haulage Association Inc	NCZ-P6	NCZ-P6	Support in part	Amend NCZ-P6 to delete reference to performance bonds, recognise positive effects of relocated buildings, and maintain and enhance amenity values of areas in relation to relocatable buildings.	Generally supports provisions relating to relocated buildings but seeks deletion of reference to performance bonds in the zone policies. Seeks the zone policies be amended and recognise and provide for the positive effects of relocated buildings and maintain and enhance the amenity values of areas in relation to relocatable buildings.	Reject	NCZ - Neighbourhood Centre Zone
S258.168	Royal Forest and Bird Protection Society of New Zealand Inc			Support in part	Amend NCZ chapter to ensure provisions recognise the importance of indigenous biodiversity to the character of the zone.	It is not clear that indigenous biodiversity is recognised as important to the character of the zone.	Reject	NCZ - Neighbourhood Centre Zone
FS105.159	Ian Gunn			Support	Allow	Supports the submission, particularly relating to conservation for indigenous biodiversity.	Reject	
S258.188	Royal Forest and Bird Protection Society of New Zealand Inc	New provision request	New provision request	Oppose in part	Insert a new provision to make quarrying and mining a Non-complying activity in the Neighbourhood Centre Zone.	Considers quarrying and mining are not restricted at all in the zone, which is inappropriate.	Accept in part	NCZ - Neighbourhood Centre Zone
S260.033	Tony Garstang	New provision request	New provision request	Amend	Insert provisions in the Neighbourhood Centre Zone to protect rivers.	The Plan should extend Awa protection to all Zones including residential, rural, commercial, industrial, open space, and special purpose zones. Much recent	Reject	NCZ - Neighbourhood Centre Zone

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						modification has been done in the industrial Ngaumutawa area.		

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S79.084	KiwiRail Holdings Limited	MUZ-S3	MUZ-S3	Amend	Amend as follows: ... d. 5m of a boundary shared with a rail corridor. ... Matters of discretion: ... 9. The safe and efficient operation of the railway network;10. Compatibility with the surrounding environment; and11. The reason for the reduced setback.	The MUZ Chapter does not contain a specific rail corridor building setback standard and there is no yard setback that applies to the corridor. The submitter seeks a new clause within MUZ-S3 to require a 5m setback for buildings and structures from the rail corridor. Matters of discretion are also sought in the case that the setback cannot be achieved, and resource consent is required.	Accept in part	MUZ - Mixed Use Zone
S94.216	Greater Wellington Regional Council			Support in part	Insert provision for papakāinga in this chapter. *Submission point refers to whole chapter	Provision for papakāinga that has been added in other zone chapters should not be excluded from the mixed-use zone.	Accept	MUZ - Mixed Use Zone
S97.001	Gollins Commercial Limited	MUZ-O1	MUZ-O1	Amend	Amend and extend the Mixed Use Zone to include an area of approximately nine hectares at the southern end of the present Waingawa Industrial Zone.	The Wairarapa, specifically Masterton, lack retail areas and large available lots for retail complexes that require large stores and carparking areas. An extension of the Mixed Use Zone may allow for larger scale developments that could have numerous benefits for the local community.	Rezoning request – dealt with under Rezoning Hearing	MUZ - Mixed Use Zone
S130.005	Xavier Warne	MUZ-R1	MUZ-R1	Amend	Amend MUZ-R1 to remove limit on number of units in order to support mixed use development.	Considers the limit on the number of units is unnecessary and do not support mixed use development, which provides benefits for vibrancy, walkability, and liveability of the city centre, and housing affordability. Other matters provide adequate	Reject	MUZ - Mixed Use Zone

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						control to address specific identified problems.		
S167.014	Ara Poutama Aotearoa the Department of Corrections	MUZ-R4	MUZ-R4	Support	Retain MUZ-R4 as notified, as it applies to "residential activities" and "residential units".	The permitted activity status is appropriate in the context of the establishment and operation of supported and transitional accommodation activities, i.e. people living in a residential situation within a unit, who are subject to support and/or supervision.	Accept	MUZ - Mixed Use Zone
S167.015	Ara Poutama Aotearoa the Department of Corrections	New provision request	New provision request	Oppose	1. Retain the zone framework as notified if the definition of "supported residential care facility" is removed from the PDP; but 2. If the definition is retained, then insert a new permitted activity rule MUZ-RX as follows: MUZ-RX - Supported residential care facility 1. Activity status: Permitted Where: a. The supported residential care facility is within a residential unit that complies with MUZ-R1(1) or MUZ-R3; and b. The maximum occupancy does not exceed 10 residents. 2. Activity status: Discretionary Where: a. Compliance is not achieved with MUZ-RX(1).	The submitters position is that the definition of "residential activity" entirely captures supported and transitional accommodation activities. A separate definition for "supported residential care facility" is unnecessary. However, should Council see it as being absolutely necessary to implement the separate definition of "supported residential care facility", then the submitter requests that the rules applying to supported and transitional accommodation activities in the Mixed Use Zone are amended. The activity would otherwise be discretionary under MUZ-R17. Supported and transitional accommodation activities are important for the rehabilitation and reintegration process for people under supervision. They are consistent with the character and amenity of such zone, and the effects of such can be managed through the imposition of a restriction on the maximum number	Reject	MUZ - Mixed Use Zone

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						of residents (10), as is the case in the General Residential Zone.		
S167.016	Ara Poutama Aotearoa the Department of Corrections	New provision request	New provision request	Oppose	1. Insert a new permitted activity rule for "community corrections activity" in the Mixed Use Zone, as follows: MUZ-RX - Community corrections activity not including buildings and structures 1. Activity status: permitted Where: a. Compliance is achieved with: i. MUZ-S6.2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with MUZ-RX(1). Matters of discretion:1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.	The submitter requests that the activity rules, as they would apply to community corrections activity in the Mixed Use Zone, are amended. The zone rules do not enable community corrections activities and provides discretionary activity status for these activities in the zone, in accordance with the default "Any activity not otherwise listed in this chapter" rule (MUZ-R17). Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. The Mixed Use Zone provides appropriate locations within which to establish community corrections sites. The proposed rule adopts a similar framework to that for community facilities in the Mixed Use Zone (MUZ-R8).	Accept	MUZ - Mixed Use Zone
S172.115	Fire and Emergency New Zealand	MUZ-O1	MUZ-O1	Support	Retain MUZ-O1 as notified.	Supports MUZ-O1 insofar as it provides for community activities within the zone.	Accept	MUZ - Mixed Use Zone
S172.116	Fire and Emergency New Zealand	MUZ-P1	MUZ-P1	Support in part	Amend MUZ-P1: ... Compatible activities may include the following (where they can meet the above criteria): ... x. Emergency service facilities	Supports MUZ-P1 insofar as it provides for compatible use and development where the activity services the need of the surrounding area. Fire stations may have a functional and/or operational need to locate within the zone to serve the surrounding community. Seek to include 'emergency service activities' to the list of potentially compatible activities under MUZ-P1.	Reject	MUZ - Mixed Use Zone

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S172.117	Fire and Emergency New Zealand	MUZ-R1	MUZ-R1	Support in part	Retain MUZ-R1 as notified.	Support MUZ-R1 subject to the relief sought in relation to MUZ-S8.	Accept	MUZ - Mixed Use Zone
S172.118	Fire and Emergency New Zealand	MUZ-R3	MUZ-R3	Support in part	Retain MUZ-R3 as notified.	Supports MUZ-R3 subject to the relief sought in relation to MUZ-S8.	Accept	MUZ - Mixed Use Zone
S172.119	Fire and Emergency New Zealand	MUZ-R4	MUZ-R4	Support in part	Retain MUZ-R4 as notified.	Supports MUZ-R4 subject to the relief sought in relation to MUZ-S8.	Accept	MUZ - Mixed Use Zone
S172.120	Fire and Emergency New Zealand	MUZ-R5	MUZ-R5	Support	Amend MUZ-R5: ...a. Compliance is achieved with: ... x. MUZ-S8, and...	Amend MUZ-R5 to require compliance with MUZ-S8. It is vital that all buildings and activities across all zones are provided with an appropriate firefighting water supply. This amendment will better provide for the safety of communities within the Mixed Use Zone.	Reject	MUZ - Mixed Use Zone
S172.121	Fire and Emergency New Zealand	MUZ-R6	MUZ-R6	Support	Amend MUZ-R6: ...a. Compliance is achieved with: ... x. MUZ-S8, and...	Amend MUZ-R6 to require compliance with MUZ-S8. It is vital that all buildings and activities across all zones are provided with an appropriate firefighting water supply. This amendment will better provide for the safety of communities within the Mixed Use Zone.	Reject	MUZ - Mixed Use Zone
S172.122	Fire and Emergency New Zealand	MUZ-R7	MUZ-R7	Support	Amend MUZ-R7: ...a. Compliance is achieved with: ... x. MUZ-S8, and...	Amend MUZ-R7 to require compliance with MUZ-S8. It is vital that all buildings and activities across all zones are provided with an appropriate firefighting water supply. This amendment will better provide for the safety of communities within the Mixed Use Zone.	Reject	MUZ - Mixed Use Zone
S172.123	Fire and Emergency New Zealand	MUZ-R11	MUZ-R11	Support	Retain as notified.	Supports the restricted discretionary status of emergency service facilities and consider the matters of	Accept	MUZ - Mixed Use Zone

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						discretion under MUZ-R11 appropriate.		
S172.124	Fire and Emergency New Zealand	MUZ-S8	MUZ-S8	Support in part	Amend: MUZ-S8 Drinking water supply 1. All buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with Council's Engineering Development Standard and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Supports MUZ-S8 insofar as it requires all buildings and activities to be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with Council Engineering Standards. The submitter acknowledges that the provisions of the Council Engineering Standards set out the requirements for reticulated hydrant systems. Note that the Council Engineering Standards do not require reticulated systems to be designed in accordance with SNZ PAS 4509:2008. Furthermore, the standard currently reads as though it only applied to drinking water supplies. Note that the PDP includes provisions for firefighting water supplies in relation to the creation of new allotments under the subdivision chapter. Consider that there is a gap in the PDP provision in regard to ensuring that land use activities are appropriately serviced with a firefighting water supply. Request an amendment to MUZ-S8 to ensure all land use activities in all zones are adequately serviced with a firefighting water supply. Note that SNZ PAS 4509:2008 provides flexibility in regard to how an appropriate firefighting water supply can be provided.	Accept in part	MUZ - Mixed Use Zone

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S214.108	Federated Farmers of New Zealand			Support	Retain Mixed Use Zone chapter as notified.	The submitter supports policies and rules in this chapter that have the effect of minimising adverse effects of the Mixed Use Zone and activities in it on adjacent rural land.	Accept	MUZ - Mixed Use Zone
FS95.213	Te Tini o Ngāti Kahukuraawhitia Trust			Oppose	Disallow	Our right to enact kaitiakitanga is through our whakapapa and is reinserted as per Te Tiriti o Waitangi. Many legislation and policies talk to early engagement with mana whenua for kaupapa that impacts whenua, awa, āngi. The principle of tangata whenua exercising kaitiakitanga is part of Section 7(a) of the RMA. There are already protections in place for Landowners in many other legislations and anything discussed or proposed here is not done so outside of the Colonial Framework that has been forced upon us.	Reject	
S238.041	bp Oil New Zealand Limited, Mobil Oil New Zealand Limited and Z Energy Limited ('the Fuel Companies')	MUZ-O1	MUZ-O1	Support	Retain Objective MUZ-O1 as notified.	Objective MUZ-O1 is supported. Considers that service stations are appropriate to, and support the role and functions of, the range of commercial, light industrial, residential, recreational and community activities in the Mixed Use Zone.	Accept	MUZ - Mixed Use Zone
S238.042	bp Oil New Zealand Limited, Mobil Oil New Zealand Limited and Z Energy Limited ('the	MUZ-O3	MUZ-O3	Support	Retain Objective MUZ-O3 as notified.	Objective MUZ-O3 is supported. Considers that service stations and truck stops are an appropriate commercial activity in the zone and will not compromise the viability and vibrancy of the Town Centre Zone.	Accept	MUZ - Mixed Use Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
	Fuel Companies')							
S238.043	bp Oil New Zealand Limited, Mobil Oil New Zealand Limited and Z Energy Limited ('the Fuel Companies')	MUZ-P1	MUZ-P1	Support in part	Amend Policy MUZ-P1 as follows: MUZ-P1 Compatible use and development Allow use and development that is compatible with the purpose, character, and amenity values of the Mixed Use Zone, where: a. the design and scale of any buildings is compatible with the surrounding area; b. there is an adequate existing and/or planned infrastructure to the service the activity; and c. the activity is not of a scale and nature it would undermine the purpose, function, and amenity values of the Town Centre Zone. Compatible activities may include the following (where they can meet the above criteria): a. residential activities consistent with MUZ-P3; b. healthcare activities; c. visitor accommodation; d. industrial activities (excluding noxious or offensive industry); e. community facilities; f. service stations ; g. trade suppliers; and h. recreation activities.	Policy MUZ-P1 is supported in principle but the submitter consider that service stations are an appropriate activity in the Mixed Use Zone for the reasons outlined in the submissions on Objectives MUZ-O1 and MUZ-O3, and nothing that the policy still retains the clear qualifier of "where they can meet the above criteria" under (a) to (c).	Reject	MUZ - Mixed Use Zone
S238.044	bp Oil New Zealand Limited, Mobil Oil New Zealand Limited and Z Energy Limited ('the	MUZ-P2	MUZ-P2	Support	Retain Policy MUZ-P2 as notified.	Policy MUZ-P2 is supported.	Accept	MUZ - Mixed Use Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
	Fuel Companies')							
S238.045	bp Oil New Zealand Limited, Mobil Oil New Zealand Limited and Z Energy Limited ('the Fuel Companies')	MUZ-P3	MUZ-P3	Support	Retain Policy MUZ-P3 as notified.	Policy MUZ-P3 is supported.	Accept	MUZ - Mixed Use Zone
S238.046	bp Oil New Zealand Limited, Mobil Oil New Zealand Limited and Z Energy Limited ('the Fuel Companies')	MUZ-R1	MUZ-R1	Support	Retain Rule MUZ-R1 as notified.	Rule MUZ-R1 is supported on the basis that it applies to buildings and structures (including constructions, additions and alterations) at existing service stations (and thus such activities are not a discretionary activity under MUZ-R12 (drive-through activities) or MUZ-R17 (any activity not otherwise listed in this chapter)).	Accept	MUZ - Mixed Use Zone
S238.047	bp Oil New Zealand Limited, Mobil Oil New Zealand Limited and Z Energy Limited ('the Fuel Companies')	New provision request	New provision request	Support	Insert a new Rule MUZ-RXX as follows: MUZ-RXX Service Station1. Activity status: permitted Where: a. Compliance is achieved with: i. MUZ-S6.2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with MUZ-RXX(1)(a). Matters of discretion:1. The matters of discretion for any infringed standard(s).2. The operational need and functional need of the activity.	The submitter considers that service stations are appropriate to, and support the role and function of, the range of commercial, light industrial, residential, recreational and community activities in the Mixed Use Zone. The "service stations" definition does not currently assist as service stations are not specifically provided for within the zone's rules or other provisions (i.e., they are assessed as "drive-through activities" and it is inappropriate that they are treated the same as say new drive-through restaurants in mixed use areas). Existing and new service stations, including any additions or alterations, should be	Reject	MUZ - Mixed Use Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
						provided for within the zone, otherwise these activities would require resource consent and be unduly restricted despite service stations being activities that are appropriate in the zone. The approach taken in the proposed new service station rule is similar to other permitted activity rules in the zone in terms of requiring compliance with Standard MUZ-S6, the restricted discretionary activity status if this is not met, and the matters of discretion (noting that we consider that operational and functional needs should be recognised and has been added). New buildings, structures, additions and alterations to the service station are managed under Rule MUZ-R1.		
S245.068	Ministry of Education Te Tāhuhu o Te Mātauranga	MUZ-O1	MUZ-O1	Support in part	Amend MUZ-O1 as follows: Purpose of the Mixed Use Zone The Mixed Use Zone provides a compatible mixture of residential, commercial, light industrial, recreational, educational and community activities.	Requests that complementary and compatible nonresidential activities which have an operational need to be in the Mixed Use zone, such as educational facilities, are enabled. Consider the proposed relief.	Reject	MUZ - Mixed Use Zone
S245.069	Ministry of Education Te Tāhuhu o Te Mātauranga	MUZ-P1	MUZ-P1	Support in part	Amend as follows: Compatible use and development Allow use and development that is compatible with the purpose, character, and amenity values of the Mixed Used Zone, where: ... 3. the activity is not of a scale and nature that it would undermine the purpose, function, and amenity values of the Mixed Use Zone	Supports the inclusion of MUZ-P1, to allow use and development of activities that are compatible with the purpose, character, and amenity values of the Mixed Used Zone. However, requests that compatible activities include educational facilities. MUZ-P1 references the Town Centre Zone. Seeks clarification that	Reject	MUZ - Mixed Use Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
					Town Centre Zone. Compatible activities may include the following (where they can meet the above criteria): a. residential activities consistent with MUZ- P3 b. healthcare activities; c. visitor accommodations; d. community facilities; e. trade suppliers; and f. recreation activities; andg. educational facilities.	this should say 'Mixed Use Zone' instead.		
S245.070	Ministry of Education Te Tāhuhu o Te Mātauranga	MUZ-R12	MUZ-R12	Oppose	Amend activity status as follows: Educational Facilities Activity status: Discretionary Restricted DiscretionaryMatters of discretion: 1. The effects on the streetscape and amenity; 2. Design and layout; 3. Scale of the activity and hours of operation; 4. Onsite landscaping and amenity; 5. Adverse effects on the safe, efficient and effective operation of the road network; and	Opposes the Discretionary activity status for educational facilities in the Mixed Use Zone and requests this be changed to Restricted Discretionary to enable educational facilities in the Mixed Use Zone.	Reject	MUZ - Mixed Use Zone
S252.009	New Zealand Heavy Haulage Association Inc	MUZ-S11	MUZ-S11	Support in part	Amend MUZ-S11: ... 2. The transportation route and any traffic management plans shall be provided to the Council no later than 10 working days before relocating the building. ... 4. Performance bonds. A refundable performance bond of 125% of the cost of external reinstatement works identified in the Building Inspection Report under Performance Standard MUZ-S11(1) in cash to be lodged	Generally supports the provisions for relocated buildings across the zones but opposes the performance bond requirement. Considers a performance bond is not necessary as many councils manage adverse effects of relocatable buildings without them. Considers performance bonds put an unnecessary cost on intended owners and is not appropriate in terms of section 32 RMA. Seeks removal of transport route	Reject	MUZ - Mixed Use Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
					with the Council along with application for building consent as a guarantee that external reinstatement works are completed.b. The bond shall be lodged in terms of the form of Deed annexed as Appendix 6 to the District Plan.c. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and confirmed compliance with external reinstatement requirements.Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e. on a proportional basis).	requirement and traffic management plans prior to relocating the building.		
S252.021	New Zealand Heavy Haulage Association Inc	MUZ-P6	MUZ-P6	Support in part	Amend MUZ-P6 to delete reference to performance bonds, recognise positive effects of relocated buildings, and maintain and enhance amenity values of areas in relation to relocatable buildings.	Generally supports provisions relating to relocated buildings but seeks deletion of reference to performance bonds in the zone policies. Seeks the zone policies be amended and recognise and provide for the positive effects of relocated buildings and maintain and enhance the amenity values of areas in relation to relocatable buildings.	Reject	MUZ - Mixed Use Zone
S258.169	Royal Forest and Bird Protection Society of New Zealand Inc			Support in part	Amend MUZ chapter to ensure provisions recognise the importance of indigenous biodiversity to the character of the zone.	It is not clear that indigenous biodiversity is recognised as important to the character of the zone.	Reject	MUZ - Mixed Use Zone
FS105.160	Ian Gunn			Support	Allow	Supports the submission, particularly relating to conservation for indigenous biodiversity.	Reject	

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
S258.189	Royal Forest and Bird Protection Society of New Zealand Inc	New provision request	New provision request	Oppose in part	Insert a new provision to make quarrying and mining a Non-complying activity in the Mixed Use Zone.	Considers quarrying and mining are not restricted at all in the zone, which is inappropriate.	Accept	MUZ - Mixed Use Zone
S260.034	Tony Garstang	New provision request	New provision request	Amend	Insert provisions in the Mixed Use Zone to protect rivers.	The Plan should extend Awa protection to all Zones including residential, rural, commercial, industrial, open space, and special purpose zones. Much recent modification has been done in the industrial Ngaumutawa area.	Reject	MUZ - Mixed Use Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
S79.085	KiwiRail Holdings Limited	TCZ-S3	TCZ-S3	Amend	Amend as follows: 1. Buildings or structures must not be located within: ... c. 5m of a boundary shared with a rail corridor. ... Matters of discretion: ... 9. The safe and efficient operation of the rail network ;10. Compatibility with the surrounding environment; and 11. The reason for the reduced setback.	The TCZ Chapter does not contain a specific rail corridor building setback standard and there is no yard setback that applies to the corridor. The submitter seeks a new clause within TCZ-S3 to require a 5m setback for buildings and structures from the rail corridor. Matters of discretion are also sought in the case that the setback cannot be achieved, and resource consent is required.	Accept in part	TCZ - Town Centre Zone
S92.004	Country Village Heaven	TCZ-S1	TCZ-S1	Amend	Amend TCZ-S1 to limit buildings to two storeys and a maximum height of 10m	The existing heritage buildings and trees and heights of existing building should be key drivers to ensure they remain the dominant buildings.	Reject	TCZ - Town Centre Zone
S94.217	Greater Wellington Regional Council			Support in part	Insert provision for papakāinga in this chapter. Submission point refers to whole chapter.	Provision for papakāinga that has been added in other zone chapters should not be excluded from the town centre zone	Accept	TCZ - Town Centre Zone
S94.218	Greater Wellington Regional Council	TCZ-O1	TCZ-O1	Support	Retain as notified.	Submitter supports this objective.	Accept	TCZ - Town Centre Zone
S94.219	Greater Wellington Regional Council	TCZ-O2	TCZ-O2	Support in part	Amend as follows: Town centres are safe, well-functioning , and attractive urban environments, containing well-designed structures that contribute positively to a sense of place, provide community focal points, and are of low- to medium-density scale.	Amend to reflect NPS-UD Policy 1 on well-functioning urban environments.	Reject	TCZ - Town Centre Zone
S94.220	Greater Wellington	TCZ-O3	TCZ-O3	Support in part	Amend as follows: Town centres provide an accessible and safe environment	The submitter supports this objective and seek amendments to reflect NPS-UD Policy 1 on well-functioning	Accept in part	TCZ - Town Centre Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
	Regional Council				for people to live, work, and play, and support the use of, and linkages for, active and sustainable transport modes.	urban environments and RPS Change 1 direction on transport emissions, as well as better link to TR-O1 (c)-(e).		
S94.221	Greater Wellington Regional Council	TCZ-O7	TCZ-O7	Support	Retain as notified.	The submitter supports this direction to support pedestrian access in town centres.	Accept	TCZ - Town Centre Zone
S94.222	Greater Wellington Regional Council	TCZ-P3	TCZ-P3	Support in part	Amend as follows: Provide for residential activity, including multi-unit housing, where: ... f) the level of density reflects the scale, form, and appearance, and generally more intensive forms of development, of the town centre zone.	The submitter supports this policy and note that the RPS is supportive of mixed use development given its recognition in urban design practice and multiple benefits, including the vibrancy, viability and safety of centres and accessibility to support reductions in transport-related emissions. The submitter notes that Policy 31(b) of RPS Change 1 applying to Wairarapa councils identifies town centre zones is appropriate for higher building heights and urban form densities, partly to implement NPS-UD Policy 5. NPS-UD Policy 5 directs the enabling of greater building heights and densities in areas with a range of commercial activities and community services, along active or public transport routes, or where there is relative demand. Therefore, the submitter seeks greater recognition of the potential for intensification and multi-unit housing in the town centre zone, to complement the existing higher densities in town centre zones.	Accept in part	TCZ - Town Centre Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
S94.223	Greater Wellington Regional Council	TCZ-P9	TCZ-P9	Support	Retain TCZ-P9, 10 and 11 as notified.	The submitter supports this direction to support pedestrian access in town centres.	Accept	TCZ - Town Centre Zone
S94.224	Greater Wellington Regional Council	TCZ-R1	TCZ-R1	Support in part	Amend rule to be more enabling of appropriate residential activities, including of higher densities. Amend TCZ-R1 as follows: ... c. For residential units: i. no more than two residential units occupy the site ; ii. any residential unit is located entirely above ground floor or at the rear of a commercial or other permitted activity; and iii. compliance is achieved with TCZ-S5.	The RPS supports mixed use development given its recognition in urban design practice and multiple benefits, including the vibrancy, viability and safety of centres and accessibility to support reductions in transport-related emissions. The submitter notes that Policy 31(b) of RPS Change 1 applying to Wairarapa councils identifies town centre zones as appropriate for higher building heights and urban form densities, partly to implement NPS-UD Policy 5. The submitter therefore seeks greater recognition of the potential for intensification and multi-unit housing in the town centre zone. NPS-UD Policy 5 directs the enabling of greater building heights and densities in areas with a range of commercial activities and community services, along active or public transport routes, or where there is relative demand. TCZ-R1 as drafted is highly restrictive of residential activities and does not recognise the potential for greater densities where appropriate, to complement the greater existing densities in town centre zones.	Reject	TCZ - Town Centre Zone
S94.245	Greater Wellington Regional Council	TCZ-R12	TCZ-R12	Support in part	Amend rule to be more enabling of appropriate residential activities, including of higher densities.	The RPS supports mixed use development given its recognition in urban design practice and multiple benefits, including the vibrancy,	Reject	TCZ - Town Centre Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
						viability and safety of centres and accessibility to support reductions in transport-related emissions. The submitter notes that Policy 31(b) of RPS Change 1 applying to Wairarapa councils identifies town centre zones as appropriate for higher building heights and urban form densities, partly to implement NPS-UD Policy 5. The submitter therefore seeks greater recognition of the potential for intensification and multi-unit housing in the town centre zone. NPS-UD Policy 5 directs the enabling of greater building heights and densities in areas with a range of commercial activities and community services, along active or public transport routes, or where there is relative demand. TCZ-R1 as drafted is highly restrictive of residential activities and does not recognise the potential for greater densities where appropriate, to complement the greater existing densities in town centre zones.		
S130.003	Xavier Warne	TCZ-R1	TCZ-R1	Amend	Amend TCZ-R2 to remove limit on number of units in order to support mixed use development.	Considers the limit on the number of units is unnecessary and do not support mixed use development, which provides benefits for vibrancy, walkability, and liveability of the city centre, and housing affordability. Other matters provide adequate control to address specific identified problems.	Reject	TCZ - Town Centre Zone
S135.075	Greytown Heritage Trust	Introduction	Introduction	Support	Retain Introduction for TCZ - Town Centre Zone as notified.	The submitter supports the 2nd paragraph in the introduction of TCZ. It is important that the 1-2 storey	Accept	TCZ - Town Centre Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
						nature of the area and historic heritage is both supported and enhanced.		
S135.076	Greytown Heritage Trust	TCZ-O1	TCZ-O1	Support in part	Retain TCZ-O1 and consider amending to add the word ' safe ' where appropriate.	The submitter supports that the Town Centre Zone is the principal focal point of the community and needs to provide a safe and vibrant area where a range of appropriately scaled activities are enabled. They consider that key words are safe (propose adding), vibrant, focal point, and appropriately scaled. It is important that the 1-2 storey nature remains with the towns previously most important buildings (Bank, Council Chambers, and Churches) being its tallest.	Reject	TCZ - Town Centre Zone
S135.077	Greytown Heritage Trust	TCZ-O2	TCZ-O2	Support	Retain TCZ-O2 as notified.	The submitter supports TCZ-O2 as proposed. The submitter is pleased to see that well-designed and contributing to a sense of place and community focal points have been added.	Accept	TCZ - Town Centre Zone
S135.078	Greytown Heritage Trust	TCZ-O4	TCZ-O4	Support in part	Retain TCZ-O4 as notified.	The submitter supports TCZ-O4. They note that the proposed extension of the Town Centre Zone beyond Kuratāwhiti and Jellicoe Street does not align with this Objective. It unnecessarily stretches rather than constrains the town, makes reliance on cars greater, impacts on safety and impacts on a greater number of Residential neighbours. [Refers to Appendix A attached to submission]	Accept - Accept support for TCZ-O4, but noting rezoning requests are considered separately under the Rezoning Chapter.	TCZ - Town Centre Zone
S135.079	Greytown Heritage Trust	TCZ-O8	TCZ-O8	Support	Retain TCZ-O8 as notified.	The submitter supports TCZ-O8 as proposed.	Accept	TCZ - Town Centre Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
S135.080	Greytown Heritage Trust	TCZ-O9	TCZ-O9	Support	Retain TCZ-O9 as notified.	The submitter supports TCZ-O9 as proposed.	Accept	TCZ - Town Centre Zone
S135.081	Greytown Heritage Trust	TCZ-P1	TCZ-P1	Support	Retain TCZ-P1 as notified.	The submitter supports TCZ-P1 as proposed - in particular TCZ-P1(b).	Accept	TCZ - Town Centre Zone
S135.082	Greytown Heritage Trust	TCZ-P2	TCZ-P2	Support in part	Retain TCZ-P2 as notified and amend the list of incompatible activities to enhance them further.	The submitter generally supports this but suggests that the list of incompatible activities be enhanced or guided by smart growth principles including aesthetic consideration, limitation of sprawl, enhancement of quality of life, convenience of amenities, diminished pollution, greater pedestrian comfort, opportunity for increased physical exercise.	Reject	TCZ - Town Centre Zone
S135.083	Greytown Heritage Trust	TCZ-P3	TCZ-P3	Support	Retain TCZ-P3 as notified.	The submitter supports this - particularly TCZ-P3(a) and (e).	Accept	TCZ - Town Centre Zone
S135.084	Greytown Heritage Trust	TCZ-P4	TCZ-P4	Support	Retain TCZ-P4 and amend to prohibit parking at the front of any property in the Historic Heritage Precinct.	The submitter is generally supportive of the Policy. However, notes that parking and vehicle access should not be at the front of buildings of any property in the Historic Heritage Zone. States that TCZ-P10 notes this - the submitter suggests enhancing this for the Historic Heritage Precinct.	Reject	TCZ - Town Centre Zone
S135.085	Greytown Heritage Trust	TCZ-P11	TCZ-P11	Support	Retain TCZ-P11 as notified.	The submitter supports TCZ-P11 as proposed. However, notes that the proposed extension of the Town Centre Zone beyond Kuratāwhiti and Jellicoe Streets does not align with this. Linear sprawl unnecessarily stretches rather than constrains the town, creates a greater reliance on cars, impacts safety and reduces the town centre as a focal point. The submitter states that research points to the negative consequences of	Accept	TCZ - Town Centre Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
						retail fragmentation in linear development - frustrating both traders and customers.		
S135.086	Greytown Heritage Trust	TCZ-P12	TCZ-P12	Oppose	Amend TCZ-P12 to insert additional provisions around buildings in the Historic Heritage Precinct. Reconsider wording of TCZ-P12(b) - particularly with regard to the Historic Heritage Precinct.	When relocated into the Historic Heritage Precinct there may need to be further controls around the design and effect a building may have. The submitter opposes TCZ-P12(b) - notes that the Old Church from Fordell (75 Main Street) and the Old relocated Masonic Building in Stella Bull Park (formerly library), the White Swan are not used for the same purpose and it is unlikely that a building relocated within the Historic Heritage Precinct would retain the same use.	Reject	TCZ - Town Centre Zone
S135.087	Greytown Heritage Trust	TCZ-R4	TCZ-R4	Oppose	Amend TCZ-R4 to change the activity status of Business services to discretionary/ non-complying when it is inside a heritage precinct.	The submitter believes that business services should be further restricted - for instance the Council facilities occupying the retail spaces on the corner of Kuratāwhiti and Main Street is not appropriate and has a negative impact on the town. This type of use should not be permitted and should be restricted to non-street facing, or upper level parts of buildings.	Reject	TCZ - Town Centre Zone
S135.088	Greytown Heritage Trust	TCZ-S11	TCZ-S11	Oppose	Amend TCZ-S11 to include additional rules around buildings in the Historic Heritage Precinct. Reconsider wording of TCZ-S11(3)(a) - particularly with regard to the Historic Heritage Precinct.	Refer to previous reasoning at TCZ-P12.	Reject	TCZ - Town Centre Zone
S167.017	Ara Poutama Aotearoa the Department of Corrections	TCZ-R12	TCZ-R12	Support	Retain the permitted activity rule TCZ-R12 applying to "residential activities" and "residential units" in the Town Centre Zone.	The permitted activity status is appropriate in the context of the establishment and operation of supported and transitional accommodation activities, i.e. people	Accept	TCZ - Town Centre Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
						living in a residential situation within a unit, who are subject to support and/or supervision.		
S167.018	Ara Poutama Aotearoa the Department of Corrections	New provision request	New provision request	Oppose	1. Retain the zone framework as notified if the definition of "supported residential care facility" is removed from the PDP; but 2. If the definition is retained, then insert a new permitted activity rule TCZ-RX as follows: TCZ-RX - Supported residential care facility1. Activity status: Permitted Where: a. The supported residential care facility is within a residential unit that complies with TCZ-R1 or TCZ-R3; and b. The maximum occupancy does not exceed 10 residents.2. Activity status: Discretionary Where: a. Compliance is not achieved with TCZ-RX(1).	The definition of "residential activity" entirely captures supported and transitional accommodation activities. If the rule for "supported residential care facility" is to remain then supported and transitional accommodation activities would then be by default discretionary activity. Supported and transitional accommodation activities are an important component of the rehabilitation and reintegration process for people under supervision. Supported and transitional accommodation activities are compatible and appropriate in the Town Centre Zone, noting that residential activities are enabled as of right in the zone. They are consistent with the character and amenity of such zones, and the effects of such can be managed through the imposition of a restriction on the maximum number of residents (10), as is the case in the General Residential Zone.	Reject	TCZ - Town Centre Zone
S167.019	Ara Poutama Aotearoa the Department of Corrections	New provision request	New provision request	Oppose	1. Insert a new permitted activity rule for "community corrections activity" in the Town Centre Zone, as follows: TCZ-RX - Community corrections activity1. Activity status: Permitted Where: a. Compliance is achieved with: i. TCZ-S6.2. Activity status: Restricted discretionary Where: a. Compliance is not achieved	The zone rules do not enable community corrections activities and provides discretionary activity status for these activities in the zone, in accordance with the default "Any activity not otherwise listed in this chapter" rule (TCZ-R16). Community corrections activities are essential social infrastructure and play a valuable role in reducing	Reject	TCZ - Town Centre Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
					with TCZ-RX(1). Matters of discretion:1. The effect of non-compliance with the relevant standard and the matters of discretion for any infringed standard(s).	reoffending. The Town Centre Zone provides appropriate locations within which to establish community corrections sites, in that the zones are in areas that are easily accessible to individuals, and is a zone within which community facilities, business and other similar activities are enabled as of right.		
S172.125	Fire and Emergency New Zealand	TCZ-O1	TCZ-O1	Support	Retain TCZ-O1 as notified.	Supports TCZ-O1 insofar as it provides for community activities within the zone.	Accept	TCZ - Town Centre Zone
S172.126	Fire and Emergency New Zealand	TCZ-P1	TCZ-P1	Support in part	Amend TCZ-P1: ... Compatible activities may include the following (where they can meet the above criteria): ... x. Emergency service facilities	Supports TCZ-P1 insofar as it provides for compatible use and development where the activity services the need of the surrounding area. As fire stations may have a functional and/or operational need to locate within the zone to serve the surrounding community, seek to include 'emergency service activities' to the list of potentially compatible activities under TCZ-P1.	Reject	TCZ - Town Centre Zone
S172.127	Fire and Emergency New Zealand	TCZ-R1	TCZ-R1	Support in part	Retain TCZ-R1 as notified.	Supports TCZ-R1 subject to the relief sought in relation to TCZ-S8.	Accept	TCZ - Town Centre Zone
S172.128	Fire and Emergency New Zealand	TCZ-R3	TCZ-R3	Support in part	Retain TCZ-R3 as notified.	Supports TCZ-R3 subject to the relief sought in relation to TCZ-S8.	Accept	TCZ - Town Centre Zone
S172.129	Fire and Emergency New Zealand	TCZ-R4	TCZ-R4	Support	Amend TCZ-R4: ... a. Compliance is achieved with: ... x. TCZ-S8, and...	Amend TCZ-R4 to require compliance with TCZ-S8. It is vital that all buildings and activities across all zones are provided with an appropriate firefighting water supply. This amendment will better	Reject	TCZ - Town Centre Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
						provide for the safety of communities within the Town Centre Zone.		
S172.130	Fire and Emergency New Zealand	TCZ-R5	TCZ-R5	Support	Amend TCZ-R5: ... a. Compliance is achieved with: ... x. TCZ-S8 , and...	Amend TCZ-R5 to require compliance with TCZ-S8. It is vital that all buildings and activities across all zones are provided with an appropriate firefighting water supply. This amendment will better provide for the safety of communities within the Town Centre Zone.	Reject	TCZ - Town Centre Zone
S172.131	Fire and Emergency New Zealand	TCZ-R6	TCZ-R6	Support	Amend TCZ-R6: ... a. Compliance is achieved with: ... x. TCZ-S8, and...	Amend TCZ-R6 to require compliance with TCZ-S8. It is vital that all buildings and activities across all zones are provided with an appropriate firefighting water supply. This amendment will better provide for the safety of communities within the Town Centre Zone.	Reject	TCZ - Town Centre Zone
S172.132	Fire and Emergency New Zealand	TCZ-R7	TCZ-R7	Support	Amend TCZ-R7: ... a. Compliance is achieved with: ... x. TCZ-S8, and...	Amend TCZ-R7 to require compliance with TCZ-S8. It is vital that all buildings and activities across all zones are provided with an appropriate firefighting water supply. This amendment will better provide for the safety of communities within the Town Centre Zone.	Reject	TCZ - Town Centre Zone
S172.133	Fire and Emergency New Zealand	TCZ-R8	TCZ-R8	Support	Amend TCZ-R8: ... a. Compliance is achieved with: ... x. TCZ-S8, and...	Amend TCZ-R8 to require compliance with TCZ-S8. It is vital that all buildings and activities across all zones are provided with an appropriate firefighting water supply. This amendment will better provide for the safety of communities within the Town Centre Zone.	Reject	TCZ - Town Centre Zone
S172.134	Fire and Emergency New Zealand	TCZ-R9	TCZ-R9	Support	Amend TCZ-R9: ... a. Compliance is achieved with: ... x. TCZ-S8, and...	Amend TCZ-R9 to require compliance with TCZ-S8. It is vital that all buildings and activities across all zones are provided with	Reject	TCZ - Town Centre Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
						an appropriate firefighting water supply. This amendment will better provide for the safety of communities within the Town Centre Zone.		
S172.135	Fire and Emergency New Zealand	TCZ-R10	TCZ-R10	Support	Amend TCZ-R10: ... a. Compliance is achieved with: ... x. TCZ-S8, and...	Amend TCZ-R10 to require compliance with TCZ-S8. It is vital that all buildings and activities across all zones are provided with an appropriate firefighting water supply. This amendment will better provide for the safety of communities within the Town Centre Zone.	Reject	TCZ - Town Centre Zone
S172.136	Fire and Emergency New Zealand	TCZ-R11	TCZ-R11	Support	Amend TCZ-R11: ... a. Compliance is achieved with: ... x. TCZ-S8, and...	Amend TCZ-R11 to require compliance with TCZ-S8. It is vital that all buildings and activities across all zones are provided with an appropriate firefighting water supply. This amendment will better provide for the safety of communities within the Town Centre Zone.	Reject	TCZ - Town Centre Zone
S172.137	Fire and Emergency New Zealand	TCZ-R12	TCZ-R12	Support	Amend TCZ-R12: ... a. Compliance is achieved with: ... x. TCZ-S8, and...	Amend TCZ-R12 to require compliance with TCZ-S8. It is vital that all buildings and activities across all zones are provided with an appropriate firefighting water supply. This amendment will better provide for the safety of communities within the Town Centre Zone.	Reject	TCZ - Town Centre Zone
S172.138	Fire and Emergency New Zealand	New provision request	New provision request	Support	Insert a new rule which provides for emergency service facilities as a permitted activity within the Town Centre Zone.	Seek the inclusion of a new rule for emergency service facilities being a permitted activity in the Town Centre Zone. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. Fire and Emergency is not a requiring	Accept in part	TCZ - Town Centre Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
						authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as development progresses. Consider the permitted activity standards within the Town Centre chapter will appropriately manage the effects of fire stations within the zone.		
S172.139	Fire and Emergency New Zealand	TCZ-S8	TCZ-S8	Support in part	Amend: TCZ-S8 Drinking water supply 1. All buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with Council's Engineering Development Standard and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Supports TCZ-S8 insofar as it requires all buildings and activities to be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with Council Engineering Standards. Acknowledge that the provisions of the Council Engineering Standards set out the requirements for reticulated hydrant systems. Note that the Council Engineering Standards do not require reticulated systems to be designed in accordance with SNZ PAS 4509:2008. Furthermore, the standard currently reads as though it only applied to drinking water supplies. Note that the PDP includes provisions for firefighting water supplies in relation to the creation of new allotments under the subdivision chapter. There is a gap in the PDP provision in regard to ensuring that land use activities are appropriately services with a	Accept in part	TCZ - Town Centre Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
						firefighting water supply. Amend TCZ-S8 to ensure all land use activities in all zones are adequately serviced with a firefighting water supply. Note that SNZ PAS 4509:2008 provides flexibility in regard to how an appropriate firefighting water supply can be provided.		
S202.006	Woolworths New Zealand Limited			Support	Retain as notified.	The submitter supports supermarkets being a permitted activity in the Town Centre Zone. Considers that the PDP should be enabling of supermarket development within the district. This reflects the widely accepted approach that recognises the importance of supermarkets in communities to assist in delivering well-functioning urban environments, where such activities are conveniently located relative to the catchments they serve.	Accept	TCZ - Town Centre Zone
S202.008	Woolworths New Zealand Limited	TCZ-S7	TCZ-S7	Support	Retain as proposed.	The submitter supports the PDP's recognition of the operational and functional requirements in the assessment criteria in relation to Standard TCZ-S7. This standard seeks that new buildings, or additions or alterations to a building on an active street frontage in the Town Centre zone should meet core activation and articulation requirements listed in the standard. Supermarkets, by their function and associated form, may require facades that cannot achieve compliance with this standard (addressed further below). Therefore, assessment criterion 4	Accept	TCZ - Town Centre Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
						enables the decision-maker to consider the operational and functional requirements of the activity that might influence compliance or otherwise. The operational and functional requirements for supermarkets can be summarised as follows: a) Store visibility from the street and surrounding area. b) Where provided, customer car parking is clearly visible and accessible to motorists approaching the store from the local roading network and to customers on site. c) Where large format buildings are required, there is provision for some solid facades to facilitate internal shelving and fresh produce display (the latter having regard to the potential adverse effects on produce arising from solar gain through extensive glazing). d) Adequate, safe and accessible servicing areas that are preferably separated from customer vehicle traffic and pedestrian movements in accordance with health and safety obligations, and for amenity reasons.		
S215.006	Z Energy Limited	TCZ-O4	TCZ-O4	Support	Amend TCZ-O4: The amenity values of any adjacent Residential or Open Space and Recreation Zone are protected from the adverse effects of new activities within the Town Centre Zone.	The submission supports the objectives of the TCZ with the exception of O4 which the submission suggests should only relate to new activities in this zone.	Reject	TCZ - Town Centre Zone
S215.007	Z Energy Limited	TCZ-P1	TCZ-P1	Support in part	Amend TCZ-P1: ... b. the design and scale of any buildings enhances the	Policy TCZ-P1 is supported in principle and its identification of use and development that are	Reject	TCZ - Town Centre Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
					streetscape, while recognising the existing environment and the operational and functional requirements of activities; ...	compatible with the zone. However, Z Energy considers that the existing environment and the operational and functional requirements of activities should be recognised when the effects of buildings on the streetscape are assessed under this policy. Operational and functional requirements are recognised under matter of discretion (4) of Rule TCZ-S7 (New buildings or additions or alterations to a building on an active street frontage).		
S215.008	Z Energy Limited	TCZ-P2	TCZ-P2	Support in part	Amend TCZ-P2: Avoid new activities that are incompatible with the purpose, character, and amenity values of the Town Centre Zone. ... d. Some drive-through activities on active street frontages and historic heritage precincts within the Town Centre Zone.	Agrees with the general intent of the policy in relation to new activities but considers the use of "avoid" will significantly impact the continued operation, maintenance and upgrade of existing activities, including the Masterton Z service station. Considers some drive-through activities appropriate such as service stations that provide essential services and products to businesses and communities that operate and/or live within town centres, and support the function of town centres and the development of well-functioning urban environments	Reject	TCZ - Town Centre Zone
S215.009	Z Energy Limited	TCZ-P3	TCZ-P3	Support	Retain TCZ-P3 as notified.	Supported as it seeks to provide for residential activities where they meet the clauses of this policy and, in particular, minimise reverse sensitivity effects on commercial activities (clause (d)).	Accept	TCZ - Town Centre Zone
S215.010	Z Energy Limited	TCZ-P5	TCZ-P5	Support in part	Amend as TCZ-P5: New development in the Town Centre Zone complements the amenity of adjacent areas, particularly Residential and Open	Considers that it is important to recognise the existing environment and the operational and functional requirements of activities.	Reject	TCZ - Town Centre Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
					Space Zones, while recognising the existing environment and the operational and functional requirements of activities.			
S215.011	Z Energy Limited	TCZ-P7	TCZ-P7	Support in part	Amend TCZ-P7: ... b. Recognise the operational and functional requirements of activities and that these requirements may necessitate alternative design responses. c. b. Provide for large-scale vehicle-oriented activities...	Considers it important to recognise the existing environment and operational and functional requirements of activities	Reject	TCZ - Town Centre Zone
S215.012	Z Energy Limited	TCZ-R15	TCZ-R15	Support in part	Amend TCZ-R15 New Drive Through Activities Where: a. The new activity is not located inside a heritage precinct or on an active street frontage...	The submission states the rule should apply to new drive-through activities.	Reject	TCZ - Town Centre Zone
S215.013	Z Energy Limited	TCZ-S6	TCZ-S6	Support in part	Amend TCZ-S6 to add an exemption: Except TCZ-S6(1) does not apply to aboveground tanks at service stations	The submission states an alternative to this change is to exclude aboveground tanks at service stations and truck stops from the outdoor storage definition.	Reject	TCZ - Town Centre Zone
S215.020	Z Energy Limited	TCZ-O1	TCZ-O1	Support	Retain TCZ-O1 as notified.	Objective TCZ-O1 is supported and the purpose it establishes for the zone and town centres across the districts.	Accept	TCZ - Town Centre Zone
S215.021	Z Energy Limited	TCZ-O2	TCZ-O2	Support	Retain TCZ-O2 as notified.	Objective TCZ-O2 is supported and the planned character and amenity values it seeks for the zone.	Accept	TCZ - Town Centre Zone
S215.022	Z Energy Limited	TCZ-O3	TCZ-O3	Support	Retain TCZ-O3 as notified.	Objective TCZ-O3 is supported and that it seeks town centres are accessible and safe environments for people.	Accept	TCZ - Town Centre Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
S215.023	Z Energy Limited	TCZ-O5	TCZ-O5	Support	Retain TCZ-O5 as notified.	Objective TCZ-O5 is supported and that it seeks town centres to be the districts' principal retail and servicing areas with associated activities of varying type and scale.	Accept	TCZ - Town Centre Zone
S215.024	Z Energy Limited	TCZ-O7	TCZ-O7	Support	Retain TCZ-O7 as notified.	Objective TCZ-O7 is supported in principle; Z Energy has other submission points related to active street frontages and the control of use and development in these areas	Accept	TCZ - Town Centre Zone
S238.040	bp Oil New Zealand Limited, Mobil Oil New Zealand Limited and Z Energy Limited ('the Fuel Companies')	TCZ-R1	TCZ-R1	Support	Retain Rule TCZ-R1 as notified.	Rule TCZ is supported on the basis that it applies to buildings and structures (including construction, additions and alterations) at existing service stations (and thus such activities are not a discretionary or non-complying activity under Rules TCZ-R15 (drive-through activities) or TCZ-R16 (any activity not otherwise listed in this chapter)).	Accept	TCZ - Town Centre Zone
S245.037	Ministry of Education Te Tāhuhu o Te Mātauranga	TCZ-P1	TCZ-P1	Support	Retain as notified.	Support TCZ-P1 as it provides for compatible activities within the Town Centre Zone, which includes educational facilities.	Accept	TCZ - Town Centre Zone
S245.038	Ministry of Education Te Tāhuhu o Te Mātauranga	TCZ-R9	TCZ-R9	Support	Retain as notified.	Supports the permitted activity standard for educational facilities in the Town Centre Zone.	Accept	TCZ - Town Centre Zone
S245.071	Ministry of Education Te Tāhuhu o Te Mātauranga	TCZ-O1	TCZ-O1	Support in part	Amend TCZ-O1 as follows: Purpose of the Town Centre Zone Town centres are the principal focal point of a community and provide vibrant areas where a range of appropriately scaled commercial, community, cultural, educational , and recreational activities are enabled.	Support TCZ-O1 as it enables community activities within the Town Centre Zone. Requests the inclusion of educational facilities, which will serve the immediate and local community and will better reflect TCZ-R9. Consider the proposed relief.	Reject	TCZ - Town Centre Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
S249.058	Heritage New Zealand Pouhere Taonga (HNZPT)	TCZ-O8	TCZ-O8	Support	Retain TCZ-O8 as notified	Supports the objective referring to the heritage and character of the South Wairarapa town centres.	Accept	TCZ - Town Centre Zone
S249.059	Heritage New Zealand Pouhere Taonga (HNZPT)	TCZ-P11	TCZ-P11	Support	Retain TCZ-P11 as notified.	Supports this policy which recognises the heritage and special character of the South Wairarapa town centres.	Accept	TCZ - Town Centre Zone
S252.010	New Zealand Heavy Haulage Association Inc	TCZ-S11	TCZ-S11	Support in part	Amend TCZ-S11: ... 2. The transportation route and any traffic management plans shall be provided to the Council no later than 10 working days before relocating the building. ... 4. Performance bonds. A refundable performance bond of 125% of the cost of external reinstatement works identified in the Building Inspection Report under Performance Standard TCZ-S11(1) in cash to be lodged with the Council along with application for building consent as a guarantee that external reinstatement works are completed. b. The bond shall be lodged in terms of the form of Deed annexed as Appendix 6 to the District Plan.c. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and confirmed compliance with external reinstatement requirements. Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are	Generally supports the provisions for relocated buildings across the zones but opposes the performance bond requirement. Considers a performance bond is not necessary as many councils manage adverse effects of relocatable buildings without them. Considers performance bonds put an unnecessary cost on intended owners and is not appropriate in terms of section 32 RMA. Seeks removal of transport route requirement and traffic management plans prior to relocating the building.	Reject	TCZ - Town Centre Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
					completed (i.e. on a proportional basis).			
S252.022	New Zealand Heavy Haulage Association Inc	TCZ-P12	TCZ-P12	Support in part	Amend TCZ-P12 to delete reference to performance bonds, recognise positive effects of relocated buildings, and maintain and enhance amenity values of areas in relation to relocatable buildings.	Generally supports provisions relating to relocated buildings but seeks deletion of reference to performance bonds in the zone policies. Seeks the zone policies be amended and recognise and provide for the positive effects of relocated buildings and maintain and enhance the amenity values of areas in relation to relocatable buildings.	Reject	TCZ - Town Centre Zone
S258.170	Royal Forest and Bird Protection Society of New Zealand Inc			Support in part	Amend TCZ chapter to ensure the provisions recognise the importance of indigenous biodiversity to the character of the zone.	It is not clear that indigenous biodiversity is recognised as important to the character of the zone.	Reject	TCZ - Town Centre Zone
FS105.161	Ian Gunn			Support	Allow	Supports the submission, particularly relating to conservation for indigenous biodiversity.	Reject	
S258.190	Royal Forest and Bird Protection Society of New Zealand Inc	New provision request	New provision request	Oppose in part	Insert a new provision to make quarrying and mining a Non-complying activity in the Town Centre Zone.	Considers quarrying and mining are not restricted at all in the zone, which is inappropriate.	Reject	TCZ - Town Centre Zone
S260.035	Tony Garstang	New provision request	New provision request	Amend	Insert provisions in the Town Centre Zone to protect rivers	The Plan should extend Awa protection to all Zones including residential, rural, commercial, industrial, open space, and special purpose zones. Much recent modification has been done in the industrial Ngaumutawa area.	Reject	TCZ - Town Centre Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
S94.235	Greater Wellington Regional Council	Centres Design Guide	Centres Design Guide	Support in part	Amend the Centres Design Guide to strengthen direction for measures to support emissions reduction and climate resilience through development in centres zones. Example measures include retaining and increasing indigenous vegetation and mitigating adverse effects of heat. This amendment will achieve CCR-O1, CCR-O2, CCR-O4, TR-O1, and align with the RPS Change 1.	The centres design guide, being semi-statutory, is an ideal location to support measures to holistically seek that new development supports emissions reduction and climate resilience. The submitter acknowledges and strongly supports the direction on pages 14 and 15, however they consider this can go further.	Accept	Appendix 3 - Centres Design Guide
FS105.090	Ian Gunn			Support	Allow	Supports submission point, particularly relating to climate change resilience and conservation for indigenous biodiversity.	Accept	
S94.236	Greater Wellington Regional Council	Centres Design Guide	Centres Design Guide	Support in part	Insert direction to promote retention and planting of indigenous vegetation and use of water sensitive urban design to manage potential adverse effects of development on stormwater quality as well as quantity. *Centres Design Guide - page 14.	The submitter supports this direction, however, there currently is no reference to indigenous vegetation or water sensitive urban design for the purpose of managing water quality as well as quantity. NPS-IB clause 3.22(4) states, 'Local authorities must promote the increase of indigenous vegetation cover in their regions and districts through objectives, policies, and methods...' NPS-FM clause 3.5(4) states, 'Every territorial authority must include objectives, policies, and methods in its district plan to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of	Accept	Appendix 3 - Centres Design Guide

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
						urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments'. They therefore seek that the design guide promotes the use of indigenous vegetation and water sensitive urban design to reduce impacts of urban development on freshwater, which is also consistent with the RPS.		
FS105.091	Ian Gunn			Support	Allow	Supports submission point, particularly relating to water resilience and conservation for indigenous biodiversity.	Accept	
S135.090	Greytown Heritage Trust	Centres Design Guide	Centres Design Guide	Support in part	Amend Appendix 3 - General: to provide more direction of non-residential buildings.	The submitter is concerned that much of this design is for Residential. While this is important, more direction is needed for other types of buildings.	Reject	Appendix 3 - Centres Design Guide
S135.091	Greytown Heritage Trust	Centres Design Guide	Centres Design Guide	Support	Amend Appendix 3 - Design guide principles: to extend the Town Centre Zone (all within Historic Heritage Precinct) between Kuratāwhiti and Hastwell Streets to West Street rather than as currently proposed.	The submitter supports the Principles for South Wairarapa. They note that the proposal for the extension of the Town Centre Zone beyond Kuratāwhiti and Jellicoe Streets does not align with this. It unnecessarily stretches rather than constrains the town, makes reliance on cars greater, impacts safety and reduces the town centre as a focal point. It makes it less accessible with more roads to cross (try crossing Kuratāwhiti Street at Main Street in a wheelchair or crutches - let alone that traffic often does not give way). Extend Town Centre Zone (all within Historic Heritage Precinct) between Kuratāwhiti and Hastwell Streets to	Rezoning Request – evaluated in Rezoning Request Hearing	Appendix 3 - Centres Design Guide

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
						West Street rather than as currently proposed.		
S135.092	Greytown Heritage Trust	Centres Design Guide	Centres Design Guide	Support in part	Amend Appendix 3 - For any resource consent application within the Historic Heritage Precinct, the Greytown Heritage Trust would be considered an affected person in accordance with Section 95E of the RMA and notified of the application, where written approval is not provided. A design review panel be established with experts with granular knowledge of the towns.	The submitter seeks that the Greytown Heritage Trust is considered an affected person in accordance with Section 95E of the RMA and notified of the application where written approval has not been provided, for resource consent applications within the Historic Heritage Precinct. They seek for a design panel to support this. The panel needs to have members who are familiar with the granular detail required within each area - particularly the Historic Heritage Precincts.	Reject	Appendix 3 - Centres Design Guide
S135.093	Greytown Heritage Trust	Centres Design Guide	Centres Design Guide	Support in part	Amend Appendix 3 - Heritage Advice Notes: Provide more detail surrounding Historic Heritage Precincts and establish an experienced design review panel which includes experts with granular knowledge of each of the precincts.	The submitter considers that there is not enough detail provided in the advice notes.	Accept in part	Appendix 3 - Centres Design Guide
S135.094	Greytown Heritage Trust	Centres Design Guide	Centres Design Guide	Support in part	Amend Appendix 3 - Siting and Street Frontage to provide detail regarding how this is addressed for Heritage.	The submitter considers that there needs to be detail provided regarding Heritage for this. They consider the plan needs to ensure that the situation with prime retail having obscured windows is not replicated. This should be an enhancement of the Active frontage advice notes.	Reject	Appendix 3 - Centres Design Guide
S135.095	Greytown Heritage Trust	Centres Design Guide	Centres Design Guide	Support	Amend Appendix 3 - Private and Communal Outdoor Space to include the following points: Point 13 - Amend to recognise the need for shade during the summer	Not stated.	Accept in part	Appendix 3 - Centres Design Guide

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
					months. Point 15 - Amend so 'reduced overlooking' is strengthened to all but prevention. Point 17 - Functional elements such as heat pumps, and other building services need to be as visually unobtrusive as possible.			
S135.096	Greytown Heritage Trust	Centres Design Guide	Centres Design Guide	Support in part	Amend Appendix 3 - Public Outdoor Space Point 18 and 19 - Delete 'where possible' Point 20 - Delete 'consider the need to' Point 21 - Delete 'where relevant' Point 23 - Amend to include a note about Greytown's frosts. If it is somewhere people will walk in winter (other than grass/grave), it needs to be covered beyond one step/300mm past edge of walkway.	No reasoning provided.	Accept in part	Appendix 3 - Centres Design Guide
S135.097	Greytown Heritage Trust	Centres Design Guide	Centres Design Guide	Support in part	Amend Appendix 3 - Built form and Appearance to include additional requirements for Historic Heritage Precincts such as window modulation, size, shape, proportion of windows, details and trim, shadow and light, sizes of trim, materials and scale. Delete 'where possible' from Points 36, 37, and 44. Delete 'where relevant' from Point 46. Consider the Historic Heritage Precinct holistically in Point 46.	The submitter considers there needs to be further advice notes for Historic Heritage Precinct. There is a style guide produced by the Greytown Heritage Trust which would be useful to include. States that it is important for those who have never worked in Heritage Precincts before. They also consider that the language used needs to be more certain/ direct; where possible too easily becomes a subjective opt-out clause.	Accept in part	Appendix 3 - Centres Design Guide
S135.098	Greytown Heritage Trust	Centres Design Guide	Centres Design Guide	Support	Amend Appendix 3 - Built form and appearance - Privacy and safety as follows: It is important to provide a balance between expected privacy for	The submitter suggests deleting 'for residents' so that this is considered for all building users/ occupants.	Accept	Appendix 3 - Centres Design Guide

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
					residents (on new and neighbouring developments) while providing opportunities for passive surveillance and safety.			
S135.099	Greytown Heritage Trust	Centres Design Guide	Centres Design Guide	Support in part	Amend Appendix 3 - Amenity, landscape and sustainability as follows: '50. Where possible, r Retain existing mature and healthy vegetation and integrate into the site development. ... 52. Where possible, p Provide and locate trees that will provide shade in summer and allow light in winter. ... 57. Where possible Generally , design dwellings with habitable spaces facing north, west or east to maximise sunlight access.	The wording needs to be more direct.	Reject	Appendix 3 - Centres Design Guide
S135.100	Greytown Heritage Trust	Centres Design Guide	Centres Design Guide	Support in part	Amend Appendix 3 - Amenity, landscape and sustainability - Sunlight, daylight and wind as follows: '... 56. Consider the use of eaves or strategic screening to help limit sunlight penetration in summer, to prevent applicable indoor spaces (particularly those with a norther and western aspect) from overheating. ... 58. Consider using Use solar exposure and local wind patters to capitalise on natural forms of heating and window ventilation	The submitter considers that westerly aspect often overheats more than northern ones - this should be added. The wording for Point 58 needs to be more direct. The submitter also considers that Point 59 needs a complimentary clause for overheating.	Accept in part	Appendix 3 - Centres Design Guide

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
					and reduce the need for mechanical systems. 59. Limit the total window surface on south facing facades to prevent heat loss in winter.x. Limit the total window surface on north and west facing facades to prevent overheating in summer. ...'			
S135.101	Greytown Heritage Trust	Centres Design Guide	Centres Design Guide	Support in part	Amend Appendix 3 - Signage in Heritage Areas as follows: 'Signage in Heritage Areas The size, location and colours of signs can detract from the character of the streetscape. The size and choice of lettering should also be sympathetic to the style and proportions of the frontage. Signs should keep in style with the building and area. ...'	The submitter seeks to add to the explanatory note at the end 'and area'. Buildings need to be seen in the context of the context of the whole Historic Heritage Precinct.	Reject	Appendix 3 - Centres Design Guide
S135.102	Greytown Heritage Trust	Centres Design Guide	Centres Design Guide	Support in part	Amend Appendix 3 - Signage in Heritage Areas as follows; '... 64. Where relevant, e Ensure signs do not obscure historic building details or important vistas. ...'	The submitter considers the wording needs to be more direct. This should also apply to the whole precinct not just heritage buildings.	Reject	Appendix 3 - Centres Design Guide
S135.103	Greytown Heritage Trust	Centres Design Guide	Centres Design Guide	Amend	Delete and replace photos with better examples in Appendix 3 - Signage in Heritage Areas.	The submitter considers the photos provided are poor examples - better ones can be found in Greytown.	Reject in part	Appendix 3 - Centres Design Guide
S135.104	Greytown Heritage Trust	Centres Design Guide	Centres Design Guide	Support in part	Amend Appendix 3 - Signage in Heritage Areas to only allow one freestanding sign for premises without street frontage, signs should be within a frame. Further information is needed.	The submitter considers more information needs to be provided. For instance, signs should be within a frame, there should only be one free standing sign allowed for premises who do not have street frontage - there is already too much clutter on the footpath. There is no	Reject	Appendix 3 - Centres Design Guide

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
						commentary on roof signs - these should not be permitted. [refer to Greytown Heritage Trust's Heritage Style Guide]		
S152.018	AdamsonSha w Ltd	Centres Design Guide	Centres Design Guide	Support	Retain the Multi-Unit Design Guide.	Supports the Multi-Unit Design Guide which will improve design outcomes for multi-unit developments.	Accept	Appendix 3 - Centres Design Guide
S202.009	Woolworths New Zealand Limited	Centres Design Guide	Centres Design Guide	Oppose	Amend so that the importance of operational and functional requirements is elevated in the Design Guide or PDP assessment criteria; OR the reference to Design Guides within the PDP assessment criteria is deleted, and instead the Councils publish and promote consideration of the Design Guide outside the statutory assessment framework.	The Centres Design Guide that has been notified with the PDP is anticipated to be used to "assist with the assessment of a proposal" in meeting the objectives, policies and assessment criteria, and is referenced throughout the PDP accordingly. The submitter does not support this approach. It results in a statutory status by reference and/or proxy compliance with the Design Guide is required in order to be considered consistent with the PDP provisions. There should be a trigger in respect of the scale of development that is required to carry out a design assessment relative to the Design Guide - i.e. wholesale redevelopment of existing buildings or new buildings over a certain gross floor area, rather than any and all additions and alterations or minor schemes.	Reject	Appendix 3 - Centres Design Guide
FS90.138	Greater Wellington Regional Council			Oppose	Disallow in part	Supports the semi-statutory status of the design guides and does not agree they should be outside of the statutory assessment framework.	Accept	
S233.017	Scott Anstis	Centres Design Guide	Centres Design Guide	Support	Retain the Centres Design Guide as notified.	The submission supports the Centres Design Guide as it will	Accept	Appendix 3 - Centres Design Guide

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
						improve design outcomes for multi-unit developments		
S249.060	Heritage New Zealand Pouhere Taonga (HNZPT)	Centres Design Guide	Centres Design Guide	Support	Retain Centres Design Guide	Supports the provision of guidance, particularly the special references to design in heritage areas.	Accept	Appendix 3 - Centres Design Guide

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
S202.001	Woolworths New Zealand Limited	Zones	Zones	Support	Retain as proposed.	The submitter supports the application of the Town Centre Zone to the Countdown Masterton site of Workshop Road, Dixon Street and surrounding sites.	Accepted	Town Centre Zone
S202.005	Woolworths New Zealand Limited	Zones	Zones	Support	Retain as notified.	The submitter supports the Town Centre zoning of the SuperValue site at 42 Fitzherbert Street, Featherston.	Accepted	Town Centre Zone
S215.005	Z Energy Limited	Zones	Zones	Support	Retain Town Centre Zoning for Z Masterton service station.	The submission states that the TCZ and active street frontage are appropriate for this site (78 Chapel St Masterton).	Accepted	Town Centre Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
S94.192	Greater Wellington Regional Council	SETZ-S6	SETZ-S6	Support	Retain as notified.	The submitter strongly supports the provision for papakāinga.	Accept	SETZ - Settlement Zone
S167.010	Ara Poutama Aotearoa the Department of Corrections	SETZ-R4	SETZ-R4	Support	Retain SETZ-R4 as notified.	The permitted activity status is appropriate in the context of the establishment and operation of supported and transitional accommodation activities, i.e. people living in a residential situation within a unit, who are subject to support and/or supervision.	Accept	SETZ - Settlement Zone
S167.011	Ara Poutama Aotearoa the Department of Corrections	New provision request	New provision request	Amend	1. Retain the zone rule framework as notified if the definition of "supported residential care facility" is deleted from the PDP; but 2. If the definition is retained, then insert a new permitted activity rule SETZ-RX as follows: SETZ-RX: Supported Residential care facility 1. Activity status: permitted Where: a. Compliance is achieved with: i. SETZ-S1; ii. SETZ-S2; iii. SETZ-S3; iv. SETZ-S4; v. SETZ-S5; vi. SETZ-S6; vii. SETZ-S7; viii. SETZ-S8; ix. SETZ-S9; x. SETZ-S10; xi. SETZ-S11; xii. SETZ-S12; and b. The maximum occupancy does not exceed 10 residents 2. Activity status: Restricted Discretionary Where: a. Compliance is not achieved with SETZ-RX(1). Matters of discretion: 1. The effect of non-compliance with the relevant standard that and	The definition of "residential activity" entirely captures supported and transitional accommodation activities. However, should Council see it as being absolutely necessary to implement the separate definition of "supported residential care facility", then the submitter requests that the rules applying to supported and transitional accommodation activities in the Settlement Zone are amended. The zone framework would not otherwise enable supported residential care facilities and provides discretionary activity status for these activities in accordance with the default "Any activity not otherwise listed in this chapter" rule (SETZ-R15). It is considered transitional accommodation activities	Reject	SETZ - Settlement Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
					the matters of discretion of any standard that is not met.2. Whether the activity is compatible with the character of the surrounding neighbourhood.3. The intensity and scale of the activity and adverse effects on the amenity of neighbouring properties and the surrounding neighbourhood, particularly visual, noise, and privacy effects.4. The effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.5. Whether the activity is appropriately located in the Settlement Zone or other more appropriate zone.	are compatible and appropriate in the settlement zone and any effects can be managed through restrictions on the number of residents (as is the case in the General Residential Zone).		
S172.071	Fire and Emergency New Zealand	SETZ-O1	SETZ-O1	Support	Retain SETZ-O1 as notified.	Supports SETZ-O1 insofar as it allows for community activities to locate in the zone where they provide services to the local community.	Accept	SETZ - Settlement Zone
S172.072	Fire and Emergency New Zealand	SETZ-P1	SETZ-P1	Support in part	Amend SETZ-P1: ... c. cultural activities, visitor accommodation, reserves, community, emergency service and education facilities to meet the needs of local coastal and/or rural communities and visitors.	Supports SETZ-P1 insofar as it promoted the provision of on-site servicing if reticulated infrastructure is not available and recognises the need for larger lots to accommodate on-site servicing. Amend SETZ-P1 to recognise that emergency service facilities may need to locate in the zone to meet the needs of local coastal and/or rural communities and visitors.	Reject	SETZ - Settlement Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
S172.073	Fire and Emergency New Zealand	SETZ-R1	SETZ-R1	Support	Retain SETZ-R1 as notified.	Supports SETZ-R1 subject to the relief sought under SETZ-S9.	Accept	SETZ - Settlement Zone
S172.074	Fire and Emergency New Zealand	SETZ-R3	SETZ-R3	Support	Retain SETZ-R3 as notified.	Supports SETZ-R3 subject to the relief sought under SETZ-S9.	Accept	SETZ - Settlement Zone
S172.075	Fire and Emergency New Zealand	SETZ-R5	SETZ-R5	Support	Retain SETZ-R5 as notified.	Supports SETZ-R5 subject to the relief sought under SETZ-S9.	Accept	SETZ - Settlement Zone
S172.076	Fire and Emergency New Zealand	SETZ-R6	SETZ-R6	Support	Retain SETZ-R6 as notified.	Supports SETZ-R6 subject to the relief sought under SETZ-S9.	Accept	SETZ - Settlement Zone
S172.077	Fire and Emergency New Zealand	SETZ-R7	SETZ-R7	Support	Retain SETZ-R7 as notified.	Supports SETZ-R7 subject to the relief sought under SETZ-S9.	Accept	SETZ - Settlement Zone
S172.078	Fire and Emergency New Zealand	SETZ-R8	SETZ-R8	Support	Retain SETZ-R8 as notified.	Supports SETZ-R8 subject to the relief sought under SETZ-S9.	Accept	SETZ - Settlement Zone
S172.079	Fire and Emergency New Zealand	SETZ-R9	SETZ-R9	Support	Retain SETZ-R9 as notified.	Supports SETZ-R9 subject to the relief sought under SETZ-S9.	Accept	SETZ - Settlement Zone
S172.080	Fire and Emergency New Zealand	SETZ-R10	SETZ-R10	Support	Retain SETZ-R10 as notified.	Supports SETZ-R10 subject to the relief sought under SETZ-S9.	Accept	SETZ - Settlement Zone
S172.081	Fire and Emergency New Zealand	SETZ-R11	SETZ-R11	Support	Retain SETZ-R11 as notified.	Supports SETZ-R11 subject to the relief sought under SETZ-S9.	Accept	SETZ - Settlement Zone
S172.082	Fire and Emergency New Zealand	SETZ-R12	SETZ-R12	Support	Retain SETZ-R12 as notified.	Supports SETZ-R12 subject to the relief sought under SETZ-S9.	Accept	SETZ - Settlement Zone
S172.083	Fire and Emergency New Zealand	SETZ-R13	SETZ-R13	Support	Retain SETZ-R13 as notified.	Supports SETZ-R13 insofar as the activity has a restricted discretionary status and the matters of discretion allow for consideration of servicing	Accept	SETZ - Settlement Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
						requirements, particularly where three waters services can be provided on-site in compliance with Council's engineering standards.		
S172.084	Fire and Emergency New Zealand	New provision request	New provision request	Support	Insert a new rule which provides for emergency service facilities as a permitted activity within the Settlement Zone.	Seek the inclusion of a new rule for emergency service facilities being a permitted activity in the Settlement Zone. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situation where development occurs, and populations change. Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as development progresses. The permitted activity standards within the Settlement chapter will appropriately manage the effects of fire stations within the zone.	Accept in part	SETZ - Settlement Zone
S172.085	Fire and Emergency New Zealand	SETZ-S9	SETZ-S9	Support in part	Amend SETZ-S9 Drinking wWater supply: 1. Where reticulated services are available, all building and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with Council Engineering Standards and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS	Supports SETZ-S9 insofar as it requires all buildings and activities to be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with Council Engineering Standards. Acknowledge that the provisions of the Council Engineering Standards set out the requirements for reticulated hydrant systems. However, the Council Engineering	Accept in part	SETZ - Settlement Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
					4509:2008. ... Matters of Discretion: ... 3. The suitability of any alternative means of providing an adequate supply of water for firefighting purposes in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Standards do not require reticulated systems to be designed in accordance with SNZ PAS 4509:2008. Furthermore, the standard currently reads as though it only applies to drinking water supplies. The PDP includes provisions for firefighting water supplies in relation to the creation of new allotments under the subdivision chapter. There is a gap in the PDP provision in regarding to ensuring that land use activities are appropriately serviced with a firefighting water supply. Amend SETZ-S9 to ensure all land use activities in all zones are adequately serviced with a firefighting water supply. SNZ PAS 4509:2008 provides flexibility in regard to how an appropriate firefighting water supply can be provided.		
S191.008	David Ian McGuinness	SETZ-O1	SETZ-O1	Support	Retain SETZ-O1 as notified	Support intention of objective	Accept	SETZ - Settlement Zone
FS86.008	Brian John McGuinness			Support	Allow	Supports the reasoning in the original submission.	Accept	
S191.009	David Ian McGuinness	SETZ-P1	SETZ-P1	Support	Retain SETZ-P1 as notified.	Support intention of the policy.	Accept	SETZ - Settlement Zone
FS86.009	Brian John McGuinness			Support	Allow	Supports the reasoning in the original submission.	Accept	
S191.010	David Ian McGuinness	SETZ-R1	SETZ-R1	Support	Retain SETZ-R1 as notified	Support rule	Accept	SETZ - Settlement Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
FS86.0010	Brian John McGuinness			Support	Allow	Supports the reasoning in the original submission.	Accept	
S191.011	David Ian McGuinness	SETZ-S1	SETZ-S1	Support	Retain SETZ-S1 as notified.	Support standards in Settlement Zone.	Accept	SETZ - Settlement Zone
FS86.011	Brian John McGuinness			Support	Allow	Supports the reasoning in the original submission.	Accept	
S191.022	David Ian McGuinness	SETZ-P2	SETZ-P2	Support	Retain SETZ-P2 as notified.	Supports intention of policy	Accept	SETZ - Settlement Zone
FS86.022	Brian John McGuinness			Support	Allow	Supports the reasoning in the original submission.	Accept	
S191.023	David Ian McGuinness	SETZ-R2	SETZ-R2	Support	Retain SETZ-R2 as notified.	Supports rule	Accept	SETZ - Settlement Zone
FS86.023	Brian John McGuinness			Support	Allow	Supports the reasoning in the original submission.	Accept	
S191.024	David Ian McGuinness	SETZ-R3	SETZ-R3	Support	Retain SETZ-R3 as notified	Supports rule	Accept	SETZ - Settlement Zone
FS86.024	Brian John McGuinness			Support	Allow	Supports the reasoning in the original submission.	Accept	
S191.025	David Ian McGuinness	SETZ-R4	SETZ-R4	Support	Retain SETZ-R4 as notified.	Supports rule.	Accept	SETZ - Settlement Zone
FS86.025	Brian John McGuinness			Support	Allow	Supports the reasoning in the original submission.	Accept	
S191.026	David Ian McGuinness	SETZ-R7	SETZ-R7	Support	Retain SETZ-R7 as notified	Supports rule	Accept	SETZ - Settlement Zone
FS86.026	Brian John McGuinness			Support	Allow	Supports the reasoning in the original submission.	Accept	

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
S191.027	David Ian McGuinness	SETZ-R13	SETZ-R13	Support	Retain SETZ-R13 as notified	Supports rule	Accept	SETZ - Settlement Zone
FS86.027	Brian John McGuinness			Support	Allow	Supports the reasoning in the original submission.	Accept	
S191.028	David Ian McGuinness	SETZ-S2	SETZ-S2	Support	Retain SETZ-S2 as notified.	Supports standards in the Settlement Zone	Accept	SETZ - Settlement Zone
FS86.028	Brian John McGuinness			Support	Allow	Supports the reasoning in the original submission.	Accept	
S191.029	David Ian McGuinness	SETZ-S3	SETZ-S3	Support	Retain SETZ-S3 as notified.	Supports standards in the zone	Accept	SETZ - Settlement Zone
FS86.029	Brian John McGuinness			Support	Allow	Supports the reasoning in the original submission.	Accept	
S191.030	David Ian McGuinness	SETZ-S4	SETZ-S4	Support	Retain SETZ-S4 as notified.	Supports standards in the zone	Accept	SETZ - Settlement Zone
FS86.030	Brian John McGuinness			Support	Allow	Supports the reasoning in the original submission.	Accept	
S191.031	David Ian McGuinness	SETZ-S5	SETZ-S5	Support	Retain SETZ-S5 as notified.	Supports standards in the zone	Accept	SETZ - Settlement Zone
FS86.031	Brian John McGuinness			Support	Allow	Supports the reasoning in the original submission.	Accept	
S191.032	David Ian McGuinness	SETZ-S6	SETZ-S6	Support	Retain SETZ-S6 as notified.	Supports standards in the zone	Accept	SETZ - Settlement Zone
FS86.032	Brian John McGuinness			Support	Allow	Supports the reasoning in the original submission.	Accept	
S191.033	David Ian McGuinness	SETZ-S7	SETZ-S7	Support	Retain SETZ-S7 as notified.	Supports standards in the zone	Accept	SETZ - Settlement Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
FS86.033	Brian John McGuinness			Support	Allow	Supports the reasoning in the original submission.	Accept	
S191.034	David Ian McGuinness	SETZ-S8	SETZ-S8	Support	Retain SETZ-S8 as notified.	Supports standards in the zone	Accept	SETZ - Settlement Zone
FS86.034	Brian John McGuinness			Support	Allow	Supports the reasoning in the original submission.	Accept	
S191.035	David Ian McGuinness	SETZ-S9	SETZ-S9	Support	Retain SETZ-S9 as notified.	Supports standards in the zone	Accept	SETZ - Settlement Zone
FS86.035	Brian John McGuinness			Support	Allow	Supports the reasoning in the original submission.	Accept	
S191.036	David Ian McGuinness	SETZ-S10	SETZ-S10	Support	Retain SETZ-S10 as notified.	Supports standards in the zone	Accept	SETZ - Settlement Zone
FS86.036	Brian John McGuinness			Support	Allow	Supports the reasoning in the original submission.	Accept	
S191.037	David Ian McGuinness	GRZ-S11	GRZ-S11	Support	Retain SETZ-S11 as notified.	Supports standards in the settlement zone	Accept	SETZ - Settlement Zone
FS86.037	Brian John McGuinness			Support	Allow	Supports the reasoning in the original submission.	Accept	
S191.038	David Ian McGuinness	SETZ-S12	SETZ-S12	Support	Retain SETZ-S12 as notified.	Supports standards in the zone	Accept	SETZ - Settlement Zone
FS86.038	Brian John McGuinness			Support	Allow	Supports the reasoning in the original submission.	Accept	
S226.031	Brian John McGuinness	SETZ-S1	SETZ-S1	Support	Retain SETZ-S1 as notified.	Supports Standards in Settlement Zone	Accept	SETZ - Settlement Zone
S226.032	Brian John McGuinness	SETZ-R1	SETZ-R1	Support	Retain as notified.	Supports Rule as proposed.	Accept	SETZ - Settlement Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
S226.033	Brian John McGuinness	SETZ-R7	SETZ-R7	Support	Retain as notified.	Supports Rule as proposed.	Accept	SETZ - Settlement Zone
S226.034	Brian John McGuinness	SETZ-R4	SETZ-R4	Support	Retain as notified.	Supports Rule as proposed.	Accept	SETZ - Settlement Zone
S226.035	Brian John McGuinness	SETZ-R3	SETZ-R3	Support	Retain as notified.	Supports Rule as proposed.	Accept	SETZ - Settlement Zone
S226.036	Brian John McGuinness	SETZ-R2	SETZ-R2	Support	Retain as notified.	Supports Rule as proposed.	Accept	SETZ - Settlement Zone
S226.037	Brian John McGuinness	SETZ-R13	SETZ-R13	Support	Retain SETZ-R13 as notified.	Supports Rule as notified.	Accept	SETZ - Settlement Zone
S226.038	Brian John McGuinness	SETZ-P2	SETZ-P2	Support	Retain as notified.	Supports the intention of the Policy.	Accept	SETZ - Settlement Zone
S226.039	Brian John McGuinness	SETZ-P1	SETZ-P1	Support	Retain as notified.	Supports the intention of the Policy.	Accept	SETZ - Settlement Zone
S226.040	Brian John McGuinness	SETZ-O1	SETZ-O1	Support	Retain as notified.	Supports the intention of the Objective.	Accept	SETZ - Settlement Zone
S226.042	Brian John McGuinness	SETZ-S2	SETZ-S2	Support	Retain SETZ-S2 as notified	Supports Standards in Settlement Zone	Accept	SETZ - Settlement Zone
S226.043	Brian John McGuinness	SETZ-S3	SETZ-S3	Support	Retain SETZ-S3 as notified	Supports Standards in Settlement Zone	Accept	SETZ - Settlement Zone
S226.044	Brian John McGuinness	SETZ-S4	SETZ-S4	Support	Retain SETZ-S4 as notified	Supports Standards in Settlement Zone	Accept	SETZ - Settlement Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
S226.045	Brian John McGuinness	SETZ-S5	SETZ-S5	Support	Retain SETZ-S5 as notified	Supports Standards in Settlement Zone	Accept	SETZ - Settlement Zone
S226.046	Brian John McGuinness	SETZ-S6	SETZ-S6	Support	Retain SETZ-S6 as notified	Supports Standards in Settlement Zone	Accept	SETZ - Settlement Zone
S226.047	Brian John McGuinness	SETZ-S7	SETZ-S7	Support	Retain SETZ-S7 as notified	Supports Standards in Settlement Zone	Accept	SETZ - Settlement Zone
S226.048	Brian John McGuinness	SETZ-S8	SETZ-S8	Support	Retain SETZ-S8 as notified	Supports Standards in Settlement Zone	Accept	SETZ - Settlement Zone
S226.049	Brian John McGuinness	SETZ-S9	SETZ-S9	Support	Retain SETZ-S9 as notified	Supports Standards in Settlement Zone	Accept	SETZ - Settlement Zone
S226.050	Brian John McGuinness	SETZ-S10	SETZ-S10	Support	Retain SETZ-S10 as notified	Supports Standards in Settlement Zone	Accept	SETZ - Settlement Zone
S226.051	Brian John McGuinness	GRZ-S11	GRZ-S11	Support	Retain SETZ-S11 as notified	Supports Standards in Settlement Zone	Accept	SETZ - Settlement Zone
S226.052	Brian John McGuinness	SETZ-S12	SETZ-S12	Support	Retain SETZ-S12 as notified	Supports Standards in Settlement Zone	Accept	SETZ - Settlement Zone
S239.037	East Leigh Limited ("ELL")	SETZ-R1	SETZ-R1	Support	Retain Rule SETZ-R1 as notified.	Generally supportive of Rule SETZ-R1.	Accept	SETZ - Settlement Zone
S239.051	East Leigh Limited ("ELL")	SETZ-R2	SETZ-R2	Support	Retain Rule SETZ-R2 as notified.	Generally supportive of Rule SETZ-R2.	Accept	SETZ - Settlement Zone
S239.052	East Leigh Limited ("ELL")	SETZ-R3	SETZ-R3	Support	Retain Rule SETZ-R3 as notified.	Generally supportive of Rule SETZ-R3.	Accept	SETZ - Settlement Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
S239.053	East Leigh Limited ("ELL")	SETZ-R4	SETZ-R4	Support	Retain Rule SETZ-R4 as notified.	Generally supportive of Rule SETZ-R4.	Accept	SETZ - Settlement Zone
S239.054	East Leigh Limited ("ELL")	SETZ-R5	SETZ-R5	Support	Retain Rule SETZ-R5 as notified.	Generally supportive of Rule SETZ-R5.	Accept	SETZ - Settlement Zone
S239.055	East Leigh Limited ("ELL")	SETZ-R6	SETZ-R6	Support	Retain Rule SETZ-R6 as notified.	Generally supportive of Rule SETZ-R6.	Accept	SETZ - Settlement Zone
S239.056	East Leigh Limited ("ELL")	SETZ-R7	SETZ-R7	Support	Retain Rule SETZ-R7 as notified.	Generally supportive of Rule SETZ-R7.	Accept	SETZ - Settlement Zone
S239.057	East Leigh Limited ("ELL")	SETZ-R8	SETZ-R8	Support	Retain Rule SETZ-R8 as notified.	Generally supportive of Rule SETZ-R8.	Accept	SETZ - Settlement Zone
S239.058	East Leigh Limited ("ELL")	SETZ-R9	SETZ-R9	Support	Retain Rule SETZ-R9 as notified.	Generally supportive of Rule SETZ-R9.	Accept	SETZ - Settlement Zone
S239.059	East Leigh Limited ("ELL")	SETZ-R10	SETZ-R10	Support	Retain Rule SETZ-R10 as notified.	Generally supportive of SETZ-R10.	Accept	SETZ - Settlement Zone
S239.060	East Leigh Limited ("ELL")	SETZ-R11	SETZ-R11	Support	Retain Rule SETZ-R11 as notified.	Generally supportive of Rule SETZ-R11.	Accept	SETZ - Settlement Zone
S239.061	East Leigh Limited ("ELL")	SETZ-R12	SETZ-R12	Support	Retain Rule SETZ-R12 as notified.	Generally supportive of Rule SETZ-R12.	Accept	SETZ - Settlement Zone
S239.062	East Leigh Limited ("ELL")	SETZ-R13	SETZ-R13	Support	Retain Rule SETZ-R13 as notified.	Generally supportive of Rule SETZ-R13.	Accept	SETZ - Settlement Zone
S245.033	Ministry of Education Te Tāhuhu o Te Mātauranga	SETZ-O1	SETZ-O1	Support	Retain as notified.	Acknowledges that the intention of the Settlement Zone is to provide for small-scale coastal and rural settlements that comprise of	Accept	SETZ - Settlement Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
						residential areas along with some commercial activities that provide services to local coastal or rural communities. Supports this Objective as it enables the establishment of community activities which broadly captures educational facilities through Policy SETZ-P1 and Rule SETZ-R9.		
S245.034	Ministry of Education Te Tāhuhu o Te Mātauranga	SETZ-P1	SETZ-P1	Support	Retain as notified.	Supportive of the inclusion of policy SETZ-P1 as it identifies those activities which are considered appropriate and complementary to be located within the Settlement Zone, such as educational facilities. Educational facilities tend to be located in environments which have a growing population and can support role growth. In some cases, educational facilities may also be required within the Settlement Zone.	Accept	SETZ - Settlement Zone
S245.058	Ministry of Education Te Tāhuhu o Te Mātauranga	SETZ-R9	SETZ-R9	Support in part	Educational Facility 1. Activity Status: Permitted ... Matters of discretion: 1. Whether the activity is compatible with the character of the surrounding neighbourhood. 2. The intensity and scale of the activity and adverse effects on the amenity of nearby neighbouring properties and the surrounding neighbourhood, including: i. privacy and cumulative effects of other nearby non-residential activities, including noise; ii. hours of operation; iii. loss of landscaping; and iv. methods to mitigate noise for	Supports the inclusion of this provision to manage the operation of educational facilities within the Settlement Zone. Requests that the matters of discretion be altered to ensure that the consideration of effects is appropriately limited to matters of relevance.	Reject	SETZ - Settlement Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
					outdoor facilities. 3. Topography, site orientation, and planting. 4. The adverse effects on traffic generation, road safety, parking, access, and a safe pick-up and drop-off area, and extent to which the activity internalises adverse effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment. 5. The extent of impervious surfaces and landscaping. 6. Whether the activity is appropriately located on the site or whether the activity can be better located in a nearby centre or within walking distance to a nearby centre. 7. Infrastructure requirements. 8. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met 1. The effects on the streetscape and amenity 2. Scale, design, layout and setbacks 3. Onsite landscaping and amenity 4. Adverse effects on the safe, efficient and effective operation of the road network			
S252.006	New Zealand Heavy Haulage Association Inc	SETZ-S12	SETZ-S12	Support in part	Amend SETZ-S12: ... 2. The transportation route and any traffic management plans shall be provided to the Council no later than 10 working days before relocating the building. ... 4. Performance bond. A refundable performance bond of	Generally supports the provisions for relocated buildings across the zones but opposes the performance bond requirement. Considers a performance bond is not necessary as many councils manage adverse effects of relocatable buildings without them. Considers	Reject	SETZ - Settlement Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
					125% of the cost of external reinstatement works identified in the Building Inspection Report under Performance Standard SETZ-S12(1) in cash to be lodged with the Council along with application for building consent as a guarantee that external reinstatement works are completed. b. The bond shall be lodged in terms of the form of Deed annexed as Appendix 6 to the District Plan. c. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and confirmed compliance with external reinstatement requirements. Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e. on a proportional basis).	performance bonds put an unnecessary cost on intended owners and is not appropriate in terms of section 32 RMA. Seeks removal of transport route requirement and traffic management plans prior to relocating the building.		
S252.017	New Zealand Heavy Haulage Association Inc	SETZ-P3	SETZ-P3	Support in part	Amend SETZ-P3 to delete reference to performance bonds, recognise positive effects of relocated buildings, and maintain and enhance amenity values of areas in relation to relocatable buildings.	Generally supports provisions relating to relocated buildings but seeks deletion of reference to performance bonds in the zone policies. Seeks the zone policies be amended and recognise and provide for the positive effects of relocated buildings and maintain and enhance the amenity values of areas in relation to relocatable buildings.	Reject	SETZ - Settlement Zone
S258.165	Royal Forest and Bird Protection Society of New Zealand Inc			Support in part	Amend SETZ chapter to ensure provisions recognise the importance of indigenous biodiversity to the character of the zone.	It is not clear that indigenous biodiversity is recognised as important to the character of the zone.	Reject	SETZ - Settlement Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
FS105.156	Ian Gunn			Support	Allow	Supports the submission, particularly relating to conservation for indigenous biodiversity.	Reject	
S258.187	Royal Forest and Bird Protection Society of New Zealand Inc	New provision request	New provision request	Oppose in part	Insert a new provision to make quarrying and mining a Non-complying activity in the Settlement Zone.	Considers quarrying and mining are not restricted at all in the zone, which is inappropriate.	Reject	SETZ - Settlement Zone
S260.030	Tony Garstang	New provision request	New provision request	Amend	Insert provisions into the Settlement Zone to protect rivers.	The Plan should extend Awa protection to all Zones including residential, rural, commercial, industrial, open space, and special purpose zones. Much recent modification has been done in the industrial Ngaumutawa area.	Reject	SETZ - Settlement Zone
S28.003	Victoria Jane Stanbridge	Zones		Support	Retain extent of SETZ - Settlement Zone at Riversdale Beach as proposed.	Supports the proposed zoning at Riversdale beach as it recognises and protects the existing character and amenity values of Riversdale within its existing footprint and protects it against uncontrolled further development/ expansion.	Accept	SETZ - Settlement Zone
FS86.060	Brian John McGuinness	Zones		Support	Allow in part	The extent of the Settlement Zone as notified reflects the extent of the existing Riversdale Settlement. (Noting support of submission S239.039 seeking to include the marae and campground)	Accept	SETZ - Settlement Zone
S191.001	David Ian McGuinness	Zones		Support	Retain extent of Settlement Zone as it relates to 288 Riversdale Road, Riversdale	The proposed zoning reflects the sites' location within the existing Riversdale Settlement	Accept	SETZ - Settlement Zone
FS86.001	Brian John McGuinness	Zones		Support	Allow	Supports the reasoning in the original submission, which supports the further submitter's original submission.	Accept	SETZ - Settlement Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision	Topic
S226.001	Brian John McGuinness	Zones		Support	Retain the proposed Settlement Zone at 288 Riversdale Road.	The proposed zoning reflects the sites' location within the existing Riversdale Settlement.	Accept	SETZ - Settlement Zone

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
S47.029	Rangitāne o Wairarapa	OSZ-O3	OSZ-O3	Support	Retain as notified	Accept
FS95.0100	Te Tini o Ngāti Kahukuraawhitia Trust			Support	Allow	Accept
S47.035	Rangitāne o Wairarapa	OSZ-O3	OSZ-O3	Support	Retain OSZ-O3 as notified.	Accept
FS105.038	Ian Gunn			Support	Allow	Accept
S79.093	KiwiRail Holdings Limited	OSZ-S3	OSZ-S3	Support in part	Amend Standard OSZ-S3 as follows: 1. Buildings or structures must not be located within; a. 5m of any boundary adjoining another zone; b. 5m of any surface waterbody; and c. 5m of any significant waterbody; andd. 5m of a boundary shared with a rail corridor. ... Matters of discretion: ... 7. For the surface waterbody setbacks, the effects on the values of the surface waterbody;-8. The safe and efficient operation of the rail network;9. Compatibility with the surrounding environment; and 10. The reason for the reduced setback.	Accept in part
S135.011	Greytown Heritage Trust			Oppose	Insert requirements for Open Space Zones/ Sport and Active Recreation Zones within the Greytown Future Development Area and the Future Urban Zone.	Reject
S172.156	Fire and Emergency New Zealand	OSZ-P3	OSZ-P3	Support	Retain OSZ-P3 as notified.	Accept
S172.157	Fire and Emergency New Zealand	OSZ-R1	OSZ-R1	Support	Retain OSZ-R1 as notified.	Accept
S172.158	Fire and Emergency New Zealand	OSZ-R3	OSZ-R3	Support	Retain OSZ-R3 as notified.	Accept
S172.159	Fire and Emergency New Zealand	OSZ-R13	OSZ-R13	Support in part	Amend OSZ-R13: ... a. Compliance is achieved with: ...x. OSZ-S5, and...	Reject

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
S172.160	Fire and Emergency New Zealand	OSZ-S5	OSZ-S5	Support	Retain OSZ-S5 as notified.	Accept
S172.161	Fire and Emergency New Zealand	New provision request	New provision request	Support	Insert a new rule which provides for emergency service facilities as a permitted activity within the Open Space Zone.	Accept in part
S245.040	Ministry of Education Te Tāhuhu o Te Mātauranga	OSZ-O1	OSZ-O1	Support	Retain as notified.	Accept
S245.041	Ministry of Education Te Tāhuhu o Te Mātauranga	OSZ-P3	OSZ-P3	Support	Retain as notified.	Accept
S252.013	New Zealand Heavy Haulage Association Inc	OSZ-S9	OSZ-S9	Support in part	Amend OSZ-S9: ... 2. The transportation route and any traffic management plans shall be provided to the Council no later than 10 working days before relocating the building. ... 4. Performance bonds. A refundable performance bond of 125% of the cost of external reinstatement works identified in the Building Inspection Report under Performance Standard OSZ-S9(1) in cash to be lodged with the Council along with application for building consent as a guarantee that external reinstatement works are completed. b. The bond shall be lodged in terms of the form of Deed annexed as Appendix 6 to the District Plan. c. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and confirmed compliance with external reinstatement requirements. Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e. on a proportional basis).	Reject
S252.025	New Zealand Heavy Haulage Association Inc	OSZ-P5	OSZ-P5	Support in part	Amend OSZ-P5 to delete reference to performance bonds, recognise positive effects of relocated buildings, and maintain and enhance amenity values of areas in relation to relocatable buildings.	Reject
S258.172	Royal Forest and Bird Protection Society of New Zealand Inc			Support in part	Amend OSZ chapter and ensure that provisions recognise the importance of indigenous biodiversity to the character of the zone.	Reject
FS105.163	Ian Gunn			Support	Allow	Reject
S258.192	Royal Forest and Bird Protection Society of New Zealand Inc	New provision request	New provision request	Oppose in part	Insert a new provision to make quarrying and mining a Non-complying activity in the Open Space Zone.	Reject

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
FS89.011	Fulton Hogan Limited			Oppose	Disallow	Accept
S260.038	Tony Garstang	New provision request	New provision request	Amend	Insert provisions in the Open Space Zone to protect rivers	Reject
S260.045	Tony Garstang	New provision request	New provision request	Amend	Insert provisions in the Open Space Zone chapter to ensure public access to Council-owned reserves, including but not limited to footpath access, signage, fencing from adjoining private property.	Reject

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
S22.016	NZ Agricultural Aviation Association	NOSZ-O2	NOSZ-O2	Support	Retain NOSZ-O2 as notified.	Accept
FS48.018	Aviation Industry Association for NZ Helicopter Association			Support	Allow	Accept
S22.017	NZ Agricultural Aviation Association	NOSZ-P4	NOSZ-P4	Support in part	Retain policy and Insert: d. providing for weed and pest control activities.	Reject
FS48.019	Aviation Industry Association for NZ Helicopter Association			Support	Allow	Reject
S47.028	Rangitāne o Wairarapa	NOSZ-O3	NOSZ-O3	Support	Retain as notified	Accept
FS95.099	Te Tini o Ngāti Kahukuraawhitia Trust			Support	Allow	Accept
FS105.032	Ian Gunn			Support	Allow	Accept
S79.087	KiwiRail Holdings Limited	NOSZ-S3	NOSZ-S3	Amend	Amend as follows: 2. Buildings or structures must not be located within:... d. 5m of a boundary shared with a rail corridor. ... Matters of discretion: ... 8. The safe and efficient operation of the rail network; 9. Compatibility with the surrounding environment; and 10. The reason for the reduced setback.	Accept in part
S172.150	Fire and Emergency New Zealand	NOSZ-P3	NOSZ-P3	Support	Retain NOSZ-P3 as notified.	Accept
S172.151	Fire and Emergency New Zealand	NOSZ-R1	NOSZ-R1	Support in part	Retain NOSZ-R1 as notified.	Accept
S172.152	Fire and Emergency New Zealand	NOSZ-R3	NOSZ-R3	Support in part	Retain NOSZ-R3 as notified.	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
S172.153	Fire and Emergency New Zealand	NOSZ-R10	NOSZ-R10	Support in part	Amend NOSZ-R10: ... a. Compliance is achieved with: ... x. NOSZ-S5, and...	Reject
S172.154	Fire and Emergency New Zealand	NOSZ-S5	NOSZ-S5	Support	Retain NOSZ-S5 as notified.	Accept
S172.155	Fire and Emergency New Zealand	New provision request	New provision request	Support	Insert a new rule which provides for emergency service facilities as a permitted activity within the Natural Open Space zone.	Accept in part
S218.087	Transpower New Zealand Limited	NOSZ-P1	NOSZ-P1	Support in part	Amend Policy NOSZ-P1 as follows: 'Only allow activities, buildings, and structures that which are compatible with the purpose, character, and amenity values of the Natural Open Space Zone and are consistent with any applicable Reserve Management Plan or Conservation Management Strategy or Plan or is in the operation, maintenance, upgrading and development of the National Grid , while ensuring their design, scale, and intensity reflects the purpose, character, and amenity values of the Zone.'	Reject
S236.068	-Director-General of Conservation Penny Nelson	NOSZ-O1	NOSZ-O1	Oppose	<p>Amend NOSZ-O1 as follows: <p>'The natural environment in the Natural Open Space Zone is retained or enhanced and any activities, buildings, and other structures are compatible with the characteristics of the zone. The Natural Open Space Zone primarily provides for the ongoing management of land that has a conservation focus. /strong>'	Reject
S236.069	-Director-General of Conservation Penny Nelson	NOSZ-O2	NOSZ-O2	Oppose	Delete NOSZ-O2 and replace with: 'The character and amenity values of the Natural Open Space Zone are maintained or improved, and include areas: a. with high natural, historic heritage and cultural values; and b. of indigenous vegetation, and natural landscapes; and c. with very limited built form that is consistent with the purpose of the zone.'	Reject
S236.070	-Director-General of Conservation Penny Nelson	NOSZ-O3	NOSZ-O3	Support	Retain NOSZ-O3 as notified.	Accept
S236.071	-Director-General of Conservation Penny Nelson			Support	Retain NOSZ Chapter policies as notified.	Accept
S236.072	-Director-General of Conservation Penny Nelson	NOSZ-P2	NOSZ-P2	Support in part	Amend NOSZ-P2(a) as follows: 'a. consistent with any applicable Conservation Management Strategy or Plan , Reserve Management Plan, or reserve status under the Reserves Act 1977;'	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
S236.073	-Director-General of Conservation Penny Nelson	NOSZ-P5	NOSZ-P5	Oppose	Delete NOSZ-P5.	Reject
S236.074	-Director-General of Conservation Penny Nelson	NOSZ-R3	NOSZ-R3	Oppose	Delete NOSZ-R3.	Reject
S236.075	-Director-General of Conservation Penny Nelson	NOSZ-R1	NOSZ-R1	Oppose	Amend NOSZ-R1 as follows: 1. Activity status: Permitted Where: a. The building or structure is associated with or ancillary to a conservation activity; and.... AND to include any consequential amendments.	Reject
S236.076	-Director-General of Conservation Penny Nelson	NOSZ-R9	NOSZ-R9	Support in part	Amend NOSZ-R9 as follows: 1. Activity status: Permitted b. The site is operated by Council, the Department of Conservation or by a licensed operator under the Camping-Grounds Regulations 1985.'	Accept
S236.077	-Director-General of Conservation Penny Nelson	NOSZ-S1	NOSZ-S1	Support in part	Amend NOSZ-S1 to include the following matters of discretion: a. any impacts on the purpose, character and qualities of the zone; andb. any impacts on the character and qualities of the surrounding area; andc. any impacts on the public use and enjoyment of the site and surrounding area; andd. any adverse effects of removing indigenous vegetation on ecological values.	Reject
S236.113	-Director-General of Conservation Penny Nelson	NOSZ-S2	NOSZ-S2	Support in part	Amend NOSZ-S2 to include the following matter of discretion: a. any impacts on the purpose, character and qualities of the zone; andb. any impacts on the character and qualities of the surrounding area; andc. any impacts on the public use and enjoyment of the site and surrounding area; andd. any adverse effects on removing indigenous vegetation on ecological values.	Reject
S236.114	-Director-General of Conservation Penny Nelson	NOSZ-S3	NOSZ-S3	Support in part	Amend NOSZ-S3 to include the following matter of discretion: a. any impacts on the purpose, character and qualities of the zone; andb. any impacts on the character and qualities of the surrounding area; andc. any impacts on the public use and enjoyment of the site and surrounding area; andd. any adverse effects on removing indigenous vegetation on ecological values.	Reject
S236.115	-Director-General of Conservation Penny Nelson	NOSZ-S4	NOSZ-S4	Support in part	Amend NOSZ-S4 to include the following matter of discretion: a. any impacts on the purpose, character and qualities of the zone; andb. any impacts on the character and qualities of the surrounding area; andc. any impacts on the public use and enjoyment of the site and surrounding area; andd. any adverse	Reject

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
					effects on removing indigenous vegetation on ecological values.	
S236.116	-Director-General of Conservation Penny Nelson	NOSZ-S5	NOSZ-S5	Support in part	Amend NOSZ-S5 to include the following matter of discretion: a. any impacts on the purpose, character and qualities of the zone; and b. any impacts on the character and qualities of the surrounding area; and c. any impacts on the public use and enjoyment of the site and surrounding area; and d. any adverse effects on removing indigenous vegetation on ecological values.	Reject
S236.117	-Director-General of Conservation Penny Nelson	NOSZ-S6	NOSZ-S6	Support in part	Amend NOSZ-S6 to include the following matter of discretion: a. any impacts on the purpose, character and qualities of the zone; and b. any impacts on the character and qualities of the surrounding area; and c. any impacts on the public use and enjoyment of the site and surrounding area; and d. any adverse effects on removing indigenous vegetation on ecological values.	Reject
S236.118	-Director-General of Conservation Penny Nelson	NOSZ-S7	NOSZ-S7	Support in part	Amend NOSZ-S7 to include the following matter of discretion: a. any impacts on the purpose, character and qualities of the zone; and b. any impacts on the character and qualities of the surrounding area; and c. any impacts on the public use and enjoyment of the site and surrounding area; and d. any adverse effects on removing indigenous vegetation on ecological values.	Reject
S236.119	-Director-General of Conservation Penny Nelson	NOSZ-S8	NOSZ-S8	Support in part	Amend NOSZ-S8 to include the following matter of discretion: a. any impacts on the purpose, character and qualities of the zone; and b. any impacts on the character and qualities of the surrounding area; and c. any impacts on the public use and enjoyment of the site and surrounding area; and d. any adverse effects on removing indigenous vegetation on ecological values.	Reject
S236.120	-Director-General of Conservation Penny Nelson	NOSZ-S9	NOSZ-S9	Support in part	Amend NOSZ-S9 to include the following matter of discretion: a. any impacts on the purpose, character and qualities of the zone; and b. any impacts on the character and qualities of the surrounding area; and c. any impacts on the public use and enjoyment of the site and surrounding area; and d. any adverse effects on removing indigenous vegetation on ecological values.	Reject
S252.012	New Zealand Heavy Haulage Association Inc	NOSZ-S9	NOSZ-S9	Support in part	Amend NOSZ-S9: ... 2. The transportation route and any traffic management plans shall be provided to the Council no later than 10 working days before relocating the building. ... 4. Performance bond: A refundable performance bond of 125% of the cost of external reinstatement works identified in the Building Inspection Report under Performance Standard NOSZ-S9(1) in cash to be lodged with the Council along with application for building consent as a guarantee that external reinstatement works are completed. b. The bond shall be lodged in terms of the form of Deed annexed as	Reject

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
					Appendix 6 to the District Plan.c. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and confirmed compliance with external reinstatement requirements. Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e. on a proportional basis).	
S252.024	New Zealand Heavy Haulage Association Inc	NOSZ-P5	NOSZ-P5	Support in part	Amend NOSZ-P5 to delete reference to performance bonds, recognise positive effects of relocated buildings, and maintain and enhance amenity values of areas in relation to relocatable buildings.	Reject
S258.171	Royal Forest and Bird Protection Society of New Zealand Inc			Support in part	Prioritise NOSZ for identification of Significant Natural areas. Ensure permitted activities within these zones are undertaken in ways and within limits to protect indigenous biodiversity values and that consented activities include an assessment against the Policy 23 significance criteria of the RPS. Any other amendments to address Forest & Birds submission.	Reject
FS105.162	Ian Gunn			Support	Allow	Reject
S258.185	Royal Forest and Bird Protection Society of New Zealand Inc	New provision request	New provision request	Oppose in part	Insert a new provision to make quarrying and mining a Prohibited activity in the Natural Open Space Zone.	Reject
FS89.0010	Fulton Hogan Limited			Oppose	Disallow	Accept
S260.037	Tony Garstang	New provision request	New provision request	Amend	Insert provisions in the Natural Open Space Zone to protect rivers.	Reject
S260.044	Tony Garstang	New provision request	New provision request	Amend	Insert provisions in the Natural Open Space Zone chapter to ensure public access to Council-owned reserves, including but not limited to footpath access, signage, fencing from adjoining private property.	Reject

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
S79.092	KiwiRail Holdings Limited	SARZ-S3	SARZ-S3	Support in part	Amend Standard SARZ-S3 as follows: '1. Buildings or structures must not be located within;... d. 5m of a boundary shared with a rail corridor. ... Matters of discretion ... 8. The safe and efficient operation of the rail network; 9. Compatibility with the surrounding environment; and 10 The reason for the reduced setback.'	Accept in part
S172.162	Fire and Emergency New Zealand	SARZ-O1	SARZ-O1	Support	Retain SARZ-O1 as notified.	Accept
S172.163	Fire and Emergency New Zealand	SARZ-P3	SARZ-P3	Support	Retain SARZ-P3 as notified.	Accept
S172.164	Fire and Emergency New Zealand	SARZ-R1	SARZ-R1	Support	Retain SARZ-R1 as notified.	Accept
S172.165	Fire and Emergency New Zealand	SARZ-R3	SARZ-R3	Support	Retain SARZ-R3 as notified.	Accept
S172.166	Fire and Emergency New Zealand	SARZ-R12	SARZ-R12	Support in part	Amend SARZ-R12: ... a. Compliance is achieved with: ... x. SARZ-S5, and...	Reject
S172.167	Fire and Emergency New Zealand	SARZ-S5	SARZ-S5	Support	Retain SARZ-S5 as notified.	Accept
S172.168	Fire and Emergency New Zealand	New provision request	New provision request	Support	Insert a new rule which provides for emergency service facilities as a permitted activity within the Sports and Recreation Zone.	Accept in part
S245.042	Ministry of Education Te Tāhuhu o Te Mātauranga	SARZ-O1	SARZ-O1	Support	Retain as notified.	Accept
S245.043	Ministry of Education Te Tāhuhu o Te Mātauranga	SARZ-P3	SARZ-P3	Support	Retain as notified.	Accept
S252.014	New Zealand Heavy Haulage Association Inc	SARZ-S9	SARZ-S9	Support in part	Amend SARZ-S9: ... 2. The transportation route and any traffic management plans shall be provided to the Council no later than 10 working days before relocating the building. ... 4. Performance bond. A refundable performance bond of 125% of the cost of external reinstatement works identified in the Building Inspection Report under Performance Standard SARZ-S9(1) in cash to	Reject

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
					be lodged with the Council along with application for building consent as a guarantee that external reinstatement works are completed.b. The bond shall be lodged in terms of the form of Deed annexed as Appendix 6 to the District Plan.c. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and confirmed compliance with external reinstatement requirements.Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e. on a proportional basis).	
S252.026	New Zealand Heavy Haulage Association Inc	SARZ-P5	SARZ-P5	Support in part	Amend SARZ-P5 to delete reference to performance bonds, recognise positive effects of relocated buildings, and maintain and enhance amenity values of areas in relation to relocatable buildings.	Reject
S258.173	Royal Forest and Bird Protection Society of New Zealand Inc			Support in part	Amend SARZ chapter to ensure that provisions recognise the importance of indigenous biodiversity to the character of the zone.	Reject
FS105.164	Ian Gunn			Support	Allow	Reject
FS105.165	Ian Gunn			Support	Allow	Reject
S258.193	Royal Forest and Bird Protection Society of New Zealand Inc	New provision request	New provision request	Oppose in part	Insert a new provision to make quarrying and mining a Non-complying activity in the Sport and Active Recreation Zone.	Reject
S260.039	Tony Garstang	New provision request	New provision request	Amend	Insert provisions in the Sport and Active Recreation Zone to protect rivers.	Reject
S260.046	Tony Garstang	New provision request	New provision request	Amend	Insert provisions in the Sport and Active Recreation Zone to ensure public access to Council-owned reserves, including but not limited to footpath access, signage, fencing from adjoining private property.	Reject

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
S28.004	Victoria Jane Stanbridge	Zones	Zones	Support	Retain extent of NOSZ - Natural Open Space Zoning at Riversdale Beach as proposed.	Accept
S80.004	Frank & Lisa Cornelissen	Zones	Zones	Amend	Amend Open Space Zone applying to properties at 41 and 45 Kitchener Street, Martinborough if this is in error.	Accept
S94.011	Greater Wellington Regional Council	Zones	Zones	Amend	Rezone Rough Hill Forest from General Rural Zone to Natural Open Space Zone as land is managed for conservation (including soil) and future recreation purposes.	Accept
FS67.178	Meridian Energy Limited	Zones	Zones	Oppose		Reject
S94.012	Greater Wellington Regional Council	Zones	Zones	Amend	Rezone Stoney Creek Forest from General Rural Zone to Natural Open Space Zone as land is managed for conservation (including soil) and future recreation purposes.	Accept
S94.013	Greater Wellington Regional Council	Zones	Zones	Amend	Rezone Tauanui Forest from General Rural Zone to Natural Open Space Zone as land is managed for conservation (including soil) and future recreation purposes.	Accept
S135.001	Greytown Heritage Trust	Zones	Zones	Support	Retain zoning at Stella Bull Park Greytown as notified.	Accept
S174.004	Monique Leerschool	Zones	Zones	Amend	Amend the planning maps to increase the extent of the Natural Open Space Zone	Reject
S251.021	Masterton, Carterton, and South Wairarapa District Councils	Zones	Zones	Oppose	Rezone Pt Lot 1 DP 6872 and Pt Lot 655 DP 249 from Open Space Zone to General Rural Zone as shown in red in the Original Submission.	Accept
S251.021	Masterton, Carterton, and South Wairarapa District Councils	Zones	Zones	Oppose	Rezon Lot 4 DP 72333 (esplanade reserve) from General Rural Zone to Natural Open Space	Accept
S251.021	Masterton, Carterton, and South Wairarapa District Councils	Zones	Zones	Oppose	Rezone Lot 1 DP 43304 (Beniorns Park) from General Rural Zone to Open Space Zone.	Accept
S251.021	Masterton, Carterton, and South Wairarapa District Councils	Zones	Zones	Oppose	Amend the zoning of Lots 27 and 28 DP 511924, and Lot 48 DP 416639 (CDC utility reserve at Mill Grove) from General Rural Zone to Open Space Zone.	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
S2.002	Paul Burgin	General GRZ	Not Stated	Amend provisions in the District Plan to enable denser and smaller accommodations	Would like provisions to account for an ageing population, through denser and smaller accommodation which is purpose built.	Reject in part
S24.001	Keith Thorsen	GRZ-P8	Support	Retain GRZ-P8 as notified.	Submitter supports the policy. States that the Wairarapa Region must take all necessary steps to build resilience on the water supply and this policy is an important step in building that resilience.	Accept
S35.001	Scilla Askew	GRZ-O4	Oppose in part	No specific decision requested.	Character and amenity of Low-Density Residential Precinct does not refer to Featherston; only refers to Greytown and Martinborough. Clarify why Featherston is not listed in the objective and how the heritage value of Featherston will be recognised.	Reject
S79.081	KiwiRail Holdings Limited	GRZ-S3	Amend	Amend as follows: Rail corridor setbacks:6. No part of any building or structure may be located within a 5m setback from a boundary shared with a rail corridor. Matters of discretion: 9. The safe and efficient operation of the rail network; 10. Compatibility with the surrounding environment; and 11. The reason for the reduced setback.	The GRZ Chapter does not contain a specific rail corridor building setback standard. Instead, the rail corridor boundary is assessed as a side or rear yard site boundary and a 3m and 1.5m building setback applies. The submitter seeks a new clause within GRZ-S3 to require a 5m setback for buildings and structures from the rail corridor. Matters of discretion are also sought in the case that the setback cannot be achieved, and resource consent is required.	Accept in part
S79.082	KiwiRail Holdings Limited	GRZ-S4	Amend	Amend as follows: Rail corridor setbacks: 3. No part of any building or structure may be located within a 5m setback from a boundary shared with a rail corridor. Matters of discretion: 7. The safe and efficient operation of the rail network; 8. Compatibility with the surrounding environment; and 9. The reason for the reduced setback.	The GRZ Chapter does not contain a specific rail corridor building setback standard. Instead, the rail corridor boundary is assessed as a side or rear yard site boundary and a 3m and 1.5m building setback applies. The submitter seeks a new clause within GRZ-S4 to require a 5m setback for buildings and structures from the rail corridor. Matters of discretion are also sought in the case that the setback cannot be achieved, and resource consent is required.	Reject

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
S91.034	Canoe Wines Limited Partnership	GRZ-O1	Support	Retain GRZ-O1 as notified.	Support intention of Objective.	Accept in part
S91.035	Canoe Wines Limited Partnership	GRZ-O2	Support	Retain GRZ-O2 as notified.	Support intention of Objective.	Accept in part
S91.036	Canoe Wines Limited Partnership	GRZ-O4	Support	Retain GRZ-O4 as notified.	Support intention of Objective.	Accept
S91.037	Canoe Wines Limited Partnership	GRZ-P5	Support	Retain GRZ-P5 as notified.	Support intention of Policy.	Accept in part
S91.038	Canoe Wines Limited Partnership	GRZ-P7	Support	Retain GRZ-P7 as notified.	Support intention of Policy.	Accept
S91.039	Canoe Wines Limited Partnership	GRZ-P8	Support	Retain GRZ-P8 as notified.	Support intention of Policy.	Accept
S91.040	Canoe Wines Limited Partnership	GRZ-R1	Support	Retain GRZ-R1 as notified.	Support intention of Rule.	Accept
S91.060	Canoe Wines Limited Partnership	GRZ-P4	Support	Retain GRZ-P4 as notified.	Support intention of policy.	Accept in part
S92.002	Country Village Heaven	GRZ-S1	Amend	Amend GRZ-S1 to limit buildings to two storeys and a maximum height of 8m	The existing heritage buildings and trees and heights of existing building should be key drivers to ensure they remain the dominant buildings.	Reject
S94.178	Greater Wellington Regional Council	Introduction	Support in part	Amend chapter introduction to: Include reference to the NPS-UD and its relevant objectives and policies, including Policy 5 on intensification. Provide greater reference to the need for housing choice and affordability in the residential zone. Recognise the benefits of urban infill and intensification, and compact urban form in the wider	The submitter seeks that the chapter introduction is amended to refer to the NPS-UD, including its direction on housing variety, affordability, and intensification. MDC must give effect to the NPS-UD as a tier 3 local authority, and its objectives and policies are relevant to the General Residential Zone in Carterton and South Wairarapa too. The benefits of intensification are currently only discussed in	Accept in part

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
				General Residential Zone, beyond just the Medium Density Residential Precinct, including the multiple typologies that intensification can include beyond multi-unit housing. Expand the extent of the Medium Density Residential Precinct.	relation to the Medium Density Residential Precinct and should be recognised and provided for more broadly. Urban intensification can include many typologies that are not multi-unit housing, for example shifting from one detached dwelling to two detached dwellings.	
S94.179	Greater Wellington Regional Council	GRZ-O1	Support in part	Amend as follows: The General Residential Zone primarily consists of residential activities that cater for a variety of housing needs, including type, price, and location , that integrate with existing or planned reticulated infrastructure and support climate resilience .	Submitter supports the recognition of housing variety. Seeks that the wording aligns with that in NPS-UD Policy 1 (a)(i). The submitter also seeks alignment with RPS Change 1 Policy CC.4 on climate resilience.	Accept in part
FS70.009	Canoe Wines Limited Partnership	GRZ-O1	Support	Allow	The recommended amendment better provides for good urban design and climate change. Amend Objective GRZ-O1 as sought in the submission.	Accept in part
FS105.084	Ian Gunn	GRZ-O1	Support	Allow	Supports submission point, particularly relating to climate change resilience.	Accept in part
S94.180	Greater Wellington Regional Council	GRZ-O2	Support in part	Amend as follows: The character and amenity values in the General Residential Zone, including the scale, form, and density of use and development will change over time in response to diverse needs, however , primarily consists of: 1. a built form comprising a range of residential unit types and sizes, characterised by predominantly 1- to 2-storey buildings and openness around and between buildings ; 2. landscaping and trees, especially on street frontages, recognising their benefits for climate resilience ; 3. a spacious living environment with high quality on-site residential and shared public amenity for residents and for adjoining sites and the street; and 4. an urban environment that is visually attractive, safe, easy to navigate, and convenient to access, including through walking, cycling and public transport ; and 5. development that is highly	The submitter seeks that this objective is amended for consistency with the NPS-UD, RPS Change 1, operative RPS direction on a compact urban form, and to recognise that amenity values change over time, and do not need to emphasise low density urban forms. Point 5 is a circular point (the character and amenity values cannot consist of compatibility with character and amenity values) so is also suggested it is removed. The submitter seeks alignment with RPS Change 1 direction on climate resilience and transport emissions, as well as linking to TR-O1 (c)-(e).	Accept in part

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
				compatible with existing special character and amenity values.		
FS105.085	Ian Gunn	GRZ-O2	Support	Allow	Supports submission point, particularly relating to climate change resilience.	Accept in part
S94.181	Greater Wellington Regional Council	GRZ-O4	Oppose	Amend as follows: The Low Density Residential Precinct (LDRP): 1. primarily consists of low density residential activities and development in keeping with the existing neighbourhoods' character of predominantly 1- to 2-storey buildings and high levels of on-site amenity, privacy, and generous private outdoor living areas for residents, adjoining sites, and the street; ...	The submitter seeks amendments to this objective to reduce the extent to which it constrains the potential for future intensification in the Low-Density Residential Precinct. Do not support the extensive use of a Low Density Residential Precinct, without clear links to specific identified heritage values. Please also refer to submission point on the extent of the low density residential precinct.	Reject
S94.182	Greater Wellington Regional Council	GRZ-O5	Support in part	Amend as follows: 2. residential activities and development are in keeping with the planned residential character of predominantly 2 and 3-storey buildings, in a variety of forms and with ample surrounded by open space vegetation and landscaping, recognising their benefits for climate resilience; 3. residential activities and development provide quality on-site residential and shared public amenity for residents, adjoining sites, and the street; 6. Safe and convenient access through walking, cycling and public transport.	The submitter supports this objective and consider it is consistent with RPS Change 1 seeking well-designed urban form, including access to open space. Note the submission point seeking greater application of the medium density residential precinct. The submitter seeks alignment with RPS Change 1 direction on climate resilience and transport emissions, as well as linking to TR-O1 (c)-(e).	Accept in part
FS105.086	Ian Gunn	GRZ-O5	Support	Allow	Supports submission point, particularly relating to climate change resilience.	Accept in part
S94.183	Greater Wellington Regional Council	GRZ-P2	Support in part	Amend to also refer to climate resilience, for consistency with RPS Change 1.	Submitter strongly supports this policy and its emphasis on variety, innovation, open space, and emissions reduction.	Accept
FS105.087	Ian Gunn	GRZ-P2	Support	Allow	Supports submission point, particularly relating to climate change resilience.	Accept
S94.184	Greater Wellington Regional Council	GRZ-P4	Support in part	Amend as follows: Provide for activities and structures that support the planned character for the General Residential Zone, and the climate change resilience of its residents , which provides for:	The submitter supports the intent of this policy; however, they seek recognition of climate resilience and transport emissions reduction for consistency with RPS Change 1 and to contribute to CCR-O1, CCR-O2, and TR-O1(c)-(e). The submitter also seeks amendments to reduce emphasis on existing low-	Accept in part

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
				1. intensity of residential and infill development that is predominantly single detached or semi-detached residential units on single sites, with suburban lot sizes, and providing for high quality and spacious on-site and shared public amenity; 2. building height, bulk, and form that achieves the planned built character of predominantly 1- to 2-storey residential units within a generally spacious setting; 3. building height, bulk, and location maintains a reasonable level of sunlight access and privacy and to minimise visual dominance effects to the adjoining sites; 4. development that achieves attractive and safe streets and public open spaces where reliance on private vehicles is reduced, including by: i) providing for passive surveillance; ii) optimising front yard landscaping; and iii) minimising visual dominance of garage doors; and iv) providing for safe walking and cycling links to town centres, services and open space; and v) supporting access to public transport services; 5. a good standard of internal and shared public amenity within sites including useable and accessible outdoor living areas for residents; and 6. multi-unit residential development and retirement villages on larger sites where it is demonstrated that they achieve contribute to the planned character for the zone, recognising that this will change over time; and 7. housing is designed to be resilient to the effects of climate change, including the impacts of future temperatures, intensity of rainfall and wind, including through tree canopy cover and landscaping, prioritising the use of indigenous vegetation.	density typologies, to recognise the benefits of enabling intensification in some areas. The references to on-site amenity in clauses 2 and 5 should be broadened to refer to shared public amenity, to reflect the vital role of shared green space in supporting community connections, wellbeing, and recreational opportunities, to align with clause 4. The submitter does not consider that multi-unit housing and retirement villages necessarily need to be constrained to larger sites. NPS-IB clause 3.22(4) requires that, 'Local authorities must promote the increase of indigenous vegetation cover in their regions and districts through objectives, policies, and methods...' It is therefore sought that the General Residential Zone provisions promote the use of indigenous vegetation to implement this direction, which is also consistent with the RPS.	

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
FS105.088	Ian Gunn	GRZ-P4	Support	Allow	Supports submission point, particularly relating to climate change resilience.	Accept in part
S94.185	Greater Wellington Regional Council	GRZ-P5	Oppose in part	Amend as follows: Maintain identified heritage areas in the role, function, and predominant character of the Low-Density Residential Precinct, including in Greytown and Martinborough, by: 1. maintaining a low density of single detached residential units on single sites, maintaining larger lot sizes, and providing for high quality and spacious on-site amenity; 2. maintaining building height, bulk, and form that is in keeping with the identified heritage, character and amenity values of the established residential areas, which includes built character of predominantly 1- to 2-storey residential units within a generally spacious setting; 7. housing is designed to be resilient to the effects of climate change, including the impacts of future temperatures, intensity of rainfall and wind, including through tree canopy cover and landscaping, prioritising the use of indigenous vegetation.	The submitter does not support the extensive and broad use of a Low Density Residential Precinct to constrain intensification, without clear links to specific identified heritage values. It's recommended that this policy is amended to refer to the maintenance of identified heritage values.	Accept in part
S94.186	Greater Wellington Regional Council	GRZ-P6	Support in part	Amend as follows: ... 3. building height, bulk, and form that contributes to achieves the planned built character of predominantly 2- and 3-storey residential units in a variety of forms by: i) limiting the height, bulk, and form of development; ii) managing the design and appearance of multi-unit residential development; and iii) requiring sufficient setbacks to the extent necessary to manage potential adverse effects; and iv) landscaped areas, prioritising the use of indigenous vegetation and recognising their benefits for climate resilience; 5. development that achieves attractive and safe streets and public open spaces where reliance on private vehicles is reduced, including by:	The submitter supports this policy and seeks amendments for consistency with RPS Change 1 direction on climate resilience, urban form, and transport emissions, and to contribute to CCR-O1, CCR-O2, and TR-O1(c)-(e). The submitter considers the reference to 'sufficient' setbacks is unclear and does not clearly relate to managing potential effects. NPS-IB clause 3.22(4) requires that, 'Local authorities must promote the increase of indigenous vegetation cover in their regions and districts through objectives, policies, and methods...' Therefore, the submitter seeks that the General Residential Zone provisions promote the use of indigenous vegetation to implement this direction, which is also consistent with the RPS.	Accept in part

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
				i) providing for passive surveillance; ii) optimising front yard landscaping; and iii) minimising visual dominance of garage doors; and iv) providing for safe walking and cycling links to town centres, services and open space; and v) supporting access to public transport services; 6. a good standard of internal amenity within sites including useable and accessible outdoor living areas for residents as well as access to shared public amenities; and 7. development designed to meet the day to day needs of residents by: i) providing privacy and outlook; and ii) providing access to daylight and sunlight and providing the amenities necessary for those residents; and iii) supporting multi-modal access to services, amenities and green space 10. housing is designed to be resilient to the effects of climate change, including the impacts of future temperatures, intensity of rainfall and wind, including through tree canopy cover and landscaping		
FS105.089	Ian Gunn	GRZ-P6	Support	Allow	Supports submission point, particularly relating to climate change resilience.	Accept in part
S94.187	Greater Wellington Regional Council	GRZ-P7	Support in part	Amend as follows: Avoid residential development where there is insufficient capacity in existing reticulated infrastructure or where residential development would occur prior to planned reticulated infrastructure installation and prioritise the efficient use and upgrading of existing infrastructure over the development of new infrastructure.	The submitter supports this policy, and it is consistent with operative and proposed RPS direction. They seek an amendment to recognise the benefits of using existing infrastructure efficiently prior to developing new infrastructure.	Reject
S94.188	Greater Wellington	GRZ-P8	Support	Retain as notified.	Submitter supports this policy.	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
	Regional Council					
S94.189	Greater Wellington Regional Council	GRZ-R1	Support in part	Amend rules and standards to recognise the benefits of well-designed intensification and any amendments consequential to the relief on objectives and policies.	Refer to submitters previous submission points on objectives and policies for the General Residential chapter.	Accept in part
FS70.0010	Canoe Wines Limited Partnership	GRZ-R1	Support	Allow	The recommended amendment better provides for good urban design. Amend Rule GRZ-R1 as sought in the submission.	Accept in part
S94.190	Greater Wellington Regional Council	GRZ-R6	Support	Retain as notified.	Strongly support the provision for papakāinga.	Accept
S94.191	Greater Wellington Regional Council	GRZ-S8	Support	Retain as notified.	The submitter supports this standard.	Accept
S107.001	Tracey McComb	GRZ-R10	Support	Retain GRZ-R10 as notified.	Support the enabling of a minor residential unit up to 80m2 as permitted activity. This will allow affordable housing to be made available in a more timely and cost-effective fashion, something that is essential in a housing crisis.	Accept
S107.002	Tracey McComb	GRZ-R4	Support	Retain GRZ-R4 as notified.	Support the enabling of one residential unit on 350m2 in GRZ and 200m2 in Medium Density Residential Precinct. This slight increase in density will provide for smaller houses to be built on smaller sections, thus increasing housing affordability - something that is essential in a housing crisis.	Accept
S107.003	Tracey McComb	GRZ-R3	Support	Retain GRZ-R3 as notified.	Support relocated buildings not requiring resource consent if they meet the bond requirements. This will allow affordable housing to be made available in a more timely and cost-effective fashion, something that is essential in a housing crisis.	Accept
S130.007	Xavier Warne	GRZ-O1	Amend	Amend GRZ-O1: The purpose of the General Residential Zone primarily consists of is predominately to meet demand for residential activities that cater for a variety of housing needs	Considers the objective should clearly link residential zone to meet demand for housing. Amend to more explicitly denote that variety includes types of housing, homes that are	Accept in part

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
				(including typologies, price points and locations) that integrate with existing or planned reticulated infrastructure.	affordable for different income levels, and homes in locations that meet different needs.	
FS70.018	Canoe Wines Limited Partnership	GRZ-O1	Support	Allow	Appropriate variety in housing scale, density and design is important for giving urban areas character, achieving high local amenity and supporting other elements of good urban design. Amend GRZ-O1 as requested.	Accept in part
S130.012	Xavier Warne	GRZ-P7	Amend	Amend GRZ-P7: Avoid residential development where there is insufficient capacity in existing reticulated infrastructure or where residential development would occur prior to planned reticulated infrastructure installation, unless that residential development is expected to have little to no impact on demand for reticulated infrastructure (e.g., through use of on-site services).	Considers provision should be made for developments that are not expected to contribute towards demand for reticulated infrastructure services, for example through on-site water management. This will support more innovative developments that could support more intensification (and resulting rates revenue) without straining local government infrastructure budgets.	Reject
FS70.019	Canoe Wines Limited Partnership	GRZ-P7	Support	Allow	Innovative solutions can significantly assist in efficient servicing and infrastructure provision and reduce the cost to the community of upgrading and maintaining high-cost centralised infrastructure. Amend GRZ-P7 as requested.	Reject
S130.015	Xavier Warne	GRZ-P5	Oppose	Delete GRZ-P5.	Consequential to reasons and request to move the Low Density Residential Precinct	Reject
S130.017	Xavier Warne	Introduction	Oppose	Amend GRZ - Introduction: ... Greytown and Martinborough are generally characterised by lower suburban densities with one house per site and suburban-scale built form with houses that are 1- or 2- storeys in height set on generous sized sections. There are high standards of on-site amenity and privacy, and houses are surrounded by areas of private open living space, with some trees and garden/landscaping. However, residential character is expected to change over time to meet changing needs.	The density and built form of Greytown and Martinborough are not unique compared to Featherston, Carterton or Masterton, nor are the other general suburban descriptors listed particularly unique to these towns.	Reject
S130.018	Xavier Warne	GRZ-O2	Amend	Amend GRZ-O2: 1. a built form comprising a range of residential unit types and sizes, characterised by predominantly 1-	Considers the first bullet should be amended to reflect that it is not the relationship of open space to the buildings that defines the quality of life in the residential area, but the accessibility of	Accept in part

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
				to 2-storey buildings and openness around and between buildings and a generous allocation of public and private open space. 5. development that is highly compatible with existing special character and amenity values. However, residential character is expected to change over time to meet changing needs.	open space more generally. Considers that a section with the home clustered towards the front of the section, leaving a larger cohesive green space behind, could arguably offer a higher amenity value than the same-sized home in the middle of the same-sized section, with some low value open space on either side and in front (in setbacks). The fifth bullet is circular and redundant, and as character changes over time in response to changing needs, which is mentioned in the introductory paragraphs, but should be explicit in the objectives. Add concluding statement regarding character changing over time in response to changing needs.	
S130.020	Xavier Warne	GRZ-P2	Support in part	Amend GRZ-P2: Promote variety, innovation, and good design outcomes in residential development to meet a range of residential needs for current and future generations in a way that reflects the General Residential Zone and any applicable precinct (including, but not limited to, a variety of siting, landscaping and trees, housing typologies to support housing affordability , and opportunities to reduce emissions and energy use) through housing and subdivision design as supported by the Residential Design Guide.	Considers this an opportunity to strengthen the Plan's focus on affordability.	Accept in part
S130.021	Xavier Warne	GRZ-P4	Amend	Amend GRZ-P4: Provide for activities and structures that support the planned character for the General Residential Zone, which provides for: 1. intensity of residential and infill development that is predominantly single detached or semi-detached residential buildings units on single sites with suburban lot sizes generous open space provision and providing for high quality and spacious on-site and neighbourhood amenity; 2. building height, bulk, and form that achieves the planned built character of predominantly 1- to 2-storey residential units' buildings within a generally spacious setting; 6. larger multi-unit residential development and retirement villages on larger sites where it is demonstrated that they achieve the planned character for the zone	Considers the policy should be amended to reflect the fact that it is buildings, not units, that contribute towards the character of the neighbourhood in the ways addressed. Requests clarification on whether the intention is to indicate that multi-unit and retirement villages are only appropriate for larger sites, or that larger-scale developments (on larger sites) should be evaluated for potential character impacts. Considers the policy could also better reflect the potential for public and shared private amenity to meet people's needs and achieve a desired character/lifestyle.	Accept in part

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
S130.022	Xavier Warne	GRZ-R4	Oppose	Delete GRZ-R4 or amend the rule as it relates to the General Residential Zone to have smaller site areas and use the clearer wording (i.e., "no more than one residential unit per Xm2 of net site area").	Considers allocation of open space on a per-unit basis is already provided for by GRZ-S6. It is not clear what this rule is controlling. If it is kept, the rule should have smaller site areas and use the clearer wording from the Medium Density Residential Precinct for all three (no more than one residential unit per xm2 of net site area).	Reject
S130.023	Xavier Warne	GRZ-R8	Amend	Amend GRZ-R8(1) to delete permitted activity standards (b) and (c).	Requests removal of barriers to people setting up home businesses that have no clear impact on the street character. Considers that if the activity is achieving the other matters outlined in a., then compliance with b. and c. shouldn't be a problem.	Reject
S130.024	Xavier Warne	GRZ-R10	Amend	Amend GRZ-R10(1) to delete permitted activity standards (b) and (c).	Considers that if the minor residential unit is achieving the standards listed in a., then compliance with the additional requirements is irrelevant. Minor residential units are an opportunity to support housing affordability.	Reject
S130.025	Xavier Warne	GRZ-S3	Amend	Amend GRZ-S3: ... 1. Buildings or structures must not be located within 3m 1.5m of the front boundary of a site...	Considers the front setback should be reduced to no greater than that required of side setbacks and side setbacks should be consistent at 1.5m. Considers that allowing buildings closer to the street more adequately supports the Plan's objective to support passive surveillance of the street and more pedestrian-oriented sense of enclosure to the street. Considers the risk of overbearing buildings and sunlight impacts is already adequately accounted for by building height and recession plane rules.	Reject
S130.026	Xavier Warne	GRZ-O4	Oppose	Delete GRZ-O4 as it relates to the Low Density Residential Precinct.	Consequential to reasoning and request to delete the Low Density Residential Precinct.	Reject
S135.064	Greytown Heritage Trust	GRZ-O2	Support in part	Amend GRZ-O2 to provide a limit of two storeys and a maximum of 8m height in the Residential Zones (or at least the Historic Heritage Precinct).	The submitter supports GRZ-O2. However, considers that the proposed maximum height of 12m in the Town Centre is too high as is the 10m proposed in the General Residential Zone. Proposes a limit of two storeys and a maximum of 10m in the Town Centre, and 8m in Residential Zones (or at least the Historic Heritage Precinct). [see submission for complete reasoning]	Reject
FS90.088	Greater Wellington Regional Council	GRZ-O2	Oppose	Disallow	Considers that applying the height restrictions across all residential zones would include Masterton which must give effect to the NPS-UD. The limits are not justified and would unnecessarily constrain the potential for small-scale	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
					intensification to contribute to housing affordability and choice. It would also be an inconsistent approach with other district plans.	
S135.065	Greytown Heritage Trust	GRZ-O4	Support	Retain GRZ-O4 as notified.	The submitter supports the proposed Objective.	Accept
S135.066	Greytown Heritage Trust	GRZ-P4	Support in part	Retain GRZ-P4 as notified.	The submitter supports the Policy particularly GRZ-P4(2). They note that the rules may need to be adjusted to achieve this.	Accept in part
S135.067	Greytown Heritage Trust	GRZ-P5	Support in part	Retain GRZ-P5 as notified.	The submitter supports the Policy - particularly GRZ-P5(2). They note the rules may need to be adjusted to achieve this.	Accept in part
S135.068	Greytown Heritage Trust	GRZ-P8	Support	Retain GRZ-P8 as notified.	The submitter supports GRZ-P8 as proposed.	Accept
S135.069	Greytown Heritage Trust		Support in part	Amend GRZ chapter Rules where applicable to add note as follows: Note 1. if a resource consent application is made under this rule for a property within the Historic Heritage Precinct, the Greytown Heritage Trust will be considered an affected person in accordance with Section 95E of the RMA and notified of the application where written approval is not provided.	The submitter seeks to add a note to GRZ Rules that if a resource consent application is made for a property within the Historic Heritage Precinct, the Greytown Heritage Trust will be considered an affected person in accordance with Section 95E of the RMA and notified of the application where written approval is not provided.	Reject
S135.070	Greytown Heritage Trust	GRZ-R4	Support	Retain GRZ-R4 as notified.	The submitter supports GRZ-R4 as proposed.	Accept
S135.071	Greytown Heritage Trust	GRZ-R8	Support	Retain GRZ-R8 as notified.	The submitter supports GRZ-R8 as proposed.	Accept
S135.072	Greytown Heritage Trust	GRZ-R10	Oppose	Amend GRZ-S10 as follows: GRZ-R10 Minor residential unit 1. Activity status: Permitted b. the gross floor area of the minor residential unit does not exceed 40m² 80m ² ; and...	The submitter considers that tiny homes are typically 40sqm or less, 80sqm, at double the size and close to the average floor areas of mid-century houses, is far too large, particularly within the LDRP. The submitter proposes a 40sqm maximum.	Reject
FS90.089	Greater Wellington Regional Council	GRZ-R10	Oppose	Disallow	Considers that this is not clearly justified, limits the potential for small-scale intensification to contribute to housing affordability and choice, and would be an inconsistent approach to other district plans, which typically use 80m ² .	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
S135.073	Greytown Heritage Trust	GRZ-S1	Oppose	Amend GRZ-S1 to provide a limit of two-storeys and a maximum of 8m height in residential zones (or at least the Historic Heritage Precinct).	The submitter considers that the proposed height is too high, and it needs to be clear that there is a maximum of two storeys allowed.	Reject
FS90.090	Greater Wellington Regional Council	GRZ-S1	Oppose	Disallow	Considers that applying the height restrictions across all residential zones would include Masterton which must give effect to the NPS-UD. The limits are not justified and would unnecessarily constrain the potential for small-scale intensification to contribute to housing affordability and choice. It would also be an inconsistent approach with other district plans.	Reject
S135.074	Greytown Heritage Trust	GRZ-S8	Support in part	Amend GRZ-S8 as follows: GRZ-S8 Rainwater collection and storage 1. Rainwater storage tank(s) with a minimum capacity of 5,000L for 150sqm of a residential unit and an additional 5000L for each 100sqm above this. This must be provided for each new residential unit. The tank must collect stormwater runoff from the roof of the residential unit for non-potable use.	The submitter considers that the minimum capacity should be tied to the size of the dwelling - they propose that it is 5000L for 150sqm and an additional 5000L for each 100sqm above this.	Reject
S149.045	NZ Transport Agency (NZTA)	PREC3 Table 1	Support in part	Amend PREC3 - R1(3): a. The activity is any other activity that is not otherwise listed a Permitted, Controlled, or Restricted Discretionary activity in PREC- 3 Rules is a Discretionary activity.	Reference to permitted and controlled activities is unnecessary as none are provided for in PREC 3 - Rules.	Accept in part
S149.046	NZ Transport Agency (NZTA)	PREC3-R1	Neutral	Amend PREC3 Chapter to clarify the relationship between the rules of PREC3 and the GRZ chapters.	Notes PREC3 only provides for retirement villages as restricted discretionary activities while all other activities are discretionary in accordance with PREC3 - R1(3). Rules in the GRZ permit activities such as home businesses, residential visitor accommodation and minor residential dwellings. The plan as currently drafted is silent on which set of rules prevails within the precinct, creating ambiguity. The chapters intent appears to capture any activity which falls outside PREC 3 - R1.1 as a discretionary activity which is supported by the submitter.	Accept
FS76.002	Summerset Group Holdings Ltd	PREC3-R1	Support in part	Allow in part	Supports the submitters request to clarify the relationship between the zone and precincts provisions. Opposes the submitters position that the Precinct provisions are self-	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
					contained and considers that they apply in addition to the zone provisions.	
S151.001	Storm Robertson	GRZ-S10	Amend	Amend to allow septic tanks systems and alternatives to be used in urban areas.	Currently only rural properties are allowed to install septic tanks. District Plan should adopt the installation of self-storage wastewater on new sections or in a greenfield development. Later on, the system can be merged into the upgraded existing infrastructure with minimal cost. In the short term the council does not have the cost of wastewater on these sites because that is borne by the developer and the new property owners.	Reject
S167.008	Ara Poutama Aotearoa the Department of Corrections	GRZ-R4	Support	Retain GRZ-R4 as notified.	Permitted activity rules applying to "residential units" and "residential activities" are appropriate in the context of establishing and operating supported and transitional accommodation activities i.e., people living in a residential situation within a unit, who are subject to support and/or supervision.	Accept
S167.009	Ara Poutama Aotearoa the Department of Corrections	GRZ-R9	Neutral	1. Delete rule GRZ-R9 relating to "supported residential care facility" from the General Residential Zone; but 2. If Council are to retain the "supported residential care facility" definition, then retain as notified the land use activity rule applying to "supported residential care facility" in the General Residential Zone (GRZ-R9).	The definition of "residential activity" entirely captures supported and transitional accommodation activities, no need for a separate definition for "supported residential care facility".	Accept in part
S172.054	Fire and Emergency New Zealand	GRZ-O1	Support	Retain GRZ-O1 as notified.	Supports GRZ-O1 insofar as it promotes the integration of residential activities with existing or planned infrastructure.	Accept in part
S172.055	Fire and Emergency New Zealand	GRZ-P3	Support	Amend GRZ-P3 Non-residential activities in the Residential Zone: Non-residential activities in the General Residential Zone are limited to: - social infrastructure and small-scale activities that support the function of local communities and are compatible with the character and amenity values of the Zone, or - activities that support the safety and wellbeing of the community and have an operational need or functional need to locate within the Zone.	Requires the ability to construct and operate fire stations in locations which enable reasonable response times to fire and other emergencies. Seeks an amendment to GRZ-O4 to recognise non-residential activities that have an operational and/or functional need to locate within the zone. It is considered that this will support the health, safety, and well-being of residential communities.	Reject in part

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
S172.056	Fire and Emergency New Zealand	GRZ-P3	Support	Retain GRZ-P3 as notified.	Supports GRZ-P3 insofar as it recognises non-residential activities may have a need to locate in residential zones where they have an operational or functional need to do so.	Accept
S172.057	Fire and Emergency New Zealand	GRZ-P7	Support	Retain GRZ-P7 as notified.	Supports avoiding residential development where there is insufficient capacity in existing reticulated infrastructure or where residential development would occur prior to planned reticulated infrastructure installation.	Accept
S172.058	Fire and Emergency New Zealand	GRZ-R1	Support	Retain GRZ-R1 as notified.	Supports GRZ-R1 subject to the relief sought under GRZ-S9.	Accept
S172.059	Fire and Emergency New Zealand	GRZ-R3	Support	Retain GRZ-R3 as notified.	Supports GRZ-R3 subject to the relief sought under GRZ-S9.	Accept
S172.060	Fire and Emergency New Zealand	GRZ-R6	Support	Retain GRZ-R6 as notified.	Supports GRZ-R6 subject to the relief sought under GRZ-S9.	Accept
S172.061	Fire and Emergency New Zealand	GRZ-R7	Support	Retain GRZ-R7 as notified.	Supports GRZ-R7 subject to the relief sought under GRZ-S9.	Accept
S172.062	Fire and Emergency New Zealand	GRZ-R8	Support	Retain GRZ-R8 as notified.	Supports GRZ-R8 subject to the relief sought under GRZ-S9.	Accept
S172.063	Fire and Emergency New Zealand	GRZ-R9	Support	Retain GRZ-R9 as notified.	Supports GRZ-R9 subject to the relief sought under GRZ-S9.	Accept
S172.064	Fire and Emergency New Zealand	GRZ-R10	Support	Retain GRZ-R10 as notified.	Supports GRZ-R10 subject to the relief sought under GRZ-S9.	Accept
S172.065	Fire and Emergency New Zealand	GRZ-R11	Support	Retain GRZ-R11 as notified.	Supports GRZ-R11 insofar as these activities have a restricted discretionary status and the matters of discretion allow for consideration of servicing/infrastructure requirements.	Accept in part
S172.066	Fire and Emergency New Zealand	GRZ-R12	Support	Retain GRZ-R12 as notified.	Supports GRZ-R12 insofar as these activities have a restricted discretionary status and the matters of discretion allow for consideration of servicing/infrastructure requirements.	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
S172.067	Fire and Emergency New Zealand	GRZ-R13	Support	Retain GRZ-R13 as notified.	Supports GRZ-R13 insofar as these activities have a restricted discretionary status and the matters of discretion allow for consideration of servicing/infrastructure requirements.	Accept in part
S172.068	Fire and Emergency New Zealand	GRZ-R14	Support	Retain GRZ-R14 as notified.	Supports GRZ-R14 insofar as these activities have a restricted discretionary status and the matters of discretion allow for consideration of servicing/infrastructure requirements.	Accept
S172.069	Fire and Emergency New Zealand	New provision request	Support	Insert a new rule which provides for emergency service facilities as a permitted activity within the General Residential zone.	Seek the inclusion of a new rule for emergency service facilities being a permitted activity in the General Residential Zone. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore the best way to facilitate the development of any new fire stations within the district as development progresses. The permitted activity standards within the General Residential chapter will appropriately manage the effects of fire stations within the zone.	Accept
S172.070	Fire and Emergency New Zealand	GRZ-S9	Support in part	Amend: GRZ-S9 Drinking wWater supply 2. All buildings and activities must be provided with a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Supports GRZ-S9 insofar as it required all buildings and activities to be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with Council Engineering Standards. Acknowledge that the provisions of the Council Engineering Standards set out the requirements for reticulated hydrant systems. However, the Council Engineering Standards do not require reticulated systems to be designated in accordance with SNZ PAS 4509:2008. Furthermore, the standard currently reads as though it only applies to drinking water supplies. The PDP includes provisions for firefighting water supplies in relation to the creation of new allotments under the subdivision chapter. There is a gap in the PDP provisions to ensure that land use activities are appropriately serviced with a firefighting water supply. Request an amendment to GRZ-S9 to ensure all land use activities in residential zones are adequately serviced with a firefighting water supply. SNZ PAS 4509:2008 provides	Accept in part

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
					flexibility in regard to how an appropriate firefighting water supply can be provided.	
S183.001	Martinborough Community Board	GRZ-S10	Amend	Amend GRZ-S10 to allow for on-site sewage systems in residential Martinborough.	Notes that Martinborough cannot support any new connections to the wastewater system, which will not be remedied for at least three years. Considers it essential that development be allowed to occur in Martinborough. Notes there are alternative systems for wastewater management permitted by some local authorities in residential and commercial zones and seeks that these options be provided for in residential Martinborough. Considers these alternatives include self-contained septic systems and systems in which partially treated waste is stored, collected periodically, and discharged into a treatment system with extra capacity.	Reject
S188.001	Aidan Ellims	GRZ-S8	Amend	Amend provision require a minimum 25,000 litre water tank be installed on all new dwellings in residential zones with 2 stage UV and membrane filtration units so that the rainwater is potable.	The submitter does not support requirement for 5000 litre rainwater collection tanks on each new residential dwelling. Will make little difference in water conservation or decreasing the demand for potable water from Council network.	Reject
S188.004	Aidan Ellims	New provision request	Not Stated	Amend to require that all new residential dwellings within the Wairarapa District be required to install Wastewater Retention/Detention systems.	Retention/detention systems for grey water household systems that treated potable water from reticulated water supply is not being used for flushing toilets or irrigation, again reducing demand on treated, potable water supply.	Reject
S188.005	Aidan Ellims	New provision request	Not Stated	Amend to require all new residential dwellings within the Wairarapa District, that are already connected to the towns water supply networks, be required to reduce peak reticulated water use by 30%.	Reduce reliance on the struggling reticulated town water supply network.	Reject
S203.011	Summerset Group Holdings Limited	GRZ-O2	Amend	Amend the objective as follows: GRZ-O2 Character and amenity values of the General Residential Zone The character and amenity values in the General Residential Zone, including the scale, form, and density of use and development, primarily consists of: 1. a built form comprising a range of residential unit types and sizes, including retirement villages , characterised by predominantly 1-2 story buildings and openness around and between buildings;	The submitter seeks specific recognition of retirement villages within the General Residential Zone policy framework. This can be achieved through an amendment to GRZ-O2.	Reject

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
S203.012	Summerset Group Holdings Limited	New provision request	Amend	Insert the following policy: Policy GRZ-PX Retirement villages 1. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the General Residential Zone, such as retirement villages. 2. Recognise the particular requirements of retirement villages, including that they; a. May require greater density than the planned urban built character to enable efficient provision of services; and b. Have a unique layout and internal amenity needs to cater for the requirements of residents as they age.	The submitter seeks specific recognition of retirement villages within the General Residential Zone policy framework. The submitter proposes the introduction of a bespoke policy to recognise the specific requirements of retirement villages and to recognise their place as an expected development outcome in the General Residential Zone.	Reject
S203.013	Summerset Group Holdings Limited	GRZ-P2	Amend	Amend provision so the Residential Design Guide is not applicable to retirement villages	The submitter supports the policy direction but notes that the policy then references the Residential Design Guide. A review of the Residential Design Guide highlights its focus on multi-unit residential housing. Residential design guides are often not appropriate to a retirement village context.	Reject
S203.014	Summerset Group Holdings Limited	GRZ-R11	Amend	Retain the activity status of Rule GRZ-R11(1) as a restricted discretionary activity. Amend the matters of discretion as follows: 1. The effect of the intensity and scale of the activity, the building design, siting, form, and external appearance is compatible with the planed character and residential amenity for the Zone or precinct. 2. The effect on amenity values of adjoining residential properties and the surrounding neighbourhood, including privacy, shading and sense of enclosure. 3. The ability to provide on-site amenity for residents including outdoor living space and landscaping that reflects the nature of and diverse needs of residents of the village. 6. The extent of impervious surfaces and landscaping. 8. The relevant matters contained in the Residential	The submitter supports a restricted discretionary activity status for new retirement village development. They consider that the matters of discretion can be further refined and suggests amended wording. The submitter does not support a discretionary activity status for the Low Density Residential Precinct and considers a restricted discretionary activity status across all areas is appropriate. The submitter seeks the introduction of a restriction on notification to provide an appropriate level of certainty in the application of GRZ-R11.	Accept in part

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
				Design Guide. 3. Amend the activity status of Rule GRZ-R11 (2) from a discretionary activity to a restricted discretionary activity.		
S203.015	Summerset Group Holdings Limited	GRZ-S6	Amend	Amend GRZ-S6 by providing an exemption for retirement villages.	The submitter seeks an exemption to this standard for retirement villages. Retirement villages provide outdoor living space both on a dedicated/unit specific basis and through shared open space. Unit specific outdoor living space will generally be smaller than 20m² at ground level, and communal outdoor living space will be provided through a village and not "in one communally accessible location" as required by the standard. Retirement villages provide a variety of open spaces as an integral part of a village. It is sufficient to consider open space provision as a matter of discretion without reference to a standard that has not been prepared with specific reference to retirement village requirements.	Reject
S203.016	Summerset Group Holdings Limited	GRZ-S7	Amend	Amend GRZ-S7 by providing an exemption for retirement villages.	The standard limits any area of car parking to no more than 5 contiguous spaces. Retirement villages may include areas of more than 5 contiguous spaces, designed as part of a comprehensive and integrated proposal. The submitter seeks an exemption to this standard for retirement villages and considers that the matters of discretion proposed will enable appropriate consideration of the internal design and layout of a retirement village, as well as its external effects.	Reject
S203.017	Summerset Group Holdings Limited	GRZ-S8	Amend	Amend GRZ-S8 by providing an exemption for retirement villages	The submission discusses that in a retirement village context, the standard will require the proliferation of rainwater tanks for each residential unit, often serving little purpose. Irrigation for landscaping is undertaken on a centralised basis within a retirement village with residents often maintaining, at best, a small outdoor planting area.	Reject
S203.018	Summerset Group Holdings Limited	General GRZ	Support	Retain the provisions as notified.	The submitter is comfortable with the remaining General Residential provisions.	Accept in part

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
S203.019	Summerset Group Holdings Limited	Precinct 3	Amend	Amend as follows: These rules only apply within the Cashmere Oaks Development Precinct as shown on GRZ Schedule 3 Figure 1: Cashmere Oaks Precinct Structure Outline Development Plan .	The submission states that the Precinct 3 provisions were recently introduced through a private plan change. The introductory statement uses the words 'Structure Plan' which is an incorrect reference. In the Operative District Plan, the plan is referenced as an Outline Development Plan. The PDP otherwise references it as an Outline Plan.	Accept
S203.020	Summerset Group Holdings Limited	Precinct 3	Amend	Amend references to 'Outline Plan' to 'Outline Development Plan' throughout the Precinct 3 provisions.	The PDP has amendment reference to Outline Development Plan from the ODP, to Outline Plan in the PDP. The submitter considers that the wording from the ODP should be retained.	Accept
S203.021	Summerset Group Holdings Limited	PREC3-P1	Amend	Amend Policy PREC3-P1 as follows: PREC3-P1 Subdivision and Development in the Cashmere Oaks Development Precinct Provide for the development and operation of a retirement village on the land identified as the Cashmere Oaks Development Precinct in GRZ Schedule 3 Figure 1: Cashmere Oaks Outline Plan, subject to such environmental standards as necessary to avoid, remedy, or mitigate any adverse effects.	The submission discusses that the PDP has reframed the ODP policy into the Planning Standards format and this is supported. However, the policy heading has added the word subdivision. Subdivision was never controlled by this policy, and nor do the Precinct 3 provisions address subdivision. The title to the policy should therefore be amended.	Accept
S203.022	Summerset Group Holdings Limited	PREC3-R1	Amend	1. Amend the matters of discretion in Rule PREC3-R1 to match those in the Operative District Plan. 2. If necessary, insert the information requirements, and assessment matters from the Operative District Plan in an alternative way.	The PDP has reframed the rule into the Planning Standards format, and this is supported. The PDP drafting has however amended the matters of discretion from what is contained in the Operative District Plan. This appears to have been done in an attempt to retain additional operative provisions relating to (a) information requirements, and (b) assessment criteria. The submitter does not oppose those matters being included in the PDP but does not support their being merged into the matters of discretion in a manner that was not intended.	Accept
S203.023	Summerset Group Holdings Limited	PREC1-R1	Oppose	Delete Rule PREC3-R1(3):3. Activity status: Discretionary Where: a. The activity is any other activity that is not otherwise listed a Permitted, Controlled, or Restricted Discretionary activity in PREC3 Rules is a Discretionary activity.	The submitter discusses that the specific rule in the ODP provides for a retirement village on the land as a restricted discretionary activity subject to standards, or a discretionary activity where applicable standards are not met. This has been correctly transferred into the PDP as rules PREC3-R1(1) and PREC3-R1(2). The PDP has added PREC3- R1(3) which provides for any other activity within the Precinct as a discretionary activity.	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
					This was not the position of the ODP, which relied on the underlying zoning for all other activities. There is no reason for the PDP to take a different approach.	
S203.024	Summerset Group Holdings Limited	PREC3-S2	Oppose	Delete Standard PREC3-S2(1): PREC3-S2 Maximum density 1. For dwellings associated with a retirement village, the total number of dwellings per site shall be limited to that which enables each dwelling to meet the minimum lot area subdivision requirements for that site under SUB-S4. 2. For dwellings not associated with a retirement village, the total number of dwellings per site is limited to one.	The submission discusses that Standard PREC3-S2(1) does not appear in the Operative District Plan relevant to the retirement village. The standard was for residential development. The effect of the standard as proposed would be to require a retirement village to comply with residential density standards which was never intended. The second strand to the standard was included through the private plan change to prevent residential development without a subdivision occurring.	Accept
S203.025	Summerset Group Holdings Limited	Precinct 3	Support	Retain the balance of the PREC3 provisions as notified.	The submitter supports the balance of the PREC3 provisions as accurately reflecting the equivalent provisions of the Operative District Plan.	Accept in part
S214.099	Federated Farmers of New Zealand	New provision request	Support in part	Insert new objective as follows: GRZ-OX Avoid reverse sensitivity effects on lawfully established rural activities where residential development adjoins rural sites. Where residential development adjoins rural sites recognise and provide for the consideration of effects on rural character, amenity, and operations.	Overall, the chapter appears reasonably balanced. While the submitter supports the general intent, they want to ensure rural character and productive values on the fringe of residential and rural zones are appropriately recognised and protected. It is evident from the PDP mapping that the General Residential Zone directly adjoins the General Rural Zone across a significant portion of the region, lacking a buffer zone in between. This raises the concern that the plan does not contain adequate provisions to manage reverse sensitivity effects, whereby residential activities within the urban area can affect the operation of adjoining rural activities. This could unduly constrain existing or future primary production when there is future development of the General Residential Zone.	Reject
FS13.064	Horticulture New Zealand	New provision request	Support	Allow	Reverse sensitivity from urban land uses is a significant challenge for horticulture, which often occurs on the urban-rural fringe.	Reject

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
FS95.204	Te Tini o Ngāti Kahukuraawhitia Trust	New provision request	Oppose	Disallow	Our right to enact kaitiakitanga is through our whakapapa and is reinserted as per Te Tiriti o Waitangi. Many legislations and policies talk to early engagement with mana whenua for kaupapa that impacts whenua, awa, āngi. The principle of tangata whenua exercising kaitiakitanga is part of Section 7(a) of the RMA. There are already protections in place for Landowners in many other legislations and anything discussed or proposed here is not done so outside of the Colonial Framework that has been forced upon us.	Accept
S238.038	bp Oil New Zealand Limited, Mobil Oil New Zealand Limited and Z Energy Limited ('the Fuel Companies')	GRZ-R1	Support	Retain Rule GRZ-R1 as notified.	Rule GRZ-R1 is supported on the basis that it applies to building and structures (including construction, additions and alterations) at existing service stations (and thus such activities are not a discretionary activity under Rules GRZ-R15 (commercial activities) or GRZ-R16 (any activity not otherwise listed in this chapter)).	Accept
S245.030	Ministry of Education Te Tāhuhu o Te Mātauranga	GRZ-O3	Support	Retain as notified.	Supportive of objective GRZ-O3 as it limits non-residential activities such as social infrastructure (which includes educational facilities) to be located within the Residential zone.	Accept
S245.031	Ministry of Education Te Tāhuhu o Te Mātauranga	GRZ-P3	Support	Retain as notified.	Supportive of the inclusion of this objective as it encourages the development of non-residential activities within the Residential zone provided that it meets the anticipated character, amenity of the Residential Zone, does not generate reverses sensitivity effects and has an operational and functional need to be located within the zone.	Accept
S245.032	Ministry of Education Te Tāhuhu o Te Mātauranga	GRZ-P3	Support	Retain as notified.	Supportive of the inclusion of this objective as it encourages the development of non-residential activities within the Residential zone provided that it meets the anticipated character, amenity of the Residential Zone, does not generate reverses sensitivity effects and has an operational and functional need to be located within the zone.	Accept
S245.057	Ministry of Education Te	GRZ-R13	Support in part	Amend GRZ-R13 as follows: Educational facilities 1. Activity status: Restricted discretionary	The Ministry considers that educational facilities should be provided for in this zone as educational facilities are	Accept in part

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
	Tāhuhu o Te Mātauranga			Note: This does not apply to childcare home businesses (refer Home business). Matters of discretion: - Whether the activity is compatible with the character of the surrounding neighbourhood. - The intensity and scale of the activity and adverse effects on the amenity of neighbouring properties and the surrounding neighbourhood. - Whether the activity is appropriately located on the site. - Topography, site orientation, and planting. - The effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users, including a safe pick up and drop off area. - Methods to mitigate noise for outdoor facilities. - The relevant matters contained in the Residential Design Guide. - The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met. 1. The effects on the streetscape and amenity 2. Scale, design, layout and setbacks 3. Onsite landscaping and amenity 4. Adverse effects on the safe, efficient and effective operation of the road network	considered essential social infrastructure and therefore supports the Restricted Discretionary status.	
S247.036	Enviro NZ Services Ltd	New provision request	Amend	Insert new provision as follows: GRZ-SX Waste Management 1. Where individual bins are used, a minimum storage space for bins of 1.4m² per dwelling is provided. The bins must be visually screened, be accessible for residents to get to the kerb without stairs or steep gradients.	Given the proposed density of 1 unit per 200m² in the Medium Density Residential Precinct, the space allocated for waste management is often not thought about or not designed for given the tight building envelopes required for this density. Bin storage that is not designed for can generate adverse effects on amenity and the health and safety of residents, road corridor users and collection staff. Proposed standard allows for bin storage of a sufficient size, and in a location that will be screened from the road or access	Accept in part

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
				2. Where kerbside collection is employed, a kerbside space of 1m per dwelling is available without impeding the footpath. Activity Status where compliance not achieved: Restricted Discretionary.	to the site. The standard requires bins to be accessible do that when moving from their storage location to the kerbside, the access is without steep gradients or stairs and is wide enough for bin access. The standard will ensure that bins do not obstruct driveways or be located on the footpath.	
S251.013	Masterton, Carterton, and South Wairarapa District Councils	GRZ-S3	Support in part	Delete Standard GRZ-S4 Accessory building and minor residential unit setbacks as notified.	Standard GRZ-S4(3) refers to not occupying more than 25% of the length of the setback along any one boundary. It is not clear in this context what is meant by "the length of the setback along any one boundary". The intention is that accessory buildings are able to occupy up to 25% of the yard area along each boundary as applied in Standard GRZ-S3. This should be made clearer by amending the wording of the standard and providing a diagram. In addition, the relationship between GRZ-S3 Minimum setbacks and GRZ-S4 Accessory building and minor residential unit setbacks could be clearer in terms of what setbacks apply to what structures and the exceptions. The two standards should be merged to make it clearer and avoid duplication and inconsistency. Standard GRZ-S3(6) allows for encroachment by a building of no more than 25% of the relevant setback distance. This is different to the standard for accessory buildings in GRZ-S4(3) which takes an area approach. This could be made clearer to plan readers by the provision of a diagram. The standards for building setbacks distinguish between accessory buildings and minor residential units. A sleepout that does not fall within the definition of a minor residential unit would be covered by the provisions relating to accessory buildings. However, the different setback standard for accessory buildings and minor residential units recognises that accessory buildings and minor units will have less effect on space about buildings and bulk and dominance but does not recognise the effects that sleepouts are likely to have on privacy for the inhabitants and on neighbours. The setback provisions should therefore be amended so that the setback exceptions for accessory buildings only apply to non-habitable accessory buildings.	Accept
S251.014	Masterton, Carterton, and	PREC2-S1	Support in part	Delete Standard PREC2-S1(4) as follows:	Standard PREC2-S1(4), GRZ Precinct 2 Figure 1 and GRZ Precinct 2 Figure 2 refer to or map a road designation which	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
	South Wairarapa District Councils			"The existing access into the Greytown Development Precinct from West Street (connection point of the 'spine' road onto West Street) shall have a minimum legal road width of 17 metres which is to be covered by a designation for "road" as outlined in in GRZ Precinct 2 Figure 2: Greytown Development Precinct Structure Plan (Designated Road Plan Cross Section AA)."	no longer exists. The section of road has been constructed and the designation is not included in SWDC's rollover designation notice or shown in the Proposed District Plan designation schedule or maps. Standard PREC2-S1(4), GRZ Precinct 2 Figure 1 and GRZ Precinct 2 Figure 2 should therefore be amended to delete references to the road designation.	
S251.030	Masterton, Carterton, and South Wairarapa District Councils	GRZ-S3	Support	Amend GRZ-S3 Minimum setbacks as follows: Front boundary setbacks: Buildings or structures must not be located within 3m of the front boundary of a site. Garages and carports (either separate or integrated into the principal residential unit) must not be located within 5m of the front boundary of a site. 1. Buildings or structures must not be located within a setback. 2. Front boundary setbacks are: a. 3m from the front boundary of a site b. 5m from the front boundary of a site for garages and carports (either separate or integrated into the principal residential unit) Note: For the purpose of the above rule, only one boundary will be subject to a front boundary for corner sites only one boundary will be considered a front boundary. The remaining boundaries will be treated as side and/or rear boundaries. 3. Side and rear boundary setbacks are: a. For front sites, two boundaries (side or rear boundaries) shall be subject to 3m setbacks, and one boundary shall be subject to a 1.5m setback. Front sites: 3m from two side or rear boundaries and 1.5m from one side or rear boundary b. For rear sites, two boundaries (side or rear boundaries) shall be subject to 3m setbacks, and two boundaries shall be subject to 1.5m setbacks. Rear sites: 3m from two side or rear boundaries and 1.5m from two side or rear boundaries	Standard GRZ-S4(3) refers to not occupying more than 25% of the length of the setback along any one boundary. It is not clear in this context what is meant by "the length of the setback along any one boundary". The intention is that accessory buildings are able to occupy up to 25% of the yard area along each boundary as applied in Standard GRZ-S3. This should be made clearer by amending the wording of the standard and providing a diagram. In addition, the relationship between GRZ-S3 Minimum setbacks and GRZ-S4 Accessory building and minor residential unit setbacks could be clearer in terms of what setbacks apply to what structures and the exceptions. The two standards should be merged to make it clearer and avoid duplication and inconsistency. Standard GRZ-S3(6) allows for encroachment by a building of no more than 25% of the relevant setback distance. This is different to the standard for accessory buildings in GRZ-S4(3) which takes an area approach. This could be made clearer to plan readers by the provision of a diagram. The standards for building setbacks distinguish between accessory buildings and minor residential units. A sleepout that does not fall within the definition of a minor residential unit would be covered by the provisions relating to accessory buildings. However, the different setback standard for accessory buildings and minor residential units recognises that accessory buildings and minor units will have less effect on space about buildings and bulk and dominance but does not recognise the effects that sleepouts are likely to have on privacy for the inhabitants and on neighbours. The setback provisions should therefore be amended so that the setback exceptions for accessory buildings only apply to non-habitable accessory buildings.	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
				c. 0m for common wall boundaries Common wall boundaries: 0m d. All sites: 1.5m from any side or rear boundary for non-habitable accessory buildings, and carports attached to a residential unit. Note: For the purpose of the above rule, a front site is a site with a legal road frontage of not less than 10m. A rear site is a site with a legal road frontage of less than 10m. A corner site means a site with two or more legal road frontages of not less than 10m each. 4. Exceptions to side and rear boundary setbacks: a. Eaves, porches, balconies, and decks or other minor building features may occupy any part of a side or rear boundary required setback, other than the front yard setback, provided they do not encroach by more than 25% of the relevant setback distance and do not, except for eaves, exceed 2m in length. b. An accessory building, or a carport attached to a residential unit, can infringe on a 1.5m side or rear boundary setback provided it does not occupy more than 25% of the setback area along any one boundary. c. Unroofed swimming pools no higher than 1m above ground level. d. Rainwater tanks not exceeding a height above ground level of 1.8m. 5. Waterbody setbacks are: a. 5m from any surface waterbody. b. 25m from a significant waterbody. 6. This standard GRZ-S3 does not apply to: a. Bridges and river crossings; b. Fences. Matters of Discretion: 1. The location, design, and appearance of the building or structure. 2. Effects on streetscape and the character of the area. 3. Effects on the amenity values of adjoining sites, including visual dominance, shading, sense of		

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
				enclosure, or loss of outlook or privacy. 4. The ability to mitigate the adverse effect through the use of landscaping, topography, site orientation, screening, planting, and alternative design and/or location. 6. Effects on parking and access, safety, efficiency, and effects on on-street parking and neighbours. 5. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical, and/or better use of the balance of the site. 6. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical. 7. For the waterbody setbacks, the effects on the values of the waterbody. 8. The relevant matters contained in the Residential Design Guide. Insert figures into Standard GRZ-S3 as per Attachment 3 in the Original Submission.		
FS90.103	Greater Wellington Regional Council	GRZ-S3	Oppose	Disallow in part	Considers that the relief is unnecessarily restrictive on small-scale intensification and the district plan giving effect to the NPS-UD and Proposed RPS Change 1, as sleepouts can make a valuable contribution to housing variety and choice. The relief sought on setbacks is also inconsistent with other district plans, for example the Tasman Resource Management Plan which has similar accessory building setback requirements to GRZ-S3 in the PDP as notified. The setbacks should be retained as notified and the new diagrams sought by the submitter should be amended accordingly. The wording of the new matter of discretion 6 includes effects, "on neighbours", which has not been justified by the submitter and is too vague and broad for a matter of discretion. It is unclear what would need to be assessed to determine what the "effects on neighbours" would be and what is considered acceptable. The reference to effects on neighbours should not be added.	Reject
S251.031	Masterton, Carterton, and South Wairarapa	GRZ Precinct 2 Figure 2	Support in part	Delete GRZ Precinct 2 Figure 2.	Standard PREC2-S1(4), GRZ Precinct 2 Figure 1 and GRZ Precinct 2 Figure 2 refer to or map a road designation which no longer exists. The section of road has been constructed and the designation is not included in SWDC's rollover	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
	District Councils				designation notice or shown in the Proposed District Plan designation schedule or maps. Standard PREC2-S1(4), GRZ Precinct 2 Figure 1 and GRZ Precinct 2 Figure 2 should therefore be amended to delete references to the road designation.	
S251.032	Masterton, Carterton, and South Wairarapa District Councils	GRZ Precinct 2 Figure 1	Support in part	Amend GRZ Precinct 2 Figure 1 to remove the Designated Road notation from Farley Avenue (Refer to Original Submission).	Standard PREC2-S1(4), GRZ Precinct 2 Figure 1 and GRZ Precinct 2 Figure 2 refer to or map a road designation which no longer exists. The section of road has been constructed and the designation is not included in SWDC's rollover designation notice or shown in the Proposed District Plan designation schedule or maps. Standard PREC2-S1(4), GRZ Precinct 2 Figure 1 and GRZ Precinct 2 Figure 2 should therefore be amended to delete references to the road designation.	Accept
S252.002	New Zealand Heavy Haulage Association Inc	GRZ-P9	Support in part	Amend GRZ-P9 to delete reference to performance bonds, recognise positive effects of relocated buildings, and maintain and enhance amenity values of areas in relation to relocatable buildings.	Generally supports provisions relating to relocated buildings but seeks deletion of reference to performance bonds in the zone policies. Seeks the zone policies be amended and recognise and provide for the positive effects of relocated buildings and maintain and enhance the amenity values of areas in relation to relocatable buildings.	Reject
S252.005	New Zealand Heavy Haulage Association Inc	GRZ-S12	Support in part	Amend GRZ-S12: 2. The transportation route and any traffic management plans shall be provided to the Council no later than 10 working days before relocating the building. 4. Performance bond a. A refundable performance bond of 125% of the cost of external reinstatement works identified in the Building Inspection Report under Performance Standard GRZ-S12(1) in cash to be lodged with the Council along with application for building consent as a guarantee that external reinstatement works are completed. b. The bond shall be lodged in terms of the form of Deed annexed as Appendix 6 to the District Plan. c. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and	Generally supports the provisions for relocated buildings across the zones but opposes the performance bond requirement. Considers a performance bond is not necessary as many councils manage adverse effects of relocatable buildings without them. Considers performance bonds put an unnecessary cost on intended owners and is not appropriate in terms of section 32 RMA. Seeks removal of transport route requirement and traffic management plans prior to relocating the building.	Reject

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
				confirmed compliance with external reinstatement requirements. Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e., on a proportional basis).		
S258.164	Royal Forest and Bird Protection Society of New Zealand Inc	General GRZ	Support in part	Amend GRZ chapter to ensure provisions recognise the importance of indigenous biodiversity to the character of the zone.	It is not clear that indigenous biodiversity is recognised as important to the character of the zone.	Reject
FS105.155	Ian Gunn	General GRZ	Support	Allow	Supports the submission, particularly relating to conservation for indigenous biodiversity.	Reject
S258.186	Royal Forest and Bird Protection Society of New Zealand Inc	New provision request	Oppose in part	Insert a new provision to make quarrying and mining a Non-complying activity in the General Residential Zone.	Considers quarrying and mining are not restricted at all in the zone, which is inappropriate.	Reject
S260.017	Tony Garstang	New provision request	Amend	Insert new provisions in the General Residential Zone to protect rivers.	The Plan should extend Awa protection to all Zones including residential, rural, commercial, industrial, open space, and special purpose zones. Much recent modification has been done in the industrial Ngaumutawa area.	Reject
S264.001	Henare Manaena		Not Stated	Amend the General Residential Zone to notify resource consent applications of negative developments in neighbourhoods which can be long-lasting and irreversible (inferred).	The submission discusses that a non-notifiable resource consent can be used by developers to build a compliant house which can be then sold at the expense of a disadvantaged community that are not protected in the RMA, and District Councils to seriously consider that affected communities must be part of the consenting process to safeguard the character of their suburbs and to prevent slum style developments. The submission also discusses wastewater issues, social housing issues and school issues.	Reject
FS31.003	Ara Poutama Aotearoa the Department of Corrections		Oppose	Disallow	Unclear what relief is being sought by the submitter but appears to be suggesting that certain types of residential development, e.g., infill and social housing, should be required to notify neighbours. Opposes this submission insofar as it	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
					may create prejudice for social housing and/or housing provided by residential service providers (such as the further submitter); that is, it risks proliferating the "not in my back yard" mentality.	
S167.002	Ara Poutama Aotearoa the Department of Corrections	Definitions	Amend	Insert new definition for Household as follows: Household: Means a person or group of people who live together as a unit whether or not: a. any or all of them are members of the same family; or b. one or more members of the group receives care, support and/or supervision (whether or not that care, support and/or supervision is provided by someone paid to do so).	The National Planning Standards include a definition for residential activity and residential unit. The PDP has both of these. However, the definition of residential unit refers to a household which is not defined in the PDP and should be added to provide clarity, that a household is not necessarily limited to a family unit or a flatting arrangement.	Reject
S167.003	Ara Poutama Aotearoa the Department of Corrections	Definitions	Support	Retain the definition of "residential activity" as notified.	The definition is consistent with the wording provided in the National Planning Standards. This definition applies to supported and transitional accommodation activities including people living in a residential situation, who are subject to support and/or supervision. Providing reintegration and rehabilitation support is an important component of the reintegration process for people under supervision. It enables people and communities to provide for their social and cultural well-being and for their health and safety.	Accept
S167.004	Ara Poutama Aotearoa the Department of Corrections	Definitions	Support	Retain the definition of "residential unit" as notified.	The definition is consistent with the National Planning Standards. It also applies to units used for supported and transitional accommodation activities.	Accept
S167.005	Ara Poutama Aotearoa the Department of Corrections	Definitions	Amend	1. Delete the definition of "supported residential care facility" and the associated provisions applying to such throughout the PDP; but 2. If Council are to retain the "supported residential care facility" definition and the associated PDP provisions, then the wording of the definition should be retained as notified.	The definition of "residential activity" entirely captures supported and transitional accommodation activities, i.e., people living in a residential situation, who are subject to support and/or supervision. That is, supported and transitional accommodation activities use "land and building(s) for people's living accommodation" (as per the definition of "residential activity"). As such, there is no need for a separate and standalone definition of "supported residential care facility" and the associated provisions applying to such throughout the PDP. However, should Council see it as being absolutely necessary to implement the separate definition of "supported residential care facility", and the associated provisions	Accept in part

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
					throughout the PDP, then the wording of the definition should be retained as notified.	
S172.009	Fire and Emergency New Zealand	Definitions	Support	Retain 'Residential activity' definition.	Support the definition for 'residential activity' as it includes the use of land and buildings that are primarily purposed for living accommodation. Residential buildings shall be subject to specific fire protection requirements including firefighting water supply and access to protect people from fire risks.	Accept
S172.010	Fire and Emergency New Zealand	Definitions	Support	Retain 'Residential unit' definition.	Supports the definition for 'residential unit' as it includes buildings used for residential activity. Residential units shall be subject to specific fire protection requirements including firefighting water supply and access to protect people from fire risks.	Accept
S203.001	Summerset Group Holdings Limited	Definitions	Support	Retain the definition of retirement village as notified	The submitter supports the definition as it accords with the definition prescribed in the National Planning Standards.	Accept
S94.005	Greater Wellington Regional Council	Zones	Support in part	Amend to identify areas in central Carterton and Featherston suitable for intensification and extend the Medium Density Residential Precinct to cover these areas. See original submission (Attachment 2) with suggestions of potentially suitable locations for the medium density residential precinct in Masterton and Carterton. Support the Featherston masterplan which identifies suitable areas for medium density.	The submitter supports the efforts to provide for intensification through the medium density residential precinct in Masterton. The submitter notes that a lot of this area overlaps with the flood hazard mapping, so in reality there may be a limit to how much the densities in this area will be permitted to increase by the natural hazards rule framework of the Proposed District Plan. The submitter seeks that a risk-based approach to natural hazards is taken, and therefore seek that other suitable locations in Masterton are also identified for the medium density residential precinct. MDC is required to give effect to the objectives and policies of the NPS-UD, including to enable heights and densities in appropriate locations according to Policy 5 of the NPS-UD. RPS Change 1 seeks an emphasis on intensification and reductions in transport emissions, and this direction applies to the Wairarapa towns. Featherston, Carterton and other parts of Masterton have good access to the train network in close proximity to town centres, rapid population growth, and changing demographics seeking smaller homes, which make	Accept in part

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
					them appropriate for higher densities in suitable areas. The S32 report (page 67) states that the medium density residential precinct was not expanded to Carterton due to its additional complexity in the rule framework without much benefit. The submitter does not feel this is adequate justification for why greater intensification has not been enabled in suitable parts of Carterton. The submitter acknowledges that the Featherston master planning process is underway, however maintain their view that the medium density precinct should also apply in Featherston.	
FS105.003	Ian Gunn	Zones	Support	Allow	Supports submission point, particularly relating to the flood hazard mapping, climate change resilience, water resilience, wastewater infrastructure improvements, minimising runoff and discharges to rivers, conservation for indigenous biodiversity, nature-based solutions, improving river health, appropriate tree planting in catchments, pest management.	Reject in part
S94.006	Greater Wellington Regional Council	Zones	Oppose	Amend to consider whether all of Greytown and Martinborough's existing towns qualify for a low density residential precinct, and considerably reduce the extents in Martinborough, Greytown and Masterton.	The submitter notes that the Low Density Residential Precinct is justified in two different ways in the Section 32 report; to manage infrastructure servicing constraints, and to maintain the low density character values of Greytown, Martinborough and parts of Masterton. The submitter notes that character is distinct from heritage; and if the Councils consider that heritage protections or character precinct provisions are necessary, this should be done through alternative and less all-encompassing means. Applying a low density residential precinct is not the most effective and efficient way to manage infrastructure servicing constraints; the rule frameworks in the subdivision and zones chapters should manage this. The proposed approach artificially constrains the potential for existing urban areas to be able to respond to demand for housing and business demand where infrastructure capacity can be provided in a coordinated, safe and efficient way.	Accept in part

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
FS70.006	Canoe Wines Limited Partnership	Zones	Oppose	Disallow	There are other mechanisms to ensure appropriate contributions are made towards infrastructure costs. Alternative approaches are set out in submission S91.058 and S91.059. Namely that contributions payable by developers be managed under the LGA process, with a Council policy to manage development contributions. Remove the Financial Contributions chapter.	Reject in part
S94.008	Greater Wellington Regional Council	Zones	Oppose	Amend to consider whether the new residential zoning of LUC class 1 and 2 land is appropriate, and whether greater intensification could be enabled within the existing urban area.	The submitter notes the Proposed District Plan has zoned significant areas of land north-east (near Mole Street) and west (near Market Road) of SH2 to General Residential. The land to the west is LUC class 1 land and some parts are still operating as an orchard. The land to the east is LUC class 2 land. Please refer to submission point on the Greytown Future Urban Zone for the relevant RPS direction on this matter.	Reject
FS50.003	Tumu Developments Limited	Zones	Oppose	Disallow	In relation to the land near Market Road, this relates to the further submitter's land that is already zoned as General Residential under the Operative Combined Wairarapa District Plan and is currently being developed into a retirement village. As such, the further submitter does not support reconsidering of the zoning of that site. Further to this, as the land has already been zoned General Residential under the Operative Plan it is not considered highly productive under the National Policy Statement for Highly Productive Land. While the further submitter supports the original submitter's desire to promote further intensification as a tool for protecting Highly Productive Land, it is considered that intensification is best provided for in more established centres such as Masterton where amenities and services are more readily available than Greytown.	Accept
S94.009	Greater Wellington Regional Council	Zones	Oppose	Amend to consider whether this zoning is appropriate for residential land uses, and whether retaining the rural zoning would address the Mangatarere Stream flood hazard.	New residential zoning to west of Carterton. The submitter notes that this site is flood prone, with parts of the western side of the site being within high hazard areas. Retaining the rural zoning may deter residential development within these high hazard areas.	Reject
S94.010	Greater Wellington Regional Council	Zones	Support in part	Amend to be consistent with submission points on the new Greytown development areas and Low Density Residential Precinct.	Submitter does not support the extensive urban zoning of LUC class 1 land.	Accept in part

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
S94.243	Greater Wellington Regional Council	Zones	Support in part	Amend to include other locations in Masterton, such as Kuripuni or north Masterton, that might be suitable for medium density. See original submission (Attachment 2) with suggestions of potentially suitable locations for the medium density residential precinct in Masterton and Carterton. Support the Featherston masterplan which identifies suitable areas for medium density.	The submitter supports the efforts to provide for intensification through the medium density residential precinct in Masterton. The submitter notes that a lot of this area overlaps with the flood hazard mapping, so in reality there may be a limit to how much the densities in this area will be permitted to increase by the natural hazards rule framework of the Proposed District Plan. The submitter seeks that a risk-based approach to natural hazards is taken, and therefore seek that other suitable locations in Masterton are also identified for the medium density residential precinct. MDC is required to give effect to the objectives and policies of the NPS-UD, including to enable heights and densities in appropriate locations according to Policy 5 of the NPS-UD. RPS Change 1 seeks an emphasis on intensification and reductions in transport emissions, and this direction applies to the Wairarapa towns. Featherston, Carterton and other parts of Masterton have good access to the train network in close proximity to town centres, rapid population growth, and changing demographics seeking smaller homes, which make them appropriate for higher densities in suitable areas. The S32 report (page 67) states that the medium density residential precinct was not expanded to Carterton due to its additional complexity in the rule framework without much benefit. The submitter does not feel this is adequate justification for why greater intensification has not been enabled in suitable parts of Carterton. The submitter acknowledges that the Featherston master planning process is underway, however maintain their view that the medium density precinct should also apply in Featherston.	Reject
FS105.094	Ian Gunn	Zones	Support	Allow	Supports submission point, particularly relating to the flood hazard mapping.	Reject
S94.244	Greater Wellington	Zones	Oppose	Amend to use infrastructure and subdivision rules and standards to manage infrastructure servicing	The submitter notes that the Low Density Residential Precinct is justified in two different ways in the Section 32 report; to manage infrastructure servicing constraints, and to maintain	Reject

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
	Regional Council			constraints instead of a low density residential precinct.	the low density character values of Greytown, Martinborough and parts of Masterton. The submitter notes that character is distinct from heritage; and if the Councils consider that heritage protections or character precinct provisions are necessary, this should be done through alternative and less all-encompassing means. Applying a low density residential precinct is not the most effective and efficient way to manage infrastructure servicing constraints; the rule frameworks in the subdivision and zones chapters should manage this. The proposed approach artificially constrains the potential for existing urban areas to be able to respond to demand for housing and business demand where infrastructure capacity can be provided in a coordinated, safe and efficient way.	
S107.005	Tracey McComb	Precincts	Amend	Amend the planning maps to extent Medium Density Residential Precinct to central Featherston and Carterton.	Submitter would like to see more areas be part of the MDRP. Understands that LDRP applies in South Wairarapa towns to identify servicing constraints to denser development in residential Greytown and Martinborough and discrete parts of Masterton. Considers that as this does not apply in Featherston or Carterton, parts of those settlements could accommodate higher densities. Notes that many submitters on the Draft District Plan support smaller lot sizes in Featherston and Carterton in addition to Masterton, as well as provisions enabling infill housing, and a reduced focus on character and amenity to allow for more housing variety.	Accept in part
S130.001	Xavier Warne	Precincts	Oppose	Delete the Low Density Residential Precinct from the planning maps.	Considers the areas identified for Low Density Residential Precinct (LDRP) are not uniquely different from Featherston, Carterton or other areas in Masterton. Protection of some neighbourhoods not justified and the LDRP may increase rising housing unaffordability.	Reject
S130.013	Xavier Warne	Precincts	Amend	Amend the planning maps to remove the Low Density Residential Precinct applying to the area north-west of Masterton town centre and apply the Medium Density Residential Precinct and extent this towards Kuripuni.	Considers the Plan needs to recognise and respond to the severity of housing unaffordability. Considers this review is an opportunity to enable more abundant, diverse and affordable homes for the Wairarapa and reap the benefits this will create for individuals, families, and the wider community. Align with National Policy Statement - Urban Development Policy 5.	Accept in part

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
S130.014	Xavier Warne	Precincts	Amend	Amend the planning maps to apply the Medium Density Residential Precinct to residential areas around central Carterton	Considers residential areas around central Carterton with good access to the town centre and train station should have the Medium Density Residential Precinct, and this would better align with NPS-UD Policy 5.	Reject
S130.016	Xavier Warne	Precincts	Amend	Amend the planning maps to apply the Medium Density Residential Precinct to residential areas around central Featherston.	Considers residential areas around central Featherston with good access to the town centre and train station should have the Medium Density Residential Precinct, and this would better align with NPS-UD Policy 5.	Accept
S175.002	Matthew Wenden	Precincts	Amend	Amend the planning maps to apply the Medium Density Residential Precinct to the applicable areas identified in the Featherston Master Plan.	The submission notes the Featherston Master Plan should be implemented with the District Plan precincts.	Accept
S94.237	Greater Wellington Regional Council	Residential Design Guide	Support in part	Amend to strengthen direction for measures to support emissions reduction and climate resilience through development in residential zones and apply this direction beyond just multi-unit housing. Example measures include retaining and increasing indigenous vegetation (including tree canopy and street trees in subdivisions), reducing water demand, increasing water resilience, and mitigating adverse effects of heat. Amendments will achieve CCR-O1, CCR-O2, CCR-O4, TR-O1, and align with RPS Change 1.	The residential design guide, being semi-statutory, is an ideal location to support measures to holistically seek that new development supports emissions reduction and climate resilience. The submitter acknowledges and strongly supports the direction on pages 20 and 21, however this direction only applies to multi-unit housing, which according to the current policy framework is only expected to occur in discrete areas. They consider this can go further.	Accept in part
FS105.092	Ian Gunn	Residential Design Guide	Support	Allow	Supports submission point, particularly relating to water resilience and conservation for indigenous biodiversity.	Accept in part
S94.238	Greater Wellington Regional Council	Residential Design Guide	Support in part	Amend flow diagram and its application to residential development requiring a resource consent. *This relates to Page 12	The diagram on how to use the guide does not make sense and needs to be revised for clarity. The diagram does not cover the situation that residential development requires a resource consent but is not multi-unit or heritage, implying that the design guide is not relevant in these instances.	Accept
S94.239	Greater Wellington Regional Council	Residential Design Guide	Support in part	Amend to apply as guidance to all residential development (noting the submitters previous submission point that Page 12 does not make this clear). *This point applies to Multi-Unit design guide.	A lot of these design principles (which we support, noting our request for more emphasis on climate change) are relevant to any residential development rather than just multi-unit housing, and would assist in achieving well-functioning urban environments (as required by the NPS-UD) and the outcomes sought by RPS Change 1.	Accept in part

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
S94.240	Greater Wellington Regional Council	Residential Design Guide	Support in part	Insert direction to promote retention and planting of indigenous vegetation and use of water sensitive urban design to manage potential adverse effects of development on stormwater quality as well as quantity. *This point relates to Page 20.	The submitter supports this direction, however, there currently is no reference to indigenous vegetation or water sensitive urban design for the purpose of managing water quality as well as quantity. NPS-IB clause 3.22(4) states, 'Local authorities must promote the increase of indigenous vegetation cover in their regions and districts through objectives, policies, and methods...' NPS-FM clause 3.5(4) states, 'Every territorial authority must include objectives, policies, and methods in its district plan to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments'. The submitter therefore seeks that the design guide promotes the use of indigenous vegetation and water sensitive urban design to reduce impacts of urban development on freshwater, which is also consistent with the RPS.	Accept
FS105.093	Ian Gunn	Residential Design Guide	Support	Allow	Supports submission point, particularly relating to conservation for indigenous biodiversity.	Accept
S94.241	Greater Wellington Regional Council	Residential Design Guide	Support in part	Amend to further to improve the attractiveness and liveability of streets for people walking/cycling. Amend to encourage the identification and provision of active mode connections/links/short-cuts within the development to any nearby public transport stops/services. *this point relates to Site-Layout - Access and Movement.	The submitter supports the guidance to provide a safe street environment for pedestrians and cyclists. However, the guidance could go further to improve the attractiveness and liveability of streets for people walking/cycling. It could also encourage the identification and provision of active mode connections/links/short-cuts within the development to any nearby public transport stops/services.	Accept
S135.105	Greytown Heritage Trust	Residential Design Guide	Support in part	Amend Appendix 4 - Greytown Heritage Precinct add a note as follows: For properties within the Greytown Historic Heritage Precinct, the Greytown Heritage Trust would like to be considered an affected person in accordance with Section 95E of the RMA and notified of the application, where written approval is not provided.	The submitter supports the inclusion of this design guide. They seek clarification about how and who will have input to deciding what is appropriate.	Reject

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
S135.106	Greytown Heritage Trust	Residential Design Guide	Amend	Amend Appendix 4 - Front and side boundaries to insert missing table.	The submitter is unable to find Table 1 to be able to comment on.	Accept in part
S135.107	Greytown Heritage Trust	Residential Design Guide	Support in part	Retain appendix and ensure the district plan encourages the planting of trees - particularly street trees.	The submitter has proposed, in section 2 Creating a more beautiful Greytown by 2030 of their style guide.	Accept
S152.019	Adamson Shaw Ltd	Residential Design Guide	Support	Retain the Multi-Unit Design Guide.	Supports the Multi-Unit Design Guide which will improve design outcomes for multi-unit developments.	Accept
S175.001	Matthew Wenden	Residential Design Guide	Amend	Amend Appendix 4 - Residential Design Guide to and put more relevant provisions at the front and reduce duplication.	Considers the format and structure of the residential design guide means provisions only relevant to small areas of the residential zoned areas come first, while more relevant sections are located at the back of the guide. The current format and subheadings duplicate points, which could result in inconsistencies in interpretation and review of design guide matters.	Accept
S233.016	Scott Anstis	Residential Design Guide	Support	Retain the Residential Design Guide as notified.	The submission supports the multi-unit design guide as it will improve outcomes for multi-unit developments	Accept in part
S107.004	Tracey McComb	SUB - Table 1	Support in part	Retain minimum lot size of 350m2 in the General Residential Zone	I support the standardizing of lot sizes in the General Residential Zone in all settlements (particularly reducing the lot size from 400m2 to 350m2 for Featherston) and introducing the MDRZ in Masterton with subdivision down to 200m2.	Accept
S149.030	NZ Transport Agency (NZTA)	SUB-R2	Oppose	Amend SUB-R2: SUB-R2(1): PREC3: Cashmere Oaks Development Precinct SUB-R2(7): PREC3: Cashmere Oaks Development Precinct Note: For any subdivision resource consent application made under this rule, NZTA will be considered an affected person in accordance with Section 95E of the RMA and notified of the application, where written approval is not provided.	Urban subdivision within the Cashmere Oaks precinct would have significant effects on the Transport Network. As such, was provided for as a discretionary activity. Although the precinct does not directly connect to the state highway, there is only one way in and one way out of the greenfield area at the intersection of Cashmere Oaks Drive and State Highway 2. The state highway corridor and the intersection are on a rural 100km/h road that has an Interregional Connector role (which has been incorrectly mapped in the Plan as Urban Connector to Cashmere Oaks Drive). Ongoing development relying on this intersection is at odds with the Interregional Connector function and would give rise to significant safety concerns and network issues. Development of the PREC3-Cashmere Oaks prior to investment and roading upgrades along with a change in the road function would be at odds with the policy framework of the Plan. For the road function to change, an investment in	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
					roading infrastructure would be required, prior to such an investment all subdivision should remain discretionary.	
FS76.001	Summerset Group Holdings Ltd	SUB-R2	Oppose	Disallow	Opposes the relief sought and seeks the provision is retained as notified. The standards associated with the rule, along with the Council's matters of control, provide sufficient scope to address any effects arising from subdivision.	Reject
S152.009	Adamson Shaw Ltd	SUB-R2	Support in part	Delete average lot size requirements for 3 or more lots in the Residential Zone.	Support the minimum lot size standard SUB-S1 referenced in this rule in respect of all Residential Zones as it allows additional infill development. The submitter does not support average lot size requirements for the residential zone when creating 3 or more lots.	Reject
S233.009	Scott Anstis	SUB-S1	Support in part	Amend SUB-S1 (and SUB-Table 1) to remove average lot size requirements when creating 3 or more lots in a residential zone.	Supports minimum lot sizes but does not support average lot size requirements.	Reject
FS70.016	Canoe Wines Limited Partnership	SUB-S1	Support	Allow	A variety in development can be achieved through other mechanisms, such as urban design guidelines. Delete average lot size standards from SUB-S1.	Reject
S239.022	East Leigh Limited ("ELL")	SUB-R2	Support in part	Retain Rule SUB-R2 (1)	Support the minimum lot size standard SUB-S1 referenced in this rule in respect of all Residential Zones. This allows additional infill development by utilising existing services instead of pushing out the urban boundaries to accommodate additional development.	Accept
FS78.023	Holly Hill	SUB-R2	Support	Allow	Support this submission point for the reasons provided by the primary submitter	Accept
FS86.054	Brian John McGuinness	SUB-R2	Support	Allow	Original submitter also seeks to use minimum lot sizes specified in SUB-S1. The lot sizes specified in SUB-S1 are considered appropriate for the Settlement Zone reflecting the existing pattern of development in this zone.	Accept
S239.023	East Leigh Limited ("ELL")	SUB-S1	Oppose in part	Amend SUB-R1 and SUB - Table 1 to remove average lot requirements.	Do not support average lot requirements for the residential zone when creating 3 or more lots.	Reject
S94.242	Greater Wellington Regional Council	Zones	Zones	Oppose	Amend the proposed new residential zoning of land near South Road.	Reject

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Reasons	Panel Decision
FS56.001	Llana Wallis			Oppose	Disallow	Accept
FS57.001	Timothy Wallis			Oppose	Disallow	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
S79.088	KiwiRail Holdings Limited			Support	Amend as follows: ... Rail corridor setbacks:3. No part of any building or structure may be located within a 5m setback from a boundary shared with a rail corridor. Matters of discretion: ... 8. The safe and efficient operation of the rail network;9. Compatibility with the surrounding environment; and 10. The reason for the reduced setback.	Reject
S91.041	Canoe Wines Limited Partnership	FUZ-O1	FUZ-O1	Support in part	Retain FUZ-O1 as notified.	Accept in part
S91.042	Canoe Wines Limited Partnership	FUZ-O2	FUZ-O2	Support in part	Retain FUZ-O2 as notified.	Accept
S91.043	Canoe Wines Limited Partnership	FUZ-O3	FUZ-O3	Support in part	Retain FUZ-O3 as notified.	Accept
S91.044	Canoe Wines Limited Partnership	FUZ-P1	FUZ-P1	Support in part	Retain FUZ-P1 as notified.	Accept
S91.045	Canoe Wines Limited Partnership	FUZ-P2	FUZ-P2	Support in part	Retain FUZ-P2 as notified.	Accept
S91.046	Canoe Wines Limited Partnership	FUZ-P4	FUZ-P4	Support in part	Retain FUZ-P4 as notified.	Accept
S91.047	Canoe Wines Limited Partnership	FUZ-R1	FUZ-R1	Support in part	Retain FUZ-R1 as notified.	Accept
S91.061	Canoe Wines Limited Partnership	FUZ-P3	FUZ-P3	Support	Retain FUZ-P3 as notified.	Accept
S94.225	Greater Wellington Regional Council	FUZ-P2	FUZ-P2	Support in part	Amend as follows: Only allow activities in the Future Urban Zone and areas in immediately adjoining zones where it can be demonstrated that: a. the site design, layout and scale of the activity is compatible with the purpose character and amenity values of the Future Urban Zone; ... h. Enable additional infrastructure and services	Accept in part

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
					that support the future use of the area, including active and public transport connections.	
S94.226	Greater Wellington Regional Council	FUZ-R6	FUZ-R6	Support	Retain as notified.	Accept
S135.089	Greytown Heritage Trust			Oppose in part	Insert requirements for Open Space Zones/ Sport and Active Recreation Zones within the Greytown Future Development Area and the Future Urban Zone.	Reject
S172.169	Fire and Emergency New Zealand	FUZ-O1	FUZ-O1	Support	Retain FUZ-O1 as notified.	Accept
S172.170	Fire and Emergency New Zealand	FUZ-O3	FUZ-O3	Support	Retain FUZ-O3 as notified.	Accept
S172.171	Fire and Emergency New Zealand	FUZ-P3	FUZ-P3	Support	Retain FUZ-P3 as notified.	Accept
S172.172	Fire and Emergency New Zealand	FUZ-R1	FUZ-R1	Support in part	Retain FUZ-R1 as notified.	Accept
S172.173	Fire and Emergency New Zealand	FUZ-R3	FUZ-R3	Support in part	Retain FUZ-R3 as notified.	Accept
S172.174	Fire and Emergency New Zealand	FUZ-R4	FUZ-R4	Support in part	Retain FUZ-R4 as notified.	Accept
S172.175	Fire and Emergency New Zealand	FUZ-R5	FUZ-R5	Support in part	Amend FUZ-R5: ... a. Compliance is achieved with:... x. FUZ-S5, and ...	Reject
S172.176	Fire and Emergency New Zealand	FUZ-R6	FUZ-R6	Support in part	Amend FUZ-R6: ... a. Compliance is achieved with: ... x. FUZ-S5, and ...	Accept
S172.177	Fire and Emergency New Zealand	FUZ-R7	FUZ-R7	Support in part	Amend FUZ-R7: ... a. Compliance is achieved with: ... x. FUZ-S5, and ...	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
S172.178	Fire and Emergency New Zealand	FUZ-R8	FUZ-R8	Support in part	Amend FUZ-R8: ... a. Compliance is achieved with: ... x. FUZ-S5, and ...	Accept
S172.179	Fire and Emergency New Zealand	FUZ-R11	FUZ-R11	Support in part	Amend FUZ-R11: ... a. Compliance is achieved with: ... x. FUZ-S5, and ...	Reject
S172.180	Fire and Emergency New Zealand	FUZ-S5	FUZ-S5	Support in part	Amend: FUZ-S5 Drinking water Water supply 1. Where reticulated services are available, all buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with Council Engineering Standards and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. ... Matters of discretion: ... 3. The suitability of any alternative means of providing an adequate supply of water for firefighting purposes in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008...	Accept in part
S214.112	Federated Farmers of New Zealand	FUZ-O1	FUZ-O1	Support	Retain FUZ-O1 as notified.	Accept
FS95.217	Te Tini o Ngāti Kahukuraawhitia Trust			Oppose	Disallow	Reject
S214.113	Federated Farmers of New Zealand	FUZ-P1	FUZ-P1	Support	Retain FUZ-P1 as notified.	Accept
FS95.218	Te Tini o Ngāti Kahukuraawhitia Trust			Oppose	Disallow	Reject
S214.156	Federated Farmers of New Zealand	FUZ-O2	FUZ-O2	Support	Retain FUZ-O2 as notified.	Accept
FS95.261	Te Tini o Ngāti Kahukuraawhitia Trust			Oppose	Disallow	Reject

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
S214.157	Federated Farmers of New Zealand	FUZ-O3	FUZ-O3	Support	Retain FUZ-O3 as notified.	Accept
FS95.262	Te Tini o Ngāti Kahukuraawhitia Trust			Oppose	Disallow	Reject
S214.158	Federated Farmers of New Zealand	FUZ-P2	FUZ-P2	Support	Retain FUZ-P2 as notified.	Accept
FS95.263	Te Tini o Ngāti Kahukuraawhitia Trust			Oppose	Disallow	Reject
S214.159	Federated Farmers of New Zealand	FUZ-P3	FUZ-P3	Support	Retain FUZ-P3 as notified.	Accept
FS95.264	Te Tini o Ngāti Kahukuraawhitia Trust			Oppose	Disallow	Reject
S214.160	Federated Farmers of New Zealand	FUZ-P4	FUZ-P4	Support	Retain FUZ-P4 as notified.	Accept
FS95.265	Te Tini o Ngāti Kahukuraawhitia Trust			Oppose	Disallow	Reject
S214.161	Federated Farmers of New Zealand	FUZ-P5	FUZ-P5	Support	Retain FUZ-P5 as notified.	Accept
FS95.266	Te Tini o Ngāti Kahukuraawhitia Trust			Oppose	Disallow	Reject
S221.162	Horticulture New Zealand	FUZ-O3	FUZ-O3	Support in part	Retain FUZ-O3(f) as notified.	Accept
S221.163	Horticulture New Zealand	FUZ-P2	FUZ-P2	Oppose in part	Amend FUZ-P2 as follows: Only allow activities in the Future Urban Zone and areas in immediately adjoining zones where it can be demonstrated that: ...	Reject
S221.164	Horticulture New Zealand	FUZ-P3	FUZ-P3	Support in part	Retain FUZ-P3(e) as notified.	Accept
S221.165	Horticulture New Zealand	FUZ-R9	FUZ-R9	Support	Amend FUZ-R9 as follows: Primary production, excluding keeping of goats, quarrying activities, intensive primary production farming , and rural industry ...	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
S221.166	Horticulture New Zealand	FUZ-R11	FUZ-R11	Support	Retain FUZ-R11 as notified.	Accept
S221.167	Horticulture New Zealand	FUZ-R13	FUZ-R13	Oppose in part	Amend FUZ-R13 as follows: 1. Activity status: Permitted Where: a. Compliance is achieved with i. FUZ-S1; ii. FUZ-S2; and iii. FUZ-S3; and b. Is used primarily to meet labour requirements for primary production; c. Comprise of communal kitchen and eating area and separate sleeping and ablution facilities; d. Compliance is achieved with the Code of Practice for Able Bodied Seasonal Workers, published by the Department of Building and Housing 20082. Activity status: Restricted discretionary Where: a. Compliance is not achieved with FUZ-R13(1). Matters of discretion: 1. Number of workers accommodation required to enable the primary production activity. 2. Alignment with any relevant growth strategy, master plan, or structure plan. 3. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met. 4. Potential methods to avoid, remedy or mitigate the effects on existing activities, including the provision of screening, landscaping and methods for noise control. 5. The extent to which the application complies with the Code of Practice for Able Bodied Seasonal Workers, published by Dept of Building and Housing 2008.	Reject
S221.168	Horticulture New Zealand	FUZ-S1	FUZ-S1	Support in part	Retain FUZ-S1(1)(b) as notified.	Accept
S221.169	Horticulture New Zealand	FUZ-S3	FUZ-S3	Oppose in part	Amend FUZ-S3 as follows: ... 4. Residential units must also not be located within: a. 40m of the edge of a plantation forest under separate ownership; b. 300m of a boundary with untreated agricultural effluent disposal areas; c. 300m of an effluent holding pond; or	Accept in part

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
					d. 500m of an intensive farming activity under separate ownership; ore. 30m from a boundary with the General Rural Zone or a primary production activity under separate ownership ...	
S245.044	Ministry of Education Te Tāhuhu o Te Mātauranga	FUZ-P2	FUZ-P2	Support	Retain as notified.	Accept
S245.074	Ministry of Education Te Tāhuhu o Te Mātauranga	FUZ-O1	FUZ-O1	Support in part	Amend as follows: Purpose of the Future Urban Zone The Future Urban Zone enables existing uses and ensures that inappropriate subdivision and development does not compromise the efficient and effective transition from rural to urban environments and any necessary development of strategic three waters, and transport infrastructure, and additional infrastructure.	Accept
S245.075	Ministry of Education Te Tāhuhu o Te Mātauranga	New provision request	New provision request	Amend	Add new provision to FUZ as follows: Educational Facility Activity status: Restricted Discretionary Note: This does not apply to childcare home businesses (refer Home business). Matters of discretion: 1. The effects on the streetscape and amenity 2. Design and layout 3. Scale of the activity and hours of operation 4. Onsite landscaping and amenity 5. Adverse effects on the safe, efficient and effective operation of the road network	Reject
S252.015	New Zealand Heavy Haulage Association Inc	FUZ-S8	FUZ-S8	Support in part	Amend FUZ-S8: ... 2. The transportation route and any traffic management plans shall be provided to the Council no later than 10 working days before relocating the building. ... 4. Performance bond. A refundable performance bond of 125% of the cost of external reinstatement works identified in the Building Inspection Report under Performance Standard FUZ-S8(1) in cash to be lodged with the Council along with application for building consent as a guarantee that external reinstatement works are	Reject

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
					completed.b. The bond shall be lodged in terms of the form of Deed annexed as Appendix 6 to the District Plan.c. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and confirmed compliance with external reinstatement requirements.Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e. on a proportional basis).	
S252.027	New Zealand Heavy Haulage Association Inc	FUZ-P5	FUZ-P5	Support in part	Amend FUZ-P5 to delete reference to performance bonds, recognise positive effects of relocated buildings, and maintain and enhance amenity values of areas in relation to relocatable buildings.	Reject
S258.174	Royal Forest and Bird Protection Society of New Zealand Inc			Support in part	Amend FUZ chapter to ensure permitted activities within this zone are undertaken in ways and within limits to protect indigenous biodiversity values and that consented activities include an assessment against the Policy 23 significance criteria of the RPS.	Reject
FS105.166	Ian Gunn			Support	Allow	Reject
S258.183	Royal Forest and Bird Protection Society of New Zealand Inc	FUZ-R9	FUZ-R9	Oppose in part	Amend FUZ-R9 to separate mining activities from quarrying activities and make mining a Non-complying activity and add supporting policy direction to recognise quarrying and mining may not be appropriate where it has adverse effects on indigenous fauna habitat.	Reject
S260.040	Tony Garstang	New provision request	New provision request	Amend	Insert provisions in the Future Urban Zone to protect rivers.	Reject

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Officer recommendation
S48.001	Aburn Popova Trust	Zones	Zones	Support	Retain General Rural Zone where it applies to Vintners Lane, Martinborough.	Accept
S91.001	Canoe Wines Limited Partnership	Zones	Zones	Oppose	Amend the maps to rezone 3 Roberts Street, Martinborough from Future Urban Zone to General Residential Zone.	Reject
S91.002	Canoe Wines Limited Partnership	Precincts	Precincts	Oppose	Amend planning maps to include 3 Roberts Street, Martinborough in the Low-Density Residential Overlay.	Reject
S91.003	Canoe Wines Limited Partnership	Zones	Zones	Oppose	Amend planning maps to rezone properties at 5 - 19 Roberts Street, Martinborough from Future Urban Zone to General Residential Zone.	Accept
S94.001	Greater Wellington Regional Council	Zones	Zones	Support in part	Amend Carterton FUZ extent to reduce size and focus on northern part with better connections and access to town centre.	Reject
S94.002	Greater Wellington Regional Council	Zones	Zones	Oppose	Amend FUZ extent to reduce size considerably, or delete.	Reject
FS50.002	Tumu Developments Limited			Oppose	Disallow	Accept
S94.003	Greater Wellington Regional Council	Zones	Zones	Oppose	Amend FUZ extent to reduce size considerably, or delete.	Reject
FS70.005	Canoe Wines Limited Partnership			Oppose	Disallow	Accept
S94.004	Greater Wellington Regional Council	Zones	Zones	Oppose	Amend or delete the Future Urban Zone. This approach may not be necessary (or the only practicable option) to provide sufficient development capacity, given the potential for greater intensification in the existing urban area.	Reject
S94.242	Greater Wellington Regional Council	Zones	Zones	Oppose	Amend the proposed new residential zoning of land near South Road.	Reject
FS56.001	Llana Wallis			Oppose	Disallow	Accept
FS57.001	Timothy Wallis			Oppose	Disallow	Accept
S119.003	Simon Byrne	Zones	Zones	Oppose	Amend to FUZ zoning at the corner of Chamberlain and Westbush Road to GRUZ.	Reject

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Officer recommendation
FS12.006	Phillip Gareth Spilhaus			Support in part	Allow in part	Reject
S250.001	Peter Clark, Wayne Carmichael, and Dorreen Mackenzie	Zones	Zones	Oppose	Amend the planning maps to rezone nine properties at 20-36 Papawai Road, Greytown, from Future Urban Zone to to General Residential Zone (Low Density Precinct).	Reject
FS50.001	Tumu Developments Limited			Support in part	Allow	Reject

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Officer recommendation
S79.057	KiwiRail Holdings Limited	SUB-P7	SUB-P7	Support	Retain Policy SUB-P7 as notified.	Accept
S91.030	Canoe Wines Limited Partnership	SUB-P7	SUB-P7	Neutral	Retain SUB-P7 as notified.	Accept
S149.029	NZ Transport Agency (NZTA)	SUB-P7	SUB-P7	Support in part	Amend SUB-P7:... b. The need for significant upgrades, provisions, or extensions to the reticulated wastewater, reticulated water supply, or stormwater networks, the transport network , or other infrastructure in advance of planned integrated urban development.	Reject
FS90.142	Greater Wellington Regional Council			Support	Allow	Reject
S149.033	NZ Transport Agency (NZTA)	SUB-R2	SUB-R2	Oppose in part	Amend SUB-R2: 3. Activity Status Controlled Where..... d. there is no direct access to or from a state highway.	Accept
S149.033	NZ Transport Agency (NZTA)	SUB-R2	SUB-R2	Oppose in part	Amend SUB-R2: 3. Activity Status Controlled Where..... d. there is no direct access to or from a state highway.	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Officer recommendation
S172.042	Fire and Emergency New Zealand	SUB-P7	SUB-P7	Support	Retain SUB-P7 as notified.	Accept
FS90.086	Greater Wellington Regional Council			Support	Allow	Accept
S187.032	New Zealand Frost Fans	SUB-P7	SUB-P7	Support in part	Amend SUB-P7 as follows: ... d. reverse sensitivity effects when urban development occurs; e. reverse sensitivity effects on existing rural activities in adjoining rural zones , or infrastructure; ...	Reject
S221.096	Horticulture New Zealand	SUB-P7	SUB-P7	Support in part	Retain SUB-P7(e) as notified.	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
S48.001	Aburn Popova Trust	Zones	Zones	Support	Retain General Rural Zone where it applies to Vintners Lane, Martinborough.	Accept
S91.001	Canoe Wines Limited Partnership	Zones	Zones	Oppose	Amend the maps to rezone 3 Roberts Street, Martinborough from Future Urban Zone to General Residential Zone.	Reject
S91.002	Canoe Wines Limited Partnership	Precincts	Precincts	Oppose	Amend planning maps to include 3 Roberts Street, Martinborough in the Low-Density Residential Overlay.	Reject
S91.003	Canoe Wines Limited Partnership	Zones	Zones	Oppose	Amend planning maps to rezone properties at 5 - 19 Roberts Street, Martinborough from Future Urban Zone to General Residential Zone.	Accept
S94.001	Greater Wellington Regional Council	Zones	Zones	Support in part	Amend Carterton FUZ extent to reduce size and focus on northern part with better connections and access to town centre.	Reject
S94.002	Greater Wellington Regional Council	Zones	Zones	Oppose	Amend FUZ extent to reduce size considerably, or delete.	Reject
FS50.002	Tumu Developments Limited			Oppose	Disallow	Accept
S94.003	Greater Wellington Regional Council	Zones	Zones	Oppose	Amend FUZ extent to reduce size considerably, or delete.	Reject
FS70.005	Canoe Wines Limited Partnership			Oppose	Disallow	Accept
S94.004	Greater Wellington Regional Council	Zones	Zones	Oppose	Amend or delete the Future Urban Zone. This approach may not be necessary (or the only practicable option) to provide sufficient development capacity, given the potential for greater intensification in the existing urban area.	Reject
S94.242	Greater Wellington Regional Council	Zones	Zones	Oppose	Amend the proposed new residential zoning of land near South Road.	Reject
FS56.001	Llana Wallis			Oppose	Disallow	Accept
FS57.001	Timothy Wallis			Oppose	Disallow	Accept
S119.003	Simon Byrne	Zones	Zones	Oppose	Amend to FUZ zoning at the corner of Chamberlain and Westbush Road to GRUZ.	Reject

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
FS12.006	Phillip Gareth Spilhaus			Support in part	Allow in part	Reject
S250.001	Peter Clark, Wayne Carmichael, and Dorreen Mackenzie	Zones	Zones	Oppose	Amend the planning maps to rezone nine properties at 20-36 Papawai Road, Greytown, from Future Urban Zone to to General Residential Zone (Low Density Precinct).	Accept
FS50.001	Tumu Developments Limited			Support in part	Allow	Reject

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
S79.057	KiwiRail Holdings Limited	SUB-P7	SUB-P7	Support	Retain Policy SUB-P7 as notified.	Accept
S91.030	Canoe Wines Limited Partnership	SUB-P7	SUB-P7	Neutral	Retain SUB-P7 as notified.	Accept
S149.029	NZ Transport Agency (NZTA)	SUB-P7	SUB-P7	Support in part	Amend SUB-P7:... b. The need for significant upgrades, provisions, or extensions to the reticulated wastewater, reticulated water supply, or stormwater networks, the transport network , or other infrastructure in advance of planned integrated urban development.	Reject
FS90.142	Greater Wellington Regional Council			Support	Allow	Reject
S149.033	NZ Transport Agency (NZTA)	SUB-R2	SUB-R2	Oppose in part	Amend SUB-R2: 3. Activity Status Controlled Where..... d. there is no direct access to or from a state highway.	Accept
S149.033	NZ Transport Agency (NZTA)	SUB-R2	SUB-R2	Oppose in part	Amend SUB-R2: 3. Activity Status Controlled Where..... d. there is no direct access to or from a state highway.	Accept
S172.042	Fire and Emergency New Zealand	SUB-P7	SUB-P7	Support	Retain SUB-P7 as notified.	Accept
FS90.086	Greater Wellington Regional Council			Support	Allow	Accept
S187.032	New Zealand Frost Fans	SUB-P7	SUB-P7	Support in part	Amend SUB-P7 as follows: ... d. reverse-sensitivity effects when urban development occurs; e. reverse-sensitivity effects on existing rural activities in adjoining rural zones , or infrastructure; ...	Reject
S221.096	Horticulture New Zealand	SUB-P7	SUB-P7	Support in part	Retain SUB-P7(e) as notified.	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
S79.086	KiwiRail Holdings Limited	GIZ-S3	GIZ-S3	Amend	Amend as follows: 1. Buildings or structures must not be located within;... d. 5. of a boundary shared with a rail corridor. ... Matters of discretion: ... 5. The safe and efficient operation of the rail network;6. Compatibility with the surrounding environment; and 7. The reason for the reduced setback.	Accept in part
S167.020	Ara Poutama Aotearoa the Department of Corrections	New provision request	New provision request	Oppose in part	1. Insert a new permitted activity rule for "community corrections activity" in the General Industrial Zone, as follows: GIZ-RX - Community corrections activity1. Activity status: Permitted Where: a. Compliance is achieved with: i. GIZ-S5; ii. GIZ-S6; andiii. GIZ-S7.2. Activity status: Discretionary Where: a. Compliance is not achieved with GIZ-RX(1).	Accept
S172.140	Fire and Emergency New Zealand	GIZ-P3	GIZ-P3	Support in part	Amend: GIZ-P3 Incompatible use and development Avoid non-industrial activities in the General Industrial Zone unless the activities: ... x. have an operational need and/or functional need to locate in the General Industrial Zone; or...	Accept
FS31.002	Ara Poutama Aotearoa the Department of Corrections			Support	Allow	Accept
S172.141	Fire and Emergency New Zealand	GIZ-R1	GIZ-R1	Support in part	Retain GIZ-R1 as notified.	Accept
S172.142	Fire and Emergency New Zealand	GIZ-R3	GIZ-R3	Support in part	Retain GIZ-R3 as notified.	Accept
S172.143	Fire and Emergency New Zealand	GIZ-R4	GIZ-R4	Support in part	Amend GIZ-R4: ... a. Compliance is achieved with: ... x. GIX-S8, and ...	Accept in part
S172.144	Fire and Emergency New Zealand	GIZ-R5	GIZ-R5	Support in part	Amend GIZ-R5: ... a. Compliance is achieved with: ... x. GIX-S8, and...	Accept in part

S172.145	Fire and Emergency New Zealand	GIZ-R6	GIZ-R6	Support in part	Amend GIZ-R6: ... a. Compliance is achieved with: ... x. GIX-S8, and...	Accept in part
S172.146	Fire and Emergency New Zealand	GIZ-R7	GIZ-R7	Support in part	Amend GIZ-R7: ... a. Compliance is achieved with: ... x. GIX-S8, and...	Accept in part
S172.147	Fire and Emergency New Zealand	GIZ-R9	GIZ-R9	Support in part	Amend GIZ-R9: ... a. Compliance is achieved with: ... x. GIX-S8, and...	Accept in part
S172.148	Fire and Emergency New Zealand	GIZ-R10	GIZ-R10	Support	Retain GIZ-R10 as notified.	Accept
S172.149	Fire and Emergency New Zealand	GIZ-S8	GIZ-S8	Support in part	Amend: GIZ-S8 Drinking water Water supply 1. All buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with Council's Engineering Development Standard and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Accept in part
S172.191	Fire and Emergency New Zealand	GIZ-R8	GIZ-R8	Support in part	Amend GIZ-R8: ... a. Compliance is achieved with: ... x. GIX-S8, and...	Accept in part
S214.109	Federated Farmers of New Zealand	GIZ-O2	GIZ-O2	Support	Retain GIZ-O2 as notified.	Accept
FS95.214	Te Tini o Ngāti Kahukuraawhitia Trust			Oppose	Disallow	Reject
S214.110	Federated Farmers of New Zealand	GIZ-P4	GIZ-P4	Support	Retain GIZ-P4 as notified.	Accept
FS95.215	Te Tini o Ngāti Kahukuraawhitia Trust			Oppose	Disallow	Reject
S214.111	Federated Farmers of New Zealand	New provision request	New provision request	Support	Insert new policy as follows: GIZ-PX Reverse Sensitivity Protect lawfully established rural production activities from reverse sensitivity effects by requiring industrial sites adjoining any Rural Zone to mitigate adverse noise, odour, shading, glare, and other effects to the extent they extend beyond the site;	Reject

FS95.216	Te Tini o Ngāti Kahukuraawhitia Trust			Oppose	Disallow	Accept
S215.016	Z Energy Limited	GIZ-O3	GIZ-O3	Support	Retain GIZ-O3 as notified.	Accept
S215.017	Z Energy Limited	GIZ-P2	GIZ-P2	Support	Retain GIZ-P2 as notified.	Accept
S215.018	Z Energy Limited	New provision request	New provision request	Support	Insert a new rule as follows: GIZ-RXX Service station 1. Activity status: Permitted Where: a. Compliance is achieved with i. GIZ-S6. 2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with GIZ-RXX(1)(a). Matters of discretion: 1. The matters of discretion for any infringed standard(s). 2. The operational need and functional need of the activity.	Reject
S215.019	Z Energy Limited	GIZ-S6	GIZ-S6	Support in part	Amend GIZ-S6 to add an exemption: Except GIZ-S6(1) does not apply to aboveground tanks at truck stops	Reject
S215.025	Z Energy Limited	GIZ-O4	GIZ-O4	Support	Retain GIZ-O4 as notified.	Accept
S215.026	Z Energy Limited	GIZ-P3	GIZ-P3	Support	Retain GIZ-P3 as notified.	Accept
S218.086	Transpower New Zealand Limited	GIZ-P3	GIZ-P3	Oppose	Amend Policy GIZ-P3 as follows: 'Avoid non-industrial activities in the General Rural Zone unless the activities: x. are the operation, maintenance, upgrading or development of the National Grid; a. are ancillary to an industrial activity; or ...'	Accept in part
S232.002	CentrePort Limited	GIZ-O1	GIZ-O1	Support	Retain GIZ-O1 as notified.	Accept
S232.003	CentrePort Limited	GIZ-P2	GIZ-P2	Support	Retain GIZ-P2 as notified.	Accept
S232.004	CentrePort Limited	GIZ-P4	GIZ-P4	Support	Retain GIZ-P4 as notified.	Accept
S232.006	CentrePort Limited	GIZ-R9	GIZ-R9	Oppose	Delete Rule GIZ-R9	Reject
S232.007	CentrePort Limited	GIZ-S3	GIZ-S3	Amend	Retain GIZ-S3 as notified.	Accept
S232.008	CentrePort Limited	GIZ-S5	GIZ-S5	Amend	Amend GIZ-S5: 1. Except in the Waingawa Industrial Area, A an industrial activity shall provide screening from any site zoned...	Accept
S232.009	CentrePort Limited	GIZ-S6	GIZ-S6	Amend	Amend GIZ-S6: 1. Except in the Waingawa Industrial Area, any outdoor storage or servicing area that is...	Accept

S232.010	CentrePort Limited	GIZ-S7	GIZ-S7	Support	Retain GIZ-S7 as notified.	Accept
S232.013	CentrePort Limited	GIZ-R4	GIZ-R4	Support	Amend GIZ-R4 to require compliance with GIZ-S10 if GIZ-S10 applies to all activities as well as buildings.	Accept
S232.014	CentrePort Limited	GIZ-S10	GIZ-S10	Support	Amend GIZ-S10 to clarify whether this standard applies to activities other than building and structures.	Accept
S232.016	CentrePort Limited	GIZ-O3	GIZ-O3	Support	Retain GIZ-O3 as notified.	Accept
S232.017	CentrePort Limited	GIZ-O5	GIZ-O5	Support	Retain GIZ-O5 as notified.	Accept
S232.018	CentrePort Limited	GIZ-P3	GIZ-P3	Support	Retain GIZ-P3 as notified.	Accept
S232.019	CentrePort Limited	GIZ-P5	GIZ-P5	Support	Retain GIZ-P5 as notified.	Accept
S232.020	CentrePort Limited	GIZ-P6	GIZ-P6	Support	Retain GIZ-P6 as notified	Accept
S238.048	bp Oil New Zealand Limited, Mobil Oil New Zealand Limited and Z Energy Limited ('the Fuel Companies')	GIZ-O3	GIZ-O3	Support	Retain Objective GIZ-O3 as notified.	Accept
S238.049	bp Oil New Zealand Limited, Mobil Oil New Zealand Limited and Z Energy Limited ('the Fuel Companies')	GIZ-O4	GIZ-O4	Support	Retain Objective GIZ-O4 as notified.	Accept
S238.050	bp Oil New Zealand Limited, Mobil Oil New Zealand Limited and Z Energy Limited ('the Fuel Companies')	GIZ-P2	GIZ-P2	Support	Retain Policy GIZ-P2 as notified.	Accept
S238.051	bp Oil New Zealand Limited, Mobil Oil New Zealand Limited and Z Energy Limited ('the Fuel Companies')	GIZ-P3	GIZ-P3	Support	Retain Policy GIZ-P3 as notified.	Accept
S238.052	bp Oil New Zealand Limited, Mobil Oil New Zealand Limited and Z Energy Limited ('the Fuel Companies')	GIZ-R1	GIZ-R1	Support	Retain Rule GIZ-R1 as notified.	Accept
S238.053	bp Oil New Zealand Limited, Mobil Oil New	New provision request	New provision request	Support	Insert a new Rule GIZ-RXX as follows: GIZ-RXX Service station1. Activity status: Permitted Where: b.	Reject

	Zealand Limited and Z Energy Limited ('the Fuel Companies')				Compliance is achieved with: i. GIZ-S6.2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with GIZ-RXX(1)(a). Matters of discretion:1. The matters of discretion for any infringed standard(s).2. The operational need and the functional need of the activity.	
S245.039	Ministry of Education Te Tāhuhu o Te Mātauranga	GIZ-P3	GIZ-P3	Support	Retain as notified.	Accept
S245.072	Ministry of Education Te Tāhuhu o Te Mātauranga	GIZ-O3	GIZ-O3	Support in part	Amend as follows: Protection of General Industrial Zone The role and function of the General Industrial Zone is not compromised by non-industrial or incompatible activities, unless they have an operational need to be located within the zone.	Reject
S245.073	Ministry of Education Te Tāhuhu o Te Mātauranga	GIZ-P5	GIZ-P5	Support in part	Amend as follows: Sensitive activities Restrict activities that could be sensitive to the effects of industrial activities from being located within, or in proximity to, the General Industrial Zone, unless they have an operational need to be located within the zone.	Accept in part
S246.005	Shane Gray and David Allen	Appendix GIZ-1	Appendix GIZ-1	Support in part	Amend Appendix 1 GIZ-1, inferred that the submitter seeks that the Structure Plan shows no intended access along David Lowes Lane.	Support in part
FS34.001	Trevor and Jo Dewis			Oppose	Disallow	Reject in part
S246.006	Shane Gray and David Allen	Appendix GIZ-1	Appendix GIZ-1	Support in part	Amend Appendix 1 GIZ-1, inferred that the submitter seeks 10m planted buffer to the edge of the extended Industrial zone in the Structure Plan.	Accept in part
S247.029	Enviro NZ Services Ltd	GIZ-O1	GIZ-O1	Support	Retain GIZ-O1 as notified.	Accept
S247.030	Enviro NZ Services Ltd	GIZ-O2	GIZ-O2	Support	Retain GIZ-O2 as notified.	Accept
S247.031	Enviro NZ Services Ltd	GIZ-O3	GIZ-O3	Support in part	Amend GIZ-O3 as follows: The role and function of the General Industrial Zone is not compromised by non-industrial or incompatible or sensitive activities.	Accept
S247.032	Enviro NZ Services Ltd	GIZ-P3	GIZ-P3	Support	Retain GIZ-P3 as notified.	Accept

S247.033	Enviro NZ Services Ltd	GIZ-P5	GIZ-P5	Support	Amend GIZ-P5 as follows: Avoid Restrict-activities that could be sensitive to the effects of industrial activities from being located within, or in close proximity to, the General Industrial Zone	Accept
S247.034	Enviro NZ Services Ltd	GIZ-R6	GIZ-R6	Oppose	Amend GIZ-R6 as follows: 1. Activity status: Permitted Discretionary Where: a. The residential activity is ancillary to an industrial activity on the site; b. There is no more than one residential unit per site; and c. The occupier of the residential unit works on the same site. 2. Activity status: Non-complying-Discretionary	Accept in part
S247.035	Enviro NZ Services Ltd	GIZ-R7	GIZ-R7	Support	Retain as notified, specifically GIZ-R7(a).	Accept
S252.011	New Zealand Heavy Haulage Association Inc	GIZ-S11	GIZ-S11	Support in part	Amend GIZ-S11: ... 2. The transportation route and any traffic management plans shall be provided to the Council no later than 10 working days before relocating the building. ... 4. Performance bond. A refundable performance bond of 125% of the cost of external reinstatement works identified in the Building Inspection Report under Performance Standard GIZ-S11(1) in cash to be lodged with the Council along with application for building consent as a guarantee that external reinstatement works are completed. b. The bond shall be lodged in terms of the form of Deed annexed as Appendix 6 to the District Plan. c. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and confirmed compliance with external reinstatement requirements. Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e. on a proportional basis).	Reject
S252.023	New Zealand Heavy Haulage Association Inc	GIZ-P7	GIZ-P7	Support in part	Amend GIZ-P7 to delete reference to performance bonds, recognise positive effects of relocated buildings, and maintain and enhance amenity values of areas in relation to relocatable buildings.	Reject
S258.191	Royal Forest and Bird Protection Society of New Zealand Inc	New provision request	New provision request	Oppose in part	Insert a new provision to make quarrying and mining a Non-complying activity in the General Industrial Zone.	Reject

S260.036	Tony Garstang	New provision request	New provision request	Amend	Insert provisions in the General Industrial Zone to protect rivers.	Reject
S288.046	Radio New Zealand Limited (RNZ)			Support	Amend: 6. Electromagnetic sSafety risks for any structure higher than 47m within 1000m of Radio New Zealand's facilities at Waingawa. RNZ should be considered an affected person for the purposes of assessing safety risks.	Accept
S288.047	Radio New Zealand Limited (RNZ)	GIZ-S7	GIZ-S7	Support	Retain Standard GIZ-S7 as notified.	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Officer recommendation
S122.005	Fulton Hogan Limited	Definitions	Definitions	Oppose	Amend the definition of Waste Management Facility to exclude cleanfills: ... It excludes: ... d. cleanfills.	Accept
S247.003	Enviro NZ Services Ltd	Definitions	Definitions	Amend	Insert new definition for 'cleanfill area' as follows: " Cleanfill area Means an area used exclusively for the disposal of cleanfill material. "	Accept
S247.004	Enviro NZ Services Ltd	Definitions	Definitions	Amend	Insert new definition for 'Cleanfill material' as follows: " Cleanfill material means virgin excavated natural materials including clay, gravel, sand, soil and rock that are free of: a. combustible, putrescible, degradable or leachable components; b. hazardous substances and materials; c. products and materials derived from hazardous waste treatment, stabilisation or disposal practices; d. medical and veterinary wastes, asbestos, and radioactive substances; e. contaminated soil and other contaminated materials; and f. liquid wastes."	Accept
S247.005	Enviro NZ Services Ltd	Definitions	Definitions	Amend	Insert new definition for 'Organic Composting' as follows: " Organic Composting: Any combination of solid or semi-solid vegetable and animal waste that has fully decomposed and matured to a stable	Reject

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Officer recommendation
					product. For the purposes of the Plan, compost does not contain human sewage."	
S247.007	Enviro NZ Services Ltd	Definitions	Definitions	Amend	Amend definition for 'Noxious or offensive activity' as follows: "Means an industrial activity involving: a. blood or offal treating; bone boiling or crushing; dag crushing; fellmongering; fish cleaning or curing; gut scraping and treating; and tallow melting; b. i- flax pulping; flock manufacture or teasing of textile materials for any purpose; and wood pulping; c ii- storage and disposal of sewage, septic tank sludge, or refuse (excluding municipal recycling processing facilities); diii. slaughtering of animals; storage, drying or preserving of bones, hides, hoofs or skins; tanning; and wool scouring. eiv- any other processes involving fuelburning equipment, which individually or in combination with other equipment, have a fuelburning rate of up to 1000 kg/hr; fv. burning out of the residual content of metal containers used for the transport or storage of chemicals; gvi. the burning of municipal, commercial or industrial wastes, by the use of incinerators for disposal of waste; hvi. any industrial wood pulp process in which wood or other cellulose material is cooked with chemical solutions to dissolve lining, and the associated processes of bleaching and chemical and by-product recovery; iviii. crematoriums; and jix. any industrial activity which involves the discharge of odour or dust beyond the site boundary"	Accept
S247.011	Enviro NZ Services Ltd	Definitions	Definitions	Support	Retain the definition for 'waste management facility' as notified.	Accept
S247.037	Enviro NZ Services Ltd	Definitions	Definitions	Support	Insert a new definition: Landfill Means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas.	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Officer recommendation
S68.001	Papawai and Kaikokirikiri Trusts	Zones	Zones	Amend	Amend zoning of LOT 1 DP 44945 from General Industrial Zone to General Rural Zone.	Accept
S215.014	Z Energy Limited	Zones	Zones	Support	Retain the General Industrial Zoning for Caltex Masterton.	Accept
S215.015	Z Energy Limited	Zones	Zones	Support	Retain the General Industrial Zoning for Z Masterton Truck Stop.	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
S122.005	Fulton Hogan Limited	Definitions	Definitions	Oppose	Amend the definition of Waste Management Facility to exclude cleanfills: ... It excludes: ... d. cleanfills.	Accept
S247.003	Enviro NZ Services Ltd	Definitions	Definitions	Amend	Insert new definition for 'cleanfill area' as follows: "Cleanfill area Means an area used exclusively for the disposal of cleanfill material."	Accept
S247.004	Enviro NZ Services Ltd	Definitions	Definitions	Amend	Insert new definition for 'Cleanfill material' as follows: "Cleanfill material means virgin excavated natural materials including clay, gravel, sand, soil and rock that are free of: a. combustible, putrescible, degradable or leachable components; b. hazardous substances and materials; c. products and materials derived from hazardous waste treatment, stabilisation or disposal practices; d. medical and veterinary wastes, asbestos, and radioactive substances; e. contaminated soil and other contaminated materials; and f. liquid wastes."	Accept
S247.005	Enviro NZ Services Ltd	Definitions	Definitions	Amend	Insert new definition for 'Organic Composting' as follows: "Organic Composting: Any combination of solid or semi-solid vegetable and animal waste that has fully decomposed and matured to a stable product. For the purposes of the Plan, compost does not contain human sewage."	Reject
S247.007	Enviro NZ Services Ltd	Definitions	Definitions	Amend	Amend definition for 'Noxious or offensive activity' as follows: "Means an industrial activity involving: a. blood or offal treating; bone boiling or crushing; dag crushing; fellmongering; fish cleaning or curing; gut scraping and treating; and tallow melting; b. i.-flax pulping; flock manufacture or teasing of textile materials for any purpose; and wood pulping; c ii- storage and	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
					disposal of sewage, septic tank sludge, or refuse (excluding municipal recycling processing facilities); diii. slaughtering of animals; storage, drying or preserving of bones, hides, hoofs or skins; tanning; and wool scouring. eiv. any other processes involving fuelburning equipment, which individually or in combination with other equipment, have a fuelburning rate of up to 1000 kg/hr; fv. burning out of the residual content of metal containers used for the transport or storage of chemicals; gvi. the burning of municipal, commercial or industrial wastes, by the use of incinerators for disposal of waste; hvi. any industrial wood pulp process in which wood or other cellulose material is cooked with chemical solutions to dissolve lining, and the associated processes of bleaching and chemical and by-product recovery; iviii. crematoriums; and jix. any industrial activity which involves the discharge of odour or dust beyond the site boundary"	
S247.011	Enviro NZ Services Ltd	Definitions	Definitions	Support	Retain the definition for 'waste management facility' as notified.	Accept
S247.037	Enviro NZ Services Ltd	Definitions	Definitions	Support	Insert a new definition: Landfill Means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas.	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
S68.001	Papawai and Kaikokirikiri Trusts	Zones	Zones	Amend	Amend zoning of LOT 1 DP 44945 from General Industrial Zone to General Rural Zone.	Accept
S215.014	Z Energy Limited	Zones	Zones	Support	Retain the General Industrial Zoning for Caltex Masterton.	Accept
S215.015	Z Energy Limited	Zones	Zones	Support	Retain the General Industrial Zoning for Z Masterton Truck Stop.	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Panel Decision
S79.086	KiwiRail Holdings Limited	GIZ-S3	GIZ-S3	Amend	Amend as follows: 1. Buildings or structures must not be located within;... d. 5. of a boundary shared with a rail corridor. ... Matters of discretion: ... 5. The safe and efficient operation of the rail network;6. Compatibility with the surrounding environment; and 7. The reason for the reduced setback.	Accept in part
S167.020	Ara Poutama Aotearoa the Department of Corrections	New provision request	New provision request	Oppose in part	1. Insert a new permitted activity rule for "community corrections activity" in the General Industrial Zone, as follows: GIZ-RX - Community corrections activity1. Activity status: Permitted Where: a. Compliance is achieved with: i. GIZ-S5; ii. GIZ-S6; andiii. GIZ-S7.2. Activity status: Discretionary Where: a. Compliance is not achieved with GIZ-RX(1).	Accept
S172.140	Fire and Emergency New Zealand	GIZ-P3	GIZ-P3	Support in part	Amend: GIZ-P3 Incompatible use and development Avoid non-industrial activities in the General Industrial Zone unless the activities: ... x. have an operational need and/or functional need to locate in the General Industrial Zone; or...	Accept
FS31.002	Ara Poutama Aotearoa the Department of Corrections			Support	Allow	Accept
S172.141	Fire and Emergency New Zealand	GIZ-R1	GIZ-R1	Support in part	Retain GIZ-R1 as notified.	Accept
S172.142	Fire and Emergency New Zealand	GIZ-R3	GIZ-R3	Support in part	Retain GIZ-R3 as notified.	Accept
S172.143	Fire and Emergency New Zealand	GIZ-R4	GIZ-R4	Support in part	Amend GIZ-R4: ... a. Compliance is achieved with: ... x. GIX-S8, and ...	Accept in part
S172.144	Fire and Emergency New Zealand	GIZ-R5	GIZ-R5	Support in part	Amend GIZ-R5: ... a. Compliance is achieved with: ... x. GIX-S8, and...	Accept in part

S172.145	Fire and Emergency New Zealand	GIZ-R6	GIZ-R6	Support in part	Amend GIZ-R6: ... a. Compliance is achieved with: ... x. GIX-S8, and...	Accept in part
S172.146	Fire and Emergency New Zealand	GIZ-R7	GIZ-R7	Support in part	Amend GIZ-R7: ... a. Compliance is achieved with: ... x. GIX-S8, and...	Accept in part
S172.147	Fire and Emergency New Zealand	GIZ-R9	GIZ-R9	Support in part	Amend GIZ-R9: ... a. Compliance is achieved with: ... x. GIX-S8, and...	Accept in part
S172.148	Fire and Emergency New Zealand	GIZ-R10	GIZ-R10	Support	Retain GIZ-R10 as notified.	Accept
S172.149	Fire and Emergency New Zealand	GIZ-S8	GIZ-S8	Support in part	Amend: GIZ-S8 Drinking water supply 1. All buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with Council's Engineering Development Standard and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Accept in part
S172.191	Fire and Emergency New Zealand	GIZ-R8	GIZ-R8	Support in part	Amend GIZ-R8: ... a. Compliance is achieved with: ... x. GIX-S8, and...	Accept in part
S214.109	Federated Farmers of New Zealand	GIZ-O2	GIZ-O2	Support	Retain GIZ-O2 as notified.	Accept
FS95.214	Te Tini o Ngāti Kahukuraawhitia Trust			Oppose	Disallow	Reject
S214.110	Federated Farmers of New Zealand	GIZ-P4	GIZ-P4	Support	Retain GIZ-P4 as notified.	Accept
FS95.215	Te Tini o Ngāti Kahukuraawhitia Trust			Oppose	Disallow	Reject
S214.111	Federated Farmers of New Zealand	New provision request	New provision request	Support	Insert new policy as follows: GIZ-PX Reverse Sensitivity Protect lawfully established rural production activities from reverse sensitivity effects by requiring industrial sites adjoining any Rural Zone to mitigate adverse noise, odour, shading, glare, and other effects to the extent they extend beyond the site;	Reject

FS95.216	Te Tini o Ngāti Kahukuraawhitia Trust			Oppose	Disallow	Accept
S215.016	Z Energy Limited	GIZ-O3	GIZ-O3	Support	Retain GIZ-O3 as notified.	Accept
S215.017	Z Energy Limited	GIZ-P2	GIZ-P2	Support	Retain GIZ-P2 as notified.	Accept
S215.018	Z Energy Limited	New provision request	New provision request	Support	Insert a new rule as follows: GIZ-RXX Service station 1. Activity status: Permitted Where: a. Compliance is achieved with i. GIZ-S6. 2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with GIZ-RXX(1)(a). Matters of discretion: 1. The matters of discretion for any infringed standard(s). 2. The operational need and functional need of the activity.	Reject
S215.019	Z Energy Limited	GIZ-S6	GIZ-S6	Support in part	Amend GIZ-S6 to add an exemption: Except GIZ-S6(1) does not apply to aboveground tanks at truck stops	Reject
S215.025	Z Energy Limited	GIZ-O4	GIZ-O4	Support	Retain GIZ-O4 as notified.	Accept
S215.026	Z Energy Limited	GIZ-P3	GIZ-P3	Support	Retain GIZ-P3 as notified.	Accept
S218.086	Transpower New Zealand Limited	GIZ-P3	GIZ-P3	Oppose	Amend Policy GIZ-P3 as follows: 'Avoid non-industrial activities in the General Rural Zone unless the activities: x. are the operation, maintenance, upgrading or development of the National Grid; a. are ancillary to an industrial activity; or ...'	Accept in part
S232.002	CentrePort Limited	GIZ-O1	GIZ-O1	Support	Retain GIZ-O1 as notified.	Accept
S232.003	CentrePort Limited	GIZ-P2	GIZ-P2	Support	Retain GIZ-P2 as notified.	Accept
S232.004	CentrePort Limited	GIZ-P4	GIZ-P4	Support	Retain GIZ-P4 as notified.	Accept
S232.006	CentrePort Limited	GIZ-R9	GIZ-R9	Oppose	Delete Rule GIZ-R9	Reject
S232.007	CentrePort Limited	GIZ-S3	GIZ-S3	Amend	Retain GIZ-S3 as notified.	Accept
S232.008	CentrePort Limited	GIZ-S5	GIZ-S5	Amend	Amend GIZ-S5: 1. Except in the Waingawa Industrial Area, A an industrial activity shall provide screening from any site zoned...	Accept
S232.009	CentrePort Limited	GIZ-S6	GIZ-S6	Amend	Amend GIZ-S6: 1. Except in the Waingawa Industrial Area, any outdoor storage or servicing area that is...	Accept

S232.010	CentrePort Limited	GIZ-S7	GIZ-S7	Support	Retain GIZ-S7 as notified.	Accept
S232.013	CentrePort Limited	GIZ-R4	GIZ-R4	Support	Amend GIZ-R4 to require compliance with GIZ-S10 if GIZ-S10 applies to all activities as well as buildings.	Accept
S232.014	CentrePort Limited	GIZ-S10	GIZ-S10	Support	Amend GIZ-S10 to clarify whether this standard applies to activities other than building and structures.	Accept
S232.016	CentrePort Limited	GIZ-O3	GIZ-O3	Support	Retain GIZ-O3 as notified.	Accept
S232.017	CentrePort Limited	GIZ-O5	GIZ-O5	Support	Retain GIZ-O5 as notified.	Accept
S232.018	CentrePort Limited	GIZ-P3	GIZ-P3	Support	Retain GIZ-P3 as notified.	Accept
S232.019	CentrePort Limited	GIZ-P5	GIZ-P5	Support	Retain GIZ-P5 as notified.	Accept
S232.020	CentrePort Limited	GIZ-P6	GIZ-P6	Support	Retain GIZ-P6 as notified	Accept
S238.048	bp Oil New Zealand Limited, Mobil Oil New Zealand Limited and Z Energy Limited ('the Fuel Companies')	GIZ-O3	GIZ-O3	Support	Retain Objective GIZ-O3 as notified.	Accept
S238.049	bp Oil New Zealand Limited, Mobil Oil New Zealand Limited and Z Energy Limited ('the Fuel Companies')	GIZ-O4	GIZ-O4	Support	Retain Objective GIZ-O4 as notified.	Accept
S238.050	bp Oil New Zealand Limited, Mobil Oil New Zealand Limited and Z Energy Limited ('the Fuel Companies')	GIZ-P2	GIZ-P2	Support	Retain Policy GIZ-P2 as notified.	Accept
S238.051	bp Oil New Zealand Limited, Mobil Oil New Zealand Limited and Z Energy Limited ('the Fuel Companies')	GIZ-P3	GIZ-P3	Support	Retain Policy GIZ-P3 as notified.	Accept
S238.052	bp Oil New Zealand Limited, Mobil Oil New Zealand Limited and Z Energy Limited ('the Fuel Companies')	GIZ-R1	GIZ-R1	Support	Retain Rule GIZ-R1 as notified.	Accept
S238.053	bp Oil New Zealand Limited, Mobil Oil New	New provision request	New provision request	Support	Insert a new Rule GIZ-RXX as follows: GIZ-RXX Service station1. Activity status: Permitted Where: b.	Reject

	Zealand Limited and Z Energy Limited ('the Fuel Companies')				Compliance is achieved with: i. GIZ-S6.2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with GIZ-RXX(1)(a). Matters of discretion:1. The matters of discretion for any infringed standard(s).2. The operational need and the functional need of the activity.	
S245.039	Ministry of Education Te Tāhuhu o Te Mātauranga	GIZ-P3	GIZ-P3	Support	Retain as notified.	Accept
S245.072	Ministry of Education Te Tāhuhu o Te Mātauranga	GIZ-O3	GIZ-O3	Support in part	Amend as follows: Protection of General Industrial Zone The role and function of the General Industrial Zone is not compromised by non-industrial or incompatible activities, unless they have an operational need to be located within the zone.	Reject
S245.073	Ministry of Education Te Tāhuhu o Te Mātauranga	GIZ-P5	GIZ-P5	Support in part	Amend as follows: Sensitive activities Restrict activities that could be sensitive to the effects of industrial activities from being located within, or in proximity to, the General Industrial Zone, unless they have an operational need to be located within the zone.	Accept in part
S246.005	Shane Gray and David Allen	Appendix GIZ-1	Appendix GIZ-1	Support in part	Amend Appendix 1 GIZ-1, inferred that the submitter seeks that the Structure Plan shows no intended access along David Lowes Lane.	Support in part
FS34.001	Trevor and Jo Dewis			Oppose	Disallow	Reject in part
S246.006	Shane Gray and David Allen	Appendix GIZ-1	Appendix GIZ-1	Support in part	Amend Appendix 1 GIZ-1, inferred that the submitter seeks 10m planted buffer to the edge of the extended Industrial zone in the Structure Plan.	Accept in part
S247.029	Enviro NZ Services Ltd	GIZ-O1	GIZ-O1	Support	Retain GIZ-O1 as notified.	Accept
S247.030	Enviro NZ Services Ltd	GIZ-O2	GIZ-O2	Support	Retain GIZ-O2 as notified.	Accept
S247.031	Enviro NZ Services Ltd	GIZ-O3	GIZ-O3	Support in part	Amend GIZ-O3 as follows: The role and function of the General Industrial Zone is not compromised by non-industrial or incompatible or sensitive activities.	Accept
S247.032	Enviro NZ Services Ltd	GIZ-P3	GIZ-P3	Support	Retain GIZ-P3 as notified.	Accept

S247.033	Enviro NZ Services Ltd	GIZ-P5	GIZ-P5	Support	Amend GIZ-P5 as follows: Avoid Restrict-activities that could be sensitive to the effects of industrial activities from being located within, or in close proximity to, the General Industrial Zone	Accept
S247.034	Enviro NZ Services Ltd	GIZ-R6	GIZ-R6	Oppose	Amend GIZ-R6 as follows: 1. Activity status: Permitted Discretionary Where: a. The residential activity is ancillary to an industrial activity on the site; b. There is no more than one residential unit per site; and c. The occupier of the residential unit works on the same site. 2. Activity status: Non-complying-Discretionary	Accept in part
S247.035	Enviro NZ Services Ltd	GIZ-R7	GIZ-R7	Support	Retain as notified, specifically GIZ-R7(a).	Accept
S252.011	New Zealand Heavy Haulage Association Inc	GIZ-S11	GIZ-S11	Support in part	Amend GIZ-S11: ... 2. The transportation route and any traffic management plans shall be provided to the Council no later than 10 working days before relocating the building. ... 4. Performance bond. A refundable performance bond of 125% of the cost of external reinstatement works identified in the Building Inspection Report under Performance Standard GIZ-S11(1) in cash to be lodged with the Council along with application for building consent as a guarantee that external reinstatement works are completed. b. The bond shall be lodged in terms of the form of Deed annexed as Appendix 6 to the District Plan. c. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and confirmed compliance with external reinstatement requirements. Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e. on a proportional basis).	Reject
S252.023	New Zealand Heavy Haulage Association Inc	GIZ-P7	GIZ-P7	Support in part	Amend GIZ-P7 to delete reference to performance bonds, recognise positive effects of relocated buildings, and maintain and enhance amenity values of areas in relation to relocatable buildings.	Reject
S258.191	Royal Forest and Bird Protection Society of New Zealand Inc	New provision request	New provision request	Oppose in part	Insert a new provision to make quarrying and mining a Non-complying activity in the General Industrial Zone.	Reject

S260.036	Tony Garstang	New provision request	New provision request	Amend	Insert provisions in the General Industrial Zone to protect rivers.	Reject
S288.046	Radio New Zealand Limited (RNZ)			Support	Amend: 6. Electromagnetic sSafety risks for any structure higher than 47m within 1000m of Radio New Zealand's facilities at Waingawa. RNZ should be considered an affected person for the purposes of assessing safety risks.	Accept
S288.047	Radio New Zealand Limited (RNZ)	GIZ-S7	GIZ-S7	Support	Retain Standard GIZ-S7 as notified.	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Officer recommendation
S122.005	Fulton Hogan Limited	Definitions	Definitions	Oppose	Amend the definition of Waste Management Facility to exclude cleanfills: ... It excludes: ... d. cleanfills.	Accept
S247.003	Enviro NZ Services Ltd	Definitions	Definitions	Amend	Insert new definition for 'cleanfill area' as follows: " Cleanfill area Means an area used exclusively for the disposal of cleanfill material. "	Accept
S247.004	Enviro NZ Services Ltd	Definitions	Definitions	Amend	Insert new definition for 'Cleanfill material' as follows: " Cleanfill material means virgin excavated natural materials including clay, gravel, sand, soil and rock that are free of: a. combustible, putrescible, degradable or leachable components; b. hazardous substances and materials; c. products and materials derived from hazardous waste treatment, stabilisation or disposal practices; d. medical and veterinary wastes, asbestos, and radioactive substances; e. contaminated soil and other contaminated materials; and f. liquid wastes."	Accept
S247.005	Enviro NZ Services Ltd	Definitions	Definitions	Amend	Insert new definition for 'Organic Composting' as follows: " Organic Composting: Any combination of solid or semi-solid vegetable and animal waste that has fully decomposed and matured to a stable	Reject

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Officer recommendation
					product. For the purposes of the Plan, compost does not contain human sewage."	
S247.007	Enviro NZ Services Ltd	Definitions	Definitions	Amend	Amend definition for 'Noxious or offensive activity' as follows: "Means an industrial activity involving: a. blood or offal treating; bone boiling or crushing; dag crushing; fellmongering; fish cleaning or curing; gut scraping and treating; and tallow melting; b. i- flax pulping; flock manufacture or teasing of textile materials for any purpose; and wood pulping; c ii- storage and disposal of sewage, septic tank sludge, or refuse (excluding municipal recycling processing facilities); diii. slaughtering of animals; storage, drying or preserving of bones, hides, hoofs or skins; tanning; and wool scouring. eiv- any other processes involving fuelburning equipment, which individually or in combination with other equipment, have a fuelburning rate of up to 1000 kg/hr; fv. burning out of the residual content of metal containers used for the transport or storage of chemicals; gvi. the burning of municipal, commercial or industrial wastes, by the use of incinerators for disposal of waste; hvi. any industrial wood pulp process in which wood or other cellulose material is cooked with chemical solutions to dissolve lining, and the associated processes of bleaching and chemical and by-product recovery; iviii. crematoriums; and jix. any industrial activity which involves the discharge of odour or dust beyond the site boundary"	Accept
S247.011	Enviro NZ Services Ltd	Definitions	Definitions	Support	Retain the definition for 'waste management facility' as notified.	Accept
S247.037	Enviro NZ Services Ltd	Definitions	Definitions	Support	Insert a new definition: Landfill Means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas.	Accept

Submission Point / Further Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Officer recommendation
S68.001	Papawai and Kaikokirikiri Trusts	Zones	Zones	Amend	Amend zoning of LOT 1 DP 44945 from General Industrial Zone to General Rural Zone.	Accept
S215.014	Z Energy Limited	Zones	Zones	Support	Retain the General Industrial Zoning for Caltex Masterton.	Accept
S215.015	Z Energy Limited	Zones	Zones	Support	Retain the General Industrial Zoning for Z Masterton Truck Stop.	Accept