

Wellington City Proposed District Plan

Hearing Stream 7 - General Rural Zone

Appendix B

- Recommended Responses to Submissions and Further Submissions

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Rowan Hannah	84.3	Rural Zones / General point on Rural Zones / General point on Rural Zones	Not specified	Considers that the changes to the District Plan (specifically intensification provisions) will change the look and feel of the rural area.	Seeks that intensification is not enabled in the General Rural Zone.	Reject	No
Rowan Hannah	84.4	Rural Zones / General point on Rural Zones / General point on Rural Zones	Amend	Considers that the colour of houses could be darker colours (Blacks, dark greens, dark browns etc) so they blend more with the surrounding grassland, bush and forestry in the area.	Seeks that houses in rural areas are required to be darker colours. [Inferred decision requested]	Reject	No
WCC Environmental Reference Group	377.396	Rural Zones / General point on Rural Zones / General point on Rural Zones	Support in part	Generally supportive with amendments specified to address wilding pines. [further detail provided in later parts of submission and summarised below]	Not specified.	Reject	No
New Zealand Agricultural Aviation Association	40.8	Rural Zones / General Rural Zone / General GRUZ	Amend	The GRZ chapter has no provisions for the intermittent use of aircraft for agricultural aviation activities.	Seeks that the intermittent use of aircraft for agricultural aviation activities is included in the Proposed District Plan as permitted activity in the General Rural Zone.	Reject	No
Helen Grove	197.2	Rural Zones / General Rural Zone / General GRUZ	Oppose	[No specific reason given beyond decision requested - refer to original submission.]	Seeks that the District Plan removes the objective of a compact city at the expense of the rural space around the city.	Reject	No
Wellington Branch of the New Zealand Deerstalkers	299.1	Rural Zones / General Rural Zone / General GRUZ	Amend	Considers that the rifle range has been in use since 1960s and is the only not-for-profit range used by police, defence and community groups for the benefit of the wellington community. Considers that if the existing use rights of the rifle range are not recognised in the plan that the established land use (and activity) may become vulnerable to complaint from future land uses and activities. Considers that it is only fair that potential investors of land in the vicinity of the range are made aware of its existence.	Seeks that the General Rural Zone [Inferred from submission] provisions are amended to recognise the rifle range located at 109 Rifle Range Road and protect it from reverse sensitivity from future nearby land uses and activities.	Reject	No
New Zealand Motor Caravan Association	314.12	Rural Zones / General Rural Zone / General GRUZ	Amend	The NOSZ chapter should be amended to allow for more permissive rules related to campgrounds. Allowing for more permissive rules around the establishment of campgrounds will make it easier to establish sites for vehicle-based camping in the Wellington District. Campgrounds can easily meet the objectives, policies and intention of this zone.	Seeks that the GRUZ (General Rural Zone) chapter be amended to allow for more permissive rules related to campgrounds.	Reject	No
Greater Wellington Regional Council	351.264	Rural Zones / General Rural Zone / General GRUZ	Support in part	Considers the approach taken in this zone aligns with Policy 56 of Proposed RPS Change 1 and gives effect to Policy 56 in the Operative RPS.	Retain chapter, subject to amendments outlined in other submission points.	Accept in part	No
Greater Wellington Regional Council	351.265	Rural Zones / General Rural Zone / General GRUZ	Amend	Considers the approach taken in this zone aligns with Policy 56 of Proposed RPS Change 1 and gives effect to Policy 56 in the Operative RPS.	See submission point about flood hazard mapping for the General Rural Zone.	Reject.	No
Waka Kotahi	370.399	Rural Zones / General Rural Zone / General GRUZ	Not specified	Considers areas zoned General Rural Zone as notified does not contain land accessed from state highway, if the extent of General Rural Zones area changes, Waka Kotahi may be interested.	Not specified.	Accept in part	No
Envirowaste Services Ltd	373.25	Rural Zones / General Rural Zone / General GRUZ	Support in part	Considers that General Rural Zones need to have a consenting pathway for the establishment of composting operations for the processing of household food waste.	Retain the General Rural Zone chapter with amendment.	Accept in part	No
Envirowaste Services Ltd	373.26	Rural Zones / General Rural Zone / General GRUZ	Amend	Considers that General Rural Zones need to have a consenting pathway for the establishment of composting operations for the processing of household food waste.	Seeks that the General Rural Zone chapter has a consenting pathway for the establishment of composting operations for the processing of household food waste.	Reject	No
M&P Makara Family Trust	FS41.5	Rural Zones / General Rural Zone / General GRUZ	Oppose	This should not be created specifically for the rural area and the current provisions can satisfactorily assess any resource consent application.	Disallow	Accept	No
Mākara-Ōhāriu Community Board	FS66.1	Part 3 / Rural Zones / General Rural Zone / General GRUZ	Oppose	The requested amendments propose an expectation of industrialisation in the general rural zone and are not consistent with the rural values, environmental, character, amenity, or biodiversity objectives of the PDP.	Disallow	Accept	No
Meridian Energy Limited	228.112	Rural Zones / General Rural Zone / New GRUZ	Oppose in part	Considers the Plan establishes a policy framework that seeks to avoid adverse reverse sensitivity effects for existing regionally significant infrastructure. One source of potential reverse sensitivity is allowing sensitive activities to establish close to existing wind farm turbines. Considers the policy intention (of avoiding reverse sensitivity effects) needs to be carried through into the rules for the General Rural Zone by requiring new sensitive activities (a defined term including dwellings) to be located a minimum distance away from existing wind turbines that will protect the amenity values of the sensitive activity. The distance should be established based on the noise contour endorsed for the resource consents for the West Wind and Mill Creek wind farms.	Add a new standard GRUZ-S5 (Minimum setback for sensitive activities) as follows <u>New Standard GRUZ-S5:</u> <u>1. Minimum setback for sensitive activities</u> <u>Setback: no closer than the 40 dBA noise contour in relation to turbines in the existing West Wind and Mill Creek wind farms.</u> <u>[Refer to original submission for attachment of 40 dBA noise contour in relation to turbines in the existing West Wind and Mill Creek wind farms]</u>	Reject	No

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M&P Makara Family Trust	FS41.7	Rural Zones / General Rural Zone / New GRUZ	Oppose	The map appended in the further submission is insufficient to understand the impact of this requested inclusion. The maps as endorsed by the original resource consents for West Wind and Mill Creek (projected) are not necessarily the same as their post-establishment (actual) noise contours. The community needs to be able to consider any proposed new provision and it's practical effects. The requested change potentially limits current and proposed activities on private land already provided for under the operational District Plan. [Refer to Further submission for full reason, including attachment]	Disallow	Accept	No
Mākara-Ōhāriu Community Board	FS66.4	Part 3 / Rural Zones / General Rural Zone / New GRUZ	Oppose	The proposal to establish a new 'noise setback' standard GRUZ-55 would impose new restrictions on currently lawful activity for adjacent private land-owners. This could affect the amenity value of land without any consultation or compensation. The information on noise contours affecting land adjacent to West Wind is incomplete so the impact to the Mākara community cannot be assessed.	Disallow	Accept	No
Horokiwi Quarries Ltd	271.60	Rural Zones / General Rural Zone / New GRUZ	Amend	Seeks that a new policy is added to recognise and provide for the benefits of quarrying activities, noting that policy GRUZ-P5 relates to adverse effects and not benefits.	Add new policy to the General Rural Zone chapter as follows: <u>The benefits of quarrying activities to the city and region are recognised and provided for in the General Rural Zone.</u>	Reject	No
Mākara-Ōhāriu Community Board	FS66.2	Part 3 / Rural Zones / General Rural Zone / New GRUZ	Oppose	The requested amendments propose an expectation of industrialisation in the general rural zone and are not consistent with the rural values, environmental, character, amenity, or biodiversity objectives of the PDP.	Disallow	Accept	No
Horokiwi Quarries Ltd	271.61	Rural Zones / General Rural Zone / New GRUZ	Amend	Accepts the discretionary activity status for a new quarry. It is presumed the rule applies to all quarry activities, regardless of whether they are new or an extension. Clarification is required.	Add a new rule providing a Restricted Discretionary Activity status for the extension to an existing quarry.	Reject	No
WCC Environmental Reference Group	377.397	Rural Zones / General Rural Zone / New GRUZ	Amend	Considers the introduction to the general rural zone, in referencing other relevant regulations, states that the General Rural Zone provisions do not apply to plantation forestry: they note that in this circumstance the NES-PF applies. This leaves a serious gap in the council's ability to control the weed risk associated with some forestry. Many land holders are now planting exotic species forests as carbon sinks (known as carbon farming) - planting exotic species that will not be harvested. These, sometimes extremely large scale forests are proving to be a serious wilding risk, e.g. non-sterile Douglas Fir and many other conifers and larches. The plan notes the importance of the rural zone for indigenous biodiversity: this will be at risk if forests of this nature are able to be established as of right. Rules to prevent the establishment of forests not captured within the NES definition are required: it is our view that plantations of exotic species known to cause wilding problems should be prohibited in Wellington's rural areas.	Seeks to include a policy that signals the risk of wilding species from non-plantation forests (those not covered by the NES-PF) to the indigenous biodiversity of the rural zone, and encourage instead the planting of native species, or sterile exotic species.	Reject	No
M&P Makara Family Trust	FS41.19	Part 3 / Rural Zones / General Rural Zone / New GRUZ	Support	Not specified. [Submitter references 377.97 in error]	Allow	Reject	No
WCC Environmental Reference Group	377.398	Rural Zones / General Rural Zone / New GRUZ	Amend	Considers the introduction to the general rural zone, in referencing other relevant regulations, states that the General Rural Zone provisions do not apply to plantation forestry: they note that in this circumstance the NES-PF applies. This leaves a serious gap in the council's ability to control the weed risk associated with some forestry. Many land holders are now planting exotic species forests as carbon sinks (known as carbon farming) - planting exotic species that will not be harvested. These, sometimes extremely large scale forests are proving to be a serious wilding risk, e.g. non-sterile Douglas Fir and many other conifers and larches. The plan notes the importance of the rural zone for indigenous biodiversity: this will be at risk if forests of this nature are able to be established as of right. Rules to prevent the establishment of forests not captured within the NES definition are required: it is our view that plantations of exotic species known to cause wilding problems should be prohibited in Wellington's rural areas.	Seeks to include a related rule that has the effect of prohibiting establishment of exotic species forests and / or exotic species shelter belts of 1ha area or more, where such forests do not meet the criteria of a plantation forest as defined in the NES-PF (and are therefore not subject to the controls that the NES-PF sets out) and where the species sought to be planted are exotic and non-sterile. To tie this in with the NES-PF we recommend the rule use 1 ha continuous cover as its starting point. [See original submission for full relief sought]	Reject	No
M&P Makara Family Trust	FS41.20	Part 3 / Rural Zones / General Rural Zone / New GRUZ	Support	Not specified. [Submitter references 377.98 in error]	Allow	Reject	No
Ministry of Education	400.110	Rural Zones / General Rural Zone / New GRUZ	Amend	Considers that GRUZ rules do not sufficiently provide for additional infrastructure/educational facilities. Therefore, the submitter supports the inclusion of a new rule as sought.	Amend GRUZ to include a new rule as follows: <u>GRUZ-RX Educational Facility</u> <u>1. Activity Status: Restricted Discretionary Matters of Discretion</u> <u>1. The matters in GRUZ-P4.</u>	Reject	No

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Ministry of Education	400.111	Rural Zones / General Rural Zone / New GRUZ	Amend	<p>Considers that GRUZ does not have a corresponding activity status for the construction, addition or alteration to buildings and structures associated activities outside the purposes of rural and residential activities.</p> <p>Policy GRUZ-P4 enables potentially compatible buildings and structures where it can be demonstrated that they are compatible with the character and amenity values of the zone. However, there is no rule to support this policy. The Ministry considers that Educational Facilities, particularly schools and early childhood centres, should be provided for where there is potential for a population to support them.</p> <p>[see original submission for full reason].</p> <p>The submitter therefore seeks a new rule which aims to ensure that Educational Facilities can operate in a way that positively contributes to the rural community.</p>	<p>Add new rule to GRUZ (General Rural Zone) as follows:</p> <p><u>GRUZ-RX – Construction, addition or alteration to buildings and structures associated with activities not otherwise listed.</u></p> <p><u>1. Activity status: Restricted Discretionary Matters of Discretion</u> <u>a. The matters in GRUZ-P4.</u></p> <p><u>2. Activity status: Discretionary</u> <u>Where:</u> <u>1. Compliance with GRUZ-S1, GRUZ-S2 and GRUZ-S5 is not achieved.</u></p>	Reject	No
Horokiwi Quarries Ltd	271.62	Rural Zones / General Rural Zone / GRUZ-O1	Support	Supports the recognition of other activities within the General Rural Zone which have a functional need.	Retain GRUZ-O1 (Purpose) as notified.	Accept	No
Fire and Emergency New Zealand	273.230	Rural Zones / General Rural Zone / GRUZ-O1	Support	Supports this objective as it provides for other activities that have a functional need to be located in this zone.	Retain GRUZ-O1 (Purpose) as notified.	Accept	No
Aggregate and Quarry Association	303.18	Rural Zones / General Rural Zone / GRUZ-O1	Support in part	Supports the reference in GRUZ-O1 with respect to the purpose of the GRUZ being to support its functional need.	Retain Objective 1 of General Rural Zone with amendment.	Accept in part	No
Aggregate and Quarry Association	303.19	Rural Zones / General Rural Zone / GRUZ-O1	Amend	Considers that GRUZ-O1 excludes quarrying and mining activities. The definition of Rural Activities mentioned in GRUZ-O1 specifically excludes "quarrying and mining activities", which may inadvertently rule provision for them out of the General Rural Zone. Using the term 'primary production' instead of 'rural activities' could be one way to address this, as quarrying is included within the definition of primary production.	Amend Objective 1 of General Rural Zone to replace the mention of "rural activities" with "primary production".	Reject	No
Horokiwi Quarries Limited	FS28.3	Part 3 / Rural Zones / General Rural Zone / GRUZ-O1	Support	Horokiwi supports the recognition of other activities within the General Rural Zone.	Allow	Reject	No
Mākara-Ōhāriu Community Board	FS66.3	Part 3 / Rural Zones / General Rural Zone / GRUZ-O1	Oppose	The requested amendments propose an expectation of industrialisation in the general rural zone and are not consistent with the rural values, environmental, character, amenity, or biodiversity objectives of the PDP.	Disallow	Accept	No
Royal Forest and Bird Protection Society	345.385	Rural Zones / General Rural Zone / GRUZ-O1	Support in part	Considers the objective should refer to the need to maintain biodiversity.	<p>Amend GRUZ-O1 (Purpose):</p> <p>The General Rural Zone predominately provides for rural activities, complemented by informal outdoor recreation and other activities that have a functional need for a rural location, <u>and maintains biodiversity.</u></p>	Reject	No
WCC Environmental Reference Group	377.399	Rural Zones / General Rural Zone / GRUZ-O1	Support	Supports providing for rural activities, of the type described here, is well suited to the nature of the landscape.	Retain GRUZ-O1 (Purpose) as notified.	Accept	No
Ministry of Education	400.112	Rural Zones / General Rural Zone / GRUZ-O1	Support in part	Supports GRUZ-O1 in part.	Retain GRUZ-O1 (Purpose) with amendment.	Accept in part	No
Ministry of Education	400.113	Rural Zones / General Rural Zone / GRUZ-O1	Amend	<p>Seeks GRUZ-O1 be amended. The submitter considers GRUZ-O1 does not adequately provide for educational facilities within the GRUZ. Therefore the submitter supports the amendment to GRUZ-O1 as sought for more explicit reference to schools.</p> <p>The submitter considers that Educational Facilities, particularly schools and early childhood centres, should be provided for where there is potential for a population to support them. Schools in within rural areas play an integral part in servicing the needs of the local rural community. Should there be increased pressure on existing school roles in future which trigger the need for new school sites or classrooms, it is critical this is provided for.</p>	<p>Amend GRUZ-O1 (Purpose) as follows:</p> <p>The General Rural Zone predominately provides for rural activities, complemented by informal outdoor recreation, <u>educational facilities</u> and other activities that have a functional need for a rural location.</p>	Reject	No
Royal Forest and Bird Protection Society	345.386	Rural Zones / General Rural Zone / GRUZ-O2	Support in part	Considers the objective should refer to the need to maintain biodiversity.	<p>Amend GRUZ-O2 (Character and amenity values):</p> <p>Activities and development maintain or enhance the predominant character and amenity values of the General Rural Zone, including the prevalence of natural features over man-made features, a low density and scale of buildings and structures, and a general absence of urban infrastructure, <u>and maintains biodiversity.</u></p>	Accept in part	Yes
Fire and Emergency New Zealand	273.231	Rural Zones / General Rural Zone / GRUZ-O3	Support	Supports this objective as it encourages the management of effects from activities and developments within the zone which can provide for the health and safety of the community.	Retain GRUZ-O3 (Managing effects) as notified.	Accept	No
Royal Forest and Bird Protection Society	345.387	Rural Zones / General Rural Zone / GRUZ-O3	Support in part	Considers the objective should refer to the need to maintain biodiversity.	<p>Amend GRUZ-O3 (Managing effects):</p> <p>Adverse effects from activities and development in the General Rural Zone are managed within the Zone and at the Zone interface, and rural activities are not constrained or compromised by incompatible activities and/or reverse sensitivity effects <u>and maintain biodiversity.</u></p>	Reject	No
Ministry of Education	400.114	Rural Zones / General Rural Zone / GRUZ-O3	Support	Support GRUZ-O3 in that it promotes the effective management of adverse effects on activities within the GRUZ and protect them from incompatible activities and/or reverse sensitivity effects.	Retain GRUZ-O3 (Managing effects) as notified.	Accept	No

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WCC Environmental Reference Group	377.400	Rural Zones / General Rural Zone / GRUZ-PREC01-O1	Support	Considers Makara Beach and Village is a unique part of Wellington with difficult access and subject to natural hazards. It is sensible that it has its own set of rules under a Makara Beach and Makara Village Precinct.	Retain GRUZ-PREC01-O1 (Purpose) as notified.	Accept	No
WCC Environmental Reference Group	377.401	Rural Zones / General Rural Zone / GRUZ-PREC01-O2	Support	Considers Makara Beach and Village is a unique part of Wellington with difficult access and subject to natural hazards: densified use and development is inappropriate in this place for landscape, open space, hazard and climate change issues (most residents will require private vehicles to access amenities) therefore it is not an area in which further housing should be encouraged.	Retain GRUZ-PREC01-O2 (Character and amenity values) as notified.	Accept	No
Ara Poutama Aotearoa the Department of Corrections	240.26	Rural Zones / General Rural Zone / GRUZ-P1	Support	Considers that the permitted activity status (enabled by the associated policies) is appropriate in the context of the establishment and operation of supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama.	Retain GRUZ-P1.2 (Enabled activities) as notified.	Accept	No
Fire and Emergency New Zealand	273.232	Rural Zones / General Rural Zone / GRUZ-P1	Support in part	Supports the policy as it enables a range of activities within the GRUZ. However, FENZ seeks the inclusion of emergency service facilities in the policy to provide for the establishment of fire stations with the GRUZ	Supports GRUZ-P1 (Enabled activities), with amendment.	Accept in part	No
Fire and Emergency New Zealand	273.233	Rural Zones / General Rural Zone / GRUZ-P1	Amend	Supports the policy as it enables a range of activities within the GRUZ. However, FENZ seeks the inclusion of emergency service facilities in the policy to provide for the establishment of fire stations with the GRUZ	Amend GRUZ-P1 (Enabled activities) as follows: Enable activities that are compatible with the purpose of the General Rural Zone, while ensuring that their design, scale and intensity is appropriate to the rural environment, including: 1. Rural activities; 2. Residential activities in lawfully established residential buildings; 3. Informal recreation activities; and 4. Small scale clean fill areas; and 5. Emergency service facilities.	Reject	No
Envirowaste Services Ltd	373.27	Rural Zones / General Rural Zone / GRUZ-P1	Support in part	[No specific reason given beyond decision requested - refer to original submission]	Retain GRUZ-P1 (Enabled activities) with amendment.	Accept in part	No
Envirowaste Services Ltd	373.28	Rural Zones / General Rural Zone / GRUZ-P1	Amend	Considers that the enablement of site(s) for the composting of organic waste needs to be added to GRUZ-P1.	Amend GRUZ-P1 (Enabled activities) as follows: Enable activities that are compatible with the purpose of the General Rural Zone, while ensuring that their design, scale and intensity is appropriate to the rural environment, including: 1. Rural activities; 2. Residential activities in lawfully established residential buildings; 3. Informal recreation activities; and 4. Small scale cleanfill areas. 5. <u>Composting of organic waste.</u>	Reject	No
M&P Makara Family Trust	FS41.6	Rural Zones / General Rural Zone / GRUZ-P1	Oppose	This should not be created specifically for the rural area and the current provisions can satisfactorily assess any resource consent application.	Disallow	Accept	No
WCC Environmental Reference Group	377.402	Rural Zones / General Rural Zone / GRUZ-P1	Support	Supports providing for rural activities, of the type described here, is well suited to the nature of the landscape.	Retain GRUZ-P1 (Enabled activities) as notified.	Accept	No
Te Marama Ltd	337.2	Rural Zones / General Rural Zone / GRUZ-P2	Amend	Considers that GRUZ-P2 should be amended to reduce cost to landowners. Goats are already an important control agent for keeping exotic invasive species, such as gorse, under control. Also, SNAs are arbitrarily being introduced without any consideration to the potential cost to the landowner that this policy will incur, i.e. "managed to avoid adverse ecological effects within identified significant natural areas".	Amend GRUZ-P2 (Keeping of goats) as follows: Provide for the keeping of goats in the General Rural Zone where they are contained and managed to avoid adverse ecological effects within identified significant natural areas.	Reject	No
M&P Makara Family Trust	FS41.8	Rural Zones / General Rural Zone / GRUZ-P2	Oppose	There are various farming interests that must co-exist within the Rural Area, each of which can impinge on neighbouring farming rights if not carefully managed. The three main ones in Wellington's rural area into the future are traditional farming (agricultural), wind farming (renewable energy generation) and carbon farming (forestry in the ETS). Feral goats eat pasture that sheep and cattle otherwise graze and can decimate native and some exotic forestry crops especially in the establishment phase. As a result, M&P Trust supports the PDP as notified for the containment of farmed goats, and supports the culling of feral (uncontained) goats. M&P Trust also notes that where GRUZ-S8 is infringed, applicants are free to demonstrate other means of containment which satisfy the requirement.	Disallow	Accept	No
Mākara-Ōhāriu Community Board	FS66.5	Part 3 / Rural Zones / General Rural Zone / GRUZ-P2	Oppose	To control the feral goat population, the containment of farmed goats is supported. However MOCB understands that for landowners, the cost of fencing SNA areas is potentially prohibitive without incentives. We believe that control of feral deer and pigs should also be supported.	Disallow	Accept	No

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Royal Forest and Bird Protection Society	345.388	Rural Zones / General Rural Zone / GRUZ-P2	Support in part	Considers the policy should be more clear that goats must be excluded from SNAs.	Amend GRUZ-P2 (Keeping of goats): Provide for the keeping of goats in the General Rural Zone where they are contained and managed to be excluded from and avoid adverse ecological effects within identified significant natural areas.	Reject	No
Mākara-Ōhāriu Community Board	FS66.6	Part 3 / Rural Zones / General Rural Zone / GRUZ-P2	Oppose	To control the feral goat population, the containment of farmed goats is supported. However MOCB understands that for landowners, the cost of fencing SNA areas is potentially prohibitive without incentives. We believe that control of feral deer and pigs should also be supported.	Disallow	Accept	No
Te Kamaru Station Ltd Ratings	362.5	Rural Zones / General Rural Zone / GRUZ-P2	Oppose in part	Considers that GRUZ-P2 should be amended to reduce cost to landowners. Goats are already an important control agent for keeping exotic invasive species, such as gorse, under control. Also, SNAs are arbitrarily being introduced without any consideration to the potential cost to the landowner that this policy will incur, i.e. "managed to avoid adverse ecological effects within identified significant natural areas".	Retain GRUZ-P2 (Keeping of goats) with amendments.	Accept in part	No
M&P Makara Family Trust	FS41.10	Rural Zones / General Rural Zone / GRUZ-P2	Oppose	There are various farming interests that must co-exist within the Rural Area, each of which can impinge on neighbouring farming rights if not carefully managed. The three main ones in Wellington's rural area into the future are traditional farming (agricultural), wind farming (renewable energy generation) and carbon farming (forestry in the ETS). Feral goats eat pasture that sheep and cattle otherwise graze and can decimate native and some exotic forestry crops especially in the establishment phase. As a result, M&P Trust supports the PDP as notified for the containment of farmed goats, and supports the culling of feral (uncontained) goats. M&P Trust also notes that where GRUZ-S8 is infringed, applicants are free to demonstrate other means of containment which satisfy the requirement.	Disallow	Accept	No
M&P Makara Family Trust	FS41.12	Rural Zones / General Rural Zone / GRUZ-P2	Oppose	There are various farming interests that must co-exist within the Rural Area, each of which can impinge on neighbouring farming rights if not carefully managed. The three main ones in Wellington's rural area into the future are traditional farming (agricultural), wind farming (renewable energy generation) and carbon farming (forestry in the ETS). Feral goats eat pasture that sheep and cattle otherwise graze and can decimate native and some exotic forestry crops especially in the establishment phase. As a result, M&P Trust supports the PDP as notified for the containment of farmed goats, and supports the culling of feral (uncontained) goats. M&P Trust also notes that where GRUZ-S8 is infringed, applicants are free to demonstrate other means of containment which satisfy the requirement.	Disallow	Accept	No
Te Kamaru Station Ltd Ratings	362.6	Rural Zones / General Rural Zone / GRUZ-P2	Amend	Considers that GRUZ-P2 should be amended to reduce cost to landowners. Goats are already an important control agent for keeping exotic invasive species, such as gorse, under control. Also, SNAs are arbitrarily being introduced without any consideration to the potential cost to the landowner that this policy will incur, i.e. "managed to avoid adverse ecological effects within identified significant natural areas".	Amend GRUZ-P2 (Keeping of goats) as follows: Provide for the keeping of goats in the General Rural Zone where they are contained and managed to avoid adverse ecological effects within identified significant natural areas.	Reject	No
M&P Makara Family Trust	FS41.11	Rural Zones / General Rural Zone / GRUZ-P2	Oppose	There are various farming interests that must co-exist within the Rural Area, each of which can impinge on neighbouring farming rights if not carefully managed. The three main ones in Wellington's rural area into the future are traditional farming (agricultural), wind farming (renewable energy generation) and carbon farming (forestry in the ETS). Feral goats eat pasture that sheep and cattle otherwise graze and can decimate native and some exotic forestry crops especially in the establishment phase. As a result, M&P Trust supports the PDP as notified for the containment of farmed goats, and supports the culling of feral (uncontained) goats. M&P Trust also notes that where GRUZ-S8 is infringed, applicants are free to demonstrate other means of containment which satisfy the requirement.	Disallow	Accept	No
M&P Makara Family Trust	FS41.13	Rural Zones / General Rural Zone / GRUZ-P2	Oppose	There are various farming interests that must co-exist within the Rural Area, each of which can impinge on neighbouring farming rights if not carefully managed. The three main ones in Wellington's rural area into the future are traditional farming (agricultural), wind farming (renewable energy generation) and carbon farming (forestry in the ETS). Feral goats eat pasture that sheep and cattle otherwise graze and can decimate native and some exotic forestry crops especially in the establishment phase. As a result, M&P Trust supports the PDP as notified for the containment of farmed goats, and supports the culling of feral (uncontained) goats. M&P Trust also notes that where GRUZ-S8 is infringed, applicants are free to demonstrate other means of containment which satisfy the requirement.	Disallow	Accept	No
Mākara-Ōhāriu Community Board	FS66.7	Part 3 / Rural Zones / General Rural Zone / GRUZ-P2	Oppose	To control the feral goat population, the containment of farmed goats is supported. However MOCB understands that for landowners, the cost of fencing SNA areas is potentially prohibitive without incentives. We believe that control of feral deer and pigs should also be supported.	Disallow	Accept	No

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
WCC Environmental Reference Group	377.403	Rural Zones / General Rural Zone / GRUZ-P2	Support	Considers goats are a pest in Wellington, causing damage to vegetation and habitat for native creatures. Keeping goats as livestock should be controlled for this reason.	Retain GRUZ-P2 (Keeping of goats) as notified.	Accept	No
Terawhiti Farming Co Ltd (Terawhiti Station)	411.5	Rural Zones / General Rural Zone / GRUZ-P2	Oppose in part	Opposes policy as notified and considers that goats are an important control agent for keeping exotic invasive species, such as gorse, under control.	Seeks that the policy is amended.	Reject	No
Mākara-Ōhāriu Community Board	FS66.8	Part 3 / Rural Zones / General Rural Zone / GRUZ-P2	Oppose	To control the feral goat population, the containment of farmed goats is supported. However MOCB understands that for landowners, the cost of fencing SNA areas is potentially prohibitive without incentives. We believe that control of feral deer and pigs should also be supported.	Disallow	Accept	No
Terawhiti Farming Co Ltd (Terawhiti Station)	411.6	Rural Zones / General Rural Zone / GRUZ-P2	Amend	Opposes policy as notified and considers that goats are an important control agent for keeping exotic invasive species, such as gorse, under control.	Amend GRUZ-P2 (Keeping of goats) as follows: Provide for the keeping of goats in the General Rural Zone where they are contained and managed to avoid adverse ecological effects within identified significant natural areas.	Reject	No
WCC Environmental Reference Group	377.404	Rural Zones / General Rural Zone / GRUZ-P3	Support	Supports providing for activities, of the type described here, is suitable in the context of a rural landscape.	Retain GRUZ-P3 (Residential visitor accommodation and home business) as notified.	Accept	No
Aggregate and Quarry Association	303.20	Rural Zones / General Rural Zone / GRUZ-P4	Support	GRUZ-P4 is supported, especially sub-point 5 which specifically allows quarrying activities in the General Rural Zone where it can be demonstrated that the adverse effects can be managed through industry best practice, management plans, monitoring and self-reporting.	Retain GRUZ-P4 (Potentially compatible activities) as notified.	Accept	No
Horokiwi Quarries Limited	FS28.4	Part 3 / Rural Zones / General Rural Zone / GRUZ-P4	Support	Horokiwi supports the policy recognition of quarrying activities in the General Rural Zone.	Allow	Accept	No
Mākara-Ōhāriu Community Board	FS66.9	Part 3 / Rural Zones / General Rural Zone / GRUZ-P4	Oppose	Sub point 5 (of the provision) represents industrialisation of the general rural zone and is not consistent with the rural values, environment, character, amenity, or biodiversity objectives of the PDP.	Disallow	Reject	No
Envirowaste Services Ltd	373.29	Rural Zones / General Rural Zone / GRUZ-P4	Support in part	[No specific reason given beyond decision requested - refer to original submission]	Retain GRUZ-P4 (Potentially compatible activities) with amendment.	Accept in part	No
Envirowaste Services Ltd	373.30	Rural Zones / General Rural Zone / GRUZ-P4	Amend	Considers that the addition of organic composting to this clause will promote a suitable consenting pathway for the processing of organic food waste.	Amend GRUZ-P4 (Potentially compatible activities) as follows: Only allow other activities in the General Rural Zone where it can be demonstrated that: ... 5. In relation to quarrying activities, mining, cleanfill areas, organic composting and intensive indoor primary production activities, any adverse effects can be managed through industry best practice, management plans, monitoring and self-reporting;	Reject	No
Mākara-Ōhāriu Community Board	FS66.10	Part 3 / Rural Zones / General Rural Zone / GRUZ-P4	Oppose	Sub point 5 (of the provision) represents industrialisation of the general rural zone and is not consistent with the rural values, environment, character, amenity, or biodiversity objectives of the PDP.	Disallow	Accept	No
WCC Environmental Reference Group	377.405	Rural Zones / General Rural Zone / GRUZ-P4	Support	Supports providing for activities, of the type described here, is suitable in the context of a rural landscape.	Retain GRUZ-P4 (Potentially compatible activities) as notified.	Accept	No
Ministry of Education	400.115	Rural Zones / General Rural Zone / GRUZ-P4	Support in part	Support GRUZ-P4 in part.	Retain GRUZ-P4 (Potentially compatible activities) with amendment.	Accept in part	No
Ministry of Education	400.116	Rural Zones / General Rural Zone / GRUZ-P4	Amend	Seeks GRUZ-P4 be amended. The submitter considers that GRUZ-P4 does not adequately provide for educational facilities. Therefore the submitter proposes an amendment to GRUZ-P4 to ensure that educational facilities are explicitly provided for as a compatible activity to other activities in the General Rural Zone.	Amend GRUZ-P4 (Potentially compatible activities) as follows: 9. Indigenous vegetation and visually prominent trees are retained where practicable; and 10. The activity provides for educational facilities as needed to support rural communities; and 11. 40-Any adverse effects on waterbodies and their margins are effectively managed.	Reject	No
Horokiwi Quarries Ltd	271.63	Rural Zones / General Rural Zone / GRUZ-P5	Amend	Considers that while the majority of the Horokiwi site is zoned Quarry zone, a portion (which has not been quarried) is zoned General Rural Zone. Notwithstanding the zoning of the land east of Horokiwi Road, Horokiwi supports the policy recognition within the General Rural Zone of new quarrying activities and the need for a detailed management plan. With respect to existing quarry sites that will change their use. Horokiwi is unclear how the policy would be applied if the change of use was to a permitted activity. Any requirement for site rehabilitation should be enforced through existing consent conditions and not a retrospective policy approach.	Amend GRUZ-P5 (Quarrying and mining site rehabilitation) as follows: GRUZ-P5 Quarrying and mining site rehabilitation Require any new mining or quarrying activities and changes of use on existing quarry or mining sites in the General Rural Zone to demonstrate, through a detailed management plan, how the site will be rehabilitated, having particular regard to: 	Reject	No

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Aggregate and Quarry Association	303.21	Rural Zones / General Rural Zone / GRUZ-P5	Support	GRUZ-P5 is supported as it provides for adequate site rehabilitation. Aggregate extraction is a temporary land-use whereby the aggregate material is extracted and processed before the area is rehabilitated to a former use, or an alternative and/or enhanced use. Responsible environmental management using best practice approaches is an integral part of any aggregate extraction and processing venture.	Retain GRUZ-P5 (Quarrying and mining site rehabilitation) as notified.	Accept	No
WCC Environmental Reference Group	377.406	Rural Zones / General Rural Zone / GRUZ-P5	Support	Considers quarrying is a necessary activity; this policy signals how it needs to be conducted to minimise environmental effects in the rural landscape.	Retain GRUZ-P5 (Quarrying and mining site rehabilitation) as notified.	Accept	No
Taranaki Whānui ki te Upoko o te Ika	389.95	Rural Zones / General Rural Zone / GRUZ-P5	Support	Support policy direction stating the need to demonstrate the outcomes of any consultation with Taranaki Whānui.	Retain GRUZ-P5 (Quarrying and mining site rehabilitation) as notified.	Accept	No
WCC Environmental Reference Group	377.407	Rural Zones / General Rural Zone / GRUZ-P6	Support	Considers this policy is important to signal the incompatibility of urban development in the rural zone: this is essential if Wellington is to meet its goal to reduce its carbon footprint	Retain GRUZ-P6 (Incompatible activities) as notified.	Accept	No
Te Marama Ltd	337.3	Rural Zones / General Rural Zone / GRUZ-P7	Amend	Considers that GRUZ-P7 should be amended, as what causes a building's scale and location to compromise or be inconsistent with the Rural Design Guide is subjective. It is noted the industrial character of much of the Makara landscape has electricity substations (at least 2), wind turbines, radar domes (at least 2), and Transpower transmission lines criss-crossing the landscape. Therefore the rural character is already compromised and is in fact not rural but industrial.	Amend GRUZ-P7 (Rural buildings and structures) as follows: Provide for a range of buildings and structures associated with rural activities that are an integral part of the rural environment but ensure that their scale and location does not compromise the rural character and amenity prevalent within the General Rural Zone.	Reject	No
Mākara-Ōhāriu Community Board	FS66.11	Part 3 / Rural Zones / General Rural Zone / GRUZ-P7	Oppose	The presence of national and regional energy infrastructure is not evidence of existing industrialisation of the rural character.	Disallow	Accept	No
Te Kamaru Station Ltd Ratings	362.7	Rural Zones / General Rural Zone / GRUZ-P7	Amend	Considers that GRUZ-P7 should be amended, as what causes a building's scale and location to compromise or be inconsistent with the Rural Design Guide is subjective. It is noted the industrial character of much of the Makara landscape has electricity substations (at least 2), wind turbines, radar domes (at least 2), and Transpower transmission lines criss-crossing the landscape. Therefore the rural character is already compromised and is in fact not rural but industrial.	Amend GRUZ-P7 (Rural buildings and structures) as follows: Provide for a range of buildings and structures associated with rural activities that are an integral part of the rural environment but ensure that their scale and location does not compromise the rural character and amenity prevalent within the General Rural Zone.	Reject	No
Mākara-Ōhāriu Community Board	FS66.12	Part 3 / Rural Zones / General Rural Zone / GRUZ-P7	Oppose	The presence of national and regional energy infrastructure is not evidence of existing industrialisation of the rural character.	Disallow	Accept	No
Terawhiti Farming Co Ltd (Terawhiti Station)	411.7	Rural Zones / General Rural Zone / GRUZ-P7	Oppose	Opposes the policy as notified. Considers that the Makara landscape has an industrial character and that within the landscape exists electricity substations (at least 2), wind turbines, radar domes (at least 2), and Transpower transmission lines criss-crossing the landscape. Considers that the rural character is already compromised and is in fact not rural but industrial.	Seeks that the policy is amended.	Reject	No
Mākara-Ōhāriu Community Board	FS66.13	Part 3 / Rural Zones / General Rural Zone / GRUZ-P7	Oppose	The presence of national and regional energy infrastructure is not evidence of existing industrialisation of the rural character.	Disallow	Accept	No
Terawhiti Farming Co Ltd (Terawhiti Station)	411.8	Rural Zones / General Rural Zone / GRUZ-P7	Amend	Opposes the policy as notified. Considers that the Makara landscape has an industrial character and that within the landscape exists electricity substations (at least 2), wind turbines, radar domes (at least 2), and Transpower transmission lines criss-crossing the landscape. Considers that the rural character is already compromised and is in fact not rural but industrial.	Amend GRUZ-P7 (Rural buildings and structures) as follows: Provide for a range of buildings and structures associated with rural activities that are an integral part of the rural environment but ensure that their scale and location does not compromise the rural character and amenity prevalent within the General Rural Zone.	Reject	No
Mākara-Ōhāriu Community Board	FS66.14	Part 3 / Rural Zones / General Rural Zone / GRUZ-P7	Oppose	The presence of national and regional energy infrastructure is not evidence of existing industrialisation of the rural character.	Disallow	Accept	No
Te Marama Ltd	337.4	Rural Zones / General Rural Zone / GRUZ-P8	Oppose	GRUZ-P8 is opposed in its entirety. Limiting the number of one residential unit per one allotment makes sense for some smaller lots, such as in Makara Beach where lots are c.800sqm. However it would make more sense to locate buildings together (i.e. next to the road) for larger lots (e.g. lots of 40 hectares+ in size) rather than spreading buildings across the landscape for the sake of restricting dwellings to "one unit per allotment".	Delete GRUZ-P8 (New residential buildings) in its entirety.	Reject	No

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M&P Makara Family Trust	FS41.22	Rural Zones / General Rural Zone / GRUZ-P8	Oppose	<p>The PDP as notified allows for 10 guests per night in temporary accommodation for one residential unit, and any number greater than this is sufficiently covered by the discretionary framework.</p> <p>The PDP as notified retains the existing one household per allotment which is sufficient to encourage larger blocks to place that unit where it is most easily accessible or useful for their purposes. Any number greater than this is sufficiently covered by the resource consent framework.</p> <p>M&P Trust also submits that the intent of the subdivision provisions in the Rural Area, including their time-related requirement, is to anticipate a lower rate of residential development in than urban areas. Allowing more than one residential unit per allotment defeats the purpose of these subdivision provisions. Any number greater than this is sufficiently covered by the resource consent framework.</p>	Disallow	Accept	No
Te Kamaru Station Ltd Ratings	362.8	Rural Zones / General Rural Zone / GRUZ-P8	Oppose	<p>GRUZ-P8 is opposed in its entirety.</p> <p>Limiting the number of one residential unit per one allotment makes sense for some smaller lots, such as in Makara Beach where lots are c.800sqm. However it would make more sense to locate buildings together (i.e. next to the road) for larger lots (e.g. lots of 40 hectares+ in size) rather than spreading buildings across the landscape for the sake of restricting dwellings to "one unit per allotment".</p>	Delete GRUZ-P8 (New residential buildings).	Reject	No
M&P Makara Family Trust	FS41.25	Rural Zones / General Rural Zone / GRUZ-P8	Oppose	<p>The PDP as notified allows for 10 guests per night in temporary accommodation for one residential unit, and any number greater than this is sufficiently covered by the discretionary framework.</p> <p>The PDP as notified retains the existing one household per allotment which is sufficient to encourage larger blocks to place that unit where it is most easily accessible or useful for their purposes. Any number greater than this is sufficiently covered by the resource consent framework.</p> <p>M&P Trust also submits that the intent of the subdivision provisions in the Rural Area, including their time-related requirement, is to anticipate a lower rate of residential development in than urban areas. Allowing more than one residential unit per allotment defeats the purpose of these subdivision provisions. Any number greater than this is sufficiently covered by the resource consent framework.</p>	Disallow	Accept	No
Terawhiti Farming Co Ltd (Terawhiti Station)	411.9	Rural Zones / General Rural Zone / GRUZ-P8	Oppose	<p>Considers that limiting the number of one residential unit per one allotment makes sense for lots in, say, Makara Beach, that are c.800sqm. However in larger lots, for instance many lots in Makara are 40 hectares+ in size, it actually makes more sense to locate buildings together, for instance close to the road, than, for the sake of restricting dwellings to "one unit per allotment" spreading buildings across the landscape.</p>	Delete GRUZ-P8 (New residential buildings) in its entirety.	Reject	No
M&P Makara Family Trust	FS41.29	Rural Zones / General Rural Zone / GRUZ-P8	Oppose	<p>The PDP as notified allows for 10 guests per night in temporary accommodation for one residential unit, and any number greater than this is sufficiently covered by the discretionary framework.</p> <p>The PDP as notified retains the existing one household per allotment which is sufficient to encourage larger blocks to place that unit where it is most easily accessible or useful for their purposes. Any number greater than this is sufficiently covered by the resource consent framework.</p> <p>M&P Trust also submits that the intent of the subdivision provisions in the Rural Area, including their time-related requirement, is to anticipate a lower rate of residential development in than urban areas. Allowing more than one residential unit per allotment defeats the purpose of these subdivision provisions. Any number greater than this is sufficiently covered by the resource consent framework.</p>	Disallow	Accept	No
Mākara-Ōhāriu Community Board	FS66.15	Part 3 / Rural Zones / General Rural Zone / GRUZ-P8	Oppose	<p>The existing limitation of one dwelling per allotment is in alignment with the speed of development provided for by the subdivision chapter and allows for reasonable regulation of the rate of development in the rural zone.</p>	Disallow	Accept	No
Terawhiti Farming Co Ltd (Terawhiti Station)	411.10	Rural Zones / General Rural Zone / GRUZ-R8	Amend	[No specific reason given beyond decision requested - refer to original submission].	<p>Amend GRUZ-R8 as follows:</p> <p>Activity status: Permitted</p> <p>Where:</p> <p>a. The visitor accommodation operates within a residential unit; and b. The maximum occupancy does not exceed 10 20 guests per night.</p>	Reject	No

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M&P Makara Family Trust	FS41.30	Rural Zones / General Rural Zone / GRUZ-R8	Oppose	<p>The PDP as notified allows for 10 guests per night in temporary accommodation for one residential unit, and any number greater than this is sufficiently covered by the discretionary framework.</p> <p>The PDP as notified retains the existing one household per allotment which is sufficient to encourage larger blocks to place that unit where it is most easily accessible or useful for their purposes. Any number greater than this is sufficiently covered by the resource consent framework.</p> <p>M&P Trust also submits that the intent of the subdivision provisions in the Rural Area, including their time-related requirement, is to anticipate a lower rate of residential development in than urban areas. Allowing more than one residential unit per allotment defeats the purpose of these subdivision provisions. Any number greater than this is sufficiently covered by the resource consent framework.</p>	Disallow	Accept	No
Mākara-Ōhāriu Community Board	FS66.16	Part 3 / Rural Zones / General Rural Zone / GRUZ-R8	Oppose	Any increase in the number of residential guests permissible should also take account of the potential noise and privacy impacts to neighbouring properties.	Disallow	Accept	No
Te Marama Ltd	337.5	Rural Zones / General Rural Zone / GRUZ-P9	Amend	Considers that GRUZ-P9 should be amended, as scale and location are subjective.	Amend GRUZ-P9 (Residential additions, alterations, accessory buildings, and structures) as follows: Enable alterations and additions to residential buildings within the General Rural Zone, along with the construction of associated accessory buildings and structures, provided that their scale and location does not compromise the character and amenity values of the local area.	Reject	No
Te Kamaru Station Ltd Ratings	362.9	Rural Zones / General Rural Zone / GRUZ-P9	Amend	Considers that GRUZ-P9 should be amended, as scale and location are subjective.	Amend GRUZ-P9 (Residential additions, alterations, accessory buildings, and structures) as follows: Enable alterations and additions to residential buildings within the General Rural Zone, along with the construction of associated accessory buildings and structures, provided that their scale and location does not compromise the character and amenity values of the local area.	Reject	No
Terawhiti Farming Co Ltd (Terawhiti Station)	411.11	Rural Zones / General Rural Zone / GRUZ-P9	Oppose	Considers that scale and location is subjective	Seeks that the policy is amended.	Reject	No
Terawhiti Farming Co Ltd (Terawhiti Station)	411.12	Rural Zones / General Rural Zone / GRUZ-P9	Amend	Considers that scale and location is subjective	Amend GRUZ-P9 (Residential additions, alterations, accessory buildings, and structures) as follows: Enable alterations and additions to residential buildings within the General Rural Zone, along with the construction of associated accessory buildings and structures, provided that their scale and location does not compromise the character and amenity values of the local area.	Reject	No
Te Marama Ltd	337.6	Rural Zones / General Rural Zone / GRUZ-P10	Oppose	<p>GRUZ-P10 is opposed in its entirety.</p> <p>Limiting the number of one residential unit per one allotment makes sense for some smaller lots, such as in Makara Beach where lots are c.800sqm. However it would make more sense to locate buildings together (i.e. next to the road) for larger lots (e.g. lots of 40 hectares+ in size) rather than spreading buildings across the landscape for the sake of restricting dwellings to "one unit per allotment".</p>	Delete GRUZ-P10 (Potentially compatible buildings and structures) in its entirety.	Reject	No
M&P Makara Family Trust	FS41.23	Rural Zones / General Rural Zone / GRUZ-P10	Oppose	<p>The PDP as notified allows for 10 guests per night in temporary accommodation for one residential unit, and any number greater than this is sufficiently covered by the discretionary framework.</p> <p>The PDP as notified retains the existing one household per allotment which is sufficient to encourage larger blocks to place that unit where it is most easily accessible or useful for their purposes. Any number greater than this is sufficiently covered by the resource consent framework.</p> <p>M&P Trust also submits that the intent of the subdivision provisions in the Rural Area, including their time-related requirement, is to anticipate a lower rate of residential development in than urban areas. Allowing more than one residential unit per allotment defeats the purpose of these subdivision provisions. Any number greater than this is sufficiently covered by the resource consent framework.</p>	Disallow	Accept	No

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Royal Forest and Bird Protection Society	345.389	Rural Zones / General Rural Zone / GRUZ-P10	Support in part	Supports the policy, particularly given the Council's function of maintaining biodiversity, which applies more broadly than just in SNAs. We query whether 'retaining vegetation where practicable' fulfils that function however. Seek that this is deleted.	Amend GRUZ-P10 (Potentially compatible buildings and structures): Only allow other buildings and structures where it can be demonstrated that they are compatible with the character and amenity values of the General Rural Zone, having regard to: 1. The Rural Design Guide; 2. The nature and extent of any adverse effects on nearby properties, including outlook, privacy and shading; 3. Whether there is a functional need for a specific design or location within the site; 4. Whether indigenous vegetation and visually prominent trees are retained where practicable; and 5. The ability to mitigate adverse effects through screening, planting and landscaping.	Reject	No
Te Kamaru Station Ltd Ratings	362.10	Rural Zones / General Rural Zone / GRUZ-P10	Oppose	GRUZ-P10 is opposed in its entirety. Limiting the number of one residential unit per one allotment makes sense for some smaller lots, such as in Makara Beach where lots are c.800sqm. However it would make more sense to locate buildings together (i.e. next to the road) for larger lots (e.g. lots of 40 hectares+ in size) rather than spreading buildings across the landscape for the sake of restricting dwellings to "one unit per allotment".	Delete GRUZ-P10 (Potentially compatible buildings and structures).	Reject	No
Terawhiti Farming Co Ltd (Terawhiti Station)	411.13	Rural Zones / General Rural Zone / GRUZ-P10	Oppose	Opposes GRUZ-P10 (Potentially compatible buildings and structures) [See original submission for full reasons]	[Inferred decision requested] Delete GRUZ-P10 (Potentially compatible buildings and structures).	Reject	No
Fire and Emergency New Zealand	273.234	Rural Zones / General Rural Zone / GRUZ-P11	Support in part	Supports the policy provided it takes account of vegetation removal as a measure for the preventative mitigation of fire risk to property and life. It is important that property owners and occupiers are able to remove flammable vegetation, as required, to provide sufficient clearance to mitigate the potential for fire risk/spread between flammable vegetation and property.	Supports GRUZ-P11 (Vegetation retention), with amendment.	Accept in part	No
Fire and Emergency New Zealand	273.235	Rural Zones / General Rural Zone / GRUZ-P11	Amend	Supports the policy provided it takes account of vegetation removal as a measure for the preventative mitigation of fire risk to property and life. It is important that property owners and occupiers are able to remove flammable vegetation, as required, to provide sufficient clearance to mitigate the potential for fire risk/spread between flammable vegetation and property.	Amend GRUZ-P11 (Vegetation retention) as follows: Encourage the retention of existing vegetation in association with site development in the General Rural Zone, particularly native vegetation and visually prominent trees that may not otherwise be protected, except where it poses fire risk to the environment and the health and safety of people.	Reject	No
Te Marama Ltd	337.7	Rural Zones / General Rural Zone / GRUZ-P11	Amend	GRUZ-P11 is opposed, as it is subjective and arbitrary - it is unclear what qualifies exotic trees such as macrocarpa or Norfolk Pine as protected species.	Amend GRUZ-P11 (Vegetation retention) as follows: Encourage the retention of existing vegetation in association with site development in the General Rural Zone, particularly native vegetation and visually prominent trees that may not otherwise be protected.	Reject	No
Royal Forest and Bird Protection Society	345.390	Rural Zones / General Rural Zone / GRUZ-P11	Support in part	Supports the policy, particularly given the Council's function of maintaining biodiversity, which applies more broadly than just in SNAs.	Retain policy GRUZ-P11 (Vegetation retention) as notified.	Accept	No
Te Kamaru Station Ltd Ratings	362.11	Rural Zones / General Rural Zone / GRUZ-P11	Amend	GRUZ-P11 is opposed, as it is unclear what qualifies exotic trees such as macrocarpa or Norfolk Pine as protected species.	Amend GRUZ-P11 (Vegetation retention) as follows: Encourage the retention of existing vegetation in association with site development in the General Rural Zone, particularly native vegetation and visually prominent trees that may not otherwise be protected.	Reject	No
WCC Environmental Reference Group	377.408	Rural Zones / General Rural Zone / GRUZ-P11	Support	Considers this policy gives an important signal as to the importance of retaining, as far as possible, indigenous vegetation, to help safeguard habitat, protect soil, and protect waterways.	Retain GRUZ-P11 (Vegetation retention) as notified.	Accept	No
Director-General of Conservation	385.83	Rural Zones / General Rural Zone / GRUZ-P11	Support	Supports the use of policy which encourages the retention of existing vegetation (including native vegetation) that would otherwise be unprotected under the Proposed District Plan.	Retain GRUZ-P11 (Vegetation retention) as notified.	Accept	No
Terawhiti Farming Co Ltd (Terawhiti Station)	411.14	Rural Zones / General Rural Zone / GRUZ-P11	Oppose	Considers that the policy is subjective and arbitrary.	Seeks that the policy is amended.	Reject	No
Terawhiti Farming Co Ltd (Terawhiti Station)	411.15	Rural Zones / General Rural Zone / GRUZ-P11	Amend	Considers that the policy is subjective and arbitrary.	Amend GRUZ-P11 (Vegetation retention) as follows: Encourage the retention of existing vegetation in association with site development in the General Rural Zone, particularly native vegetation and visually prominent trees that may not otherwise be protected.	Reject	No
WCC Environmental Reference Group	377.409	Rural Zones / General Rural Zone / GRUZ-PREC01-P1	Support	Considers Makara Beach and Village is a unique part of Wellington with difficult access and subject to natural hazards: densified use and development is inappropriate in this place for landscape, open space, hazard and climate change issues (most residents will require private vehicles to access amenities) therefore it is not an area in which further housing should be encouraged.	Retain GRUZ-PREC01-P1 (Residential buildings and structures) as notified.	Accept	No
WCC Environmental Reference Group	377.410	Rural Zones / General Rural Zone / GRUZ-R1	Support	Supports providing for activities, of the type described here, is suitable in the context of a rural landscape.	Retain GRUZ-R1 (Rural activities) as notified.	Accept	No

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Te Marama Ltd	337.8	Rural Zones / General Rural Zone / GRUZ-R2	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend GRUZ-R2 (Keeping of goats) as follows: ... Matters of control are: 1. Annual inspection of fences by the consent holder and reporting of results to the Council; 2. Annual reporting of stock numbers; 3. Procedures for reporting fence breaches and escapes to the Council and neighbours; 4. Procedures for stock retrieval; 5. The method of stock identification; and 6. Methods of stock disposal if the activity ceases to operate. ...	Reject	No
Royal Forest and Bird Protection Society	345.391	Rural Zones / General Rural Zone / GRUZ-R2	Support in part	Seeks controlled status where the goats are kept outside of SNAs. Within SNAs, RDA is appropriate. The matters of discretion need to refer to the ECO policies	Amend GRUZ-R2 (Keeping of goats): 1. Activity status: Controlled Where: a. Compliance with the requirements of GRUZ-S8 is achieved. b. Goats are kept outside of significant natural areas. ... 3. Activity status: Restricted Discretionary Where: a. Compliance with GRUZ-R2.1.b is not met. Matters of discretion: 1. [Relevant ECO policies]	Reject	No
Te Kamaru Station Ltd Ratings	362.12	Rural Zones / General Rural Zone / GRUZ-R2	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend GRUZ-R2 (Keeping of goats) as follows: ... Matters of control are: 1. Annual inspection of fences by the consent holder and reporting of results to the Council; 2. Annual reporting of stock numbers; 3. Procedures for reporting fence breaches and escapes to the Council and neighbours; 4. Procedures for stock retrieval; 5. The method of stock identification; and 6. Methods of stock disposal if the activity ceases to operate. ...	Reject	No
WCC Environmental Reference Group	377.411	Rural Zones / General Rural Zone / GRUZ-R2	Support	Considers goats are a pest in Wellington, causing damage to vegetation and habitat for native creatures. Keeping goats as livestock should be controlled for this reason.	Retain GRUZ-R2 (Keeping of goats) as notified.	Accept	No
Terawhiti Farming Co Ltd (Terawhiti Station)	411.16	Rural Zones / General Rural Zone / GRUZ-R2	Oppose	[No specific reason given beyond decision requested - refer to original submission].	[Inferred decision requested] Delete GRUZ-R2 (Keeping of goats) in its entirety.	Reject	No
M&P Makara Family Trust	FS41.15	Rural Zones / General Rural Zone / GRUZ-R2	Oppose	There are various farming interests that must co-exist within the Rural Area, each of which can impinge on neighbouring farming rights if not carefully managed. The three main ones in Wellington's rural area into the future are traditional farming (agricultural), wind farming (renewable energy generation) and carbon farming (forestry in the ETS). Feral goats eat pasture that sheep and cattle otherwise graze and can decimate native and some exotic forestry crops especially in the establishment phase. As a result, M&P Trust supports the PDP as notified for the containment of farmed goats, and supports the culling of feral (uncontained) goats. M&P Trust also notes that where GRUZ-S8 is infringed, applicants are free to demonstrate other means of containment which satisfy the requirement.	Disallow	Accept	No
WCC Environmental Reference Group	377.412	Rural Zones / General Rural Zone / GRUZ-R3	Support	Supports providing for activities, of the type described here, is suitable in the context of a rural landscape.	Retain GRUZ-R3 (Cleanfill areas) as notified.	Accept	No
Ara Poutama Aotearoa the Department of Corrections	240.27	Rural Zones / General Rural Zone / GRUZ-R4	Support	Considers that the permitted activity status (enabled by the associated policies) is appropriate in the context of the establishment and operation of supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama.	Retain GRUZ-R4 (Residential activity) as notified.	Accept	No
Te Marama Ltd	337.9	Rural Zones / General Rural Zone / GRUZ-R4	Amend	Considers that GRUZ-R4 should be amended. Limiting the number of one residential unit per one allotment makes sense for some smaller lots, such as in Makara Beach where lots are c.800sqm. However it would make more sense to locate buildings together (i.e. next to the road) for larger lots (e.g. lots of 40 hectares+ in size) rather than spreading buildings across the landscape for the sake of restricting dwellings to "one unit per allotment".	Amend GRUZ-R4 (Residential activity) as follows: 1. Activity status: Permitted Where: No more than one residential unit occupies the site. ...	Reject	No

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
M&P Makara Family Trust	FS41.24	Rural Zones / General Rural Zone / GRUZ-R4	Oppose	<p>The PDP as notified allows for 10 guests per night in temporary accommodation for one residential unit, and any number greater than this is sufficiently covered by the discretionary framework.</p> <p>The PDP as notified retains the existing one household per allotment which is sufficient to encourage larger blocks to place that unit where it is most easily accessible or useful for their purposes. Any number greater than this is sufficiently covered by the resource consent framework.</p> <p>M&P Trust also submits that the intent of the subdivision provisions in the Rural Area, including their time-related requirement, is to anticipate a lower rate of residential development in than urban areas. Allowing more than one residential unit per allotment defeats the purpose of these subdivision provisions. Any number greater than this is sufficiently covered by the resource consent framework.</p>	Disallow	Accept	No
Te Kamaru Station Ltd Ratings	362.13	Rural Zones / General Rural Zone / GRUZ-R4	Amend	<p>Considers that GRUZ-R4 should be amended. Limiting the number of one residential unit per one allotment makes sense for some smaller lots, such as in Makara Beach where lots are c.800sqm. However it would make more sense to locate buildings together (i.e. next to the road) for larger lots (e.g. lots of 40 hectares+ in size) rather than spreading buildings across the landscape for the sake of restricting dwellings to "one unit per allotment".</p>	<p>Amend GRUZ-R4 (Residential activity) as follows:</p> <p>1. Activity status: Permitted</p> <p>Where: No more than one residential unit occupies the site.</p> <p>...</p>	Reject	No
M&P Makara Family Trust	FS41.27	Rural Zones / General Rural Zone / GRUZ-R4	Oppose	<p>The PDP as notified allows for 10 guests per night in temporary accommodation for one residential unit, and any number greater than this is sufficiently covered by the discretionary framework.</p> <p>The PDP as notified retains the existing one household per allotment which is sufficient to encourage larger blocks to place that unit where it is most easily accessible or useful for their purposes. Any number greater than this is sufficiently covered by the resource consent framework.</p> <p>M&P Trust also submits that the intent of the subdivision provisions in the Rural Area, including their time-related requirement, is to anticipate a lower rate of residential development in than urban areas. Allowing more than one residential unit per allotment defeats the purpose of these subdivision provisions. Any number greater than this is sufficiently covered by the resource consent framework.</p>	Disallow	Accept	No
Terawhiti Farming Co Ltd (Terawhiti Station)	411.17	Rural Zones / General Rural Zone / GRUZ-R4	Oppose	<p>Opposes GRUZ-R4 (Residential activity) as drafted</p> <p>[See original submission for full reasons]</p>	Seeks that the rule is amended.	Reject	No
M&P Makara Family Trust	FS41.16	Rural Zones / General Rural Zone / GRUZ-R4	Oppose	<p>There are various farming interests that must co-exist within the Rural Area, each of which can impinge on neighbouring farming rights if not carefully managed. The three main ones in Wellington's rural area into the future are traditional farming (agricultural), wind farming (renewable energy generation) and carbon farming (forestry in the ETS). Feral goats eat pasture that sheep and cattle otherwise graze and can decimate native and some exotic forestry crops especially in the establishment phase. As a result, M&P Trust supports the PDP as notified for the containment of farmed goats, and supports the culling of feral (uncontained) goats.</p> <p>M&P Trust also notes that where GRUZ-S8 is infringed, applicants are free to demonstrate other means of containment which satisfy the requirement.</p>	Disallow	Accept	No
Terawhiti Farming Co Ltd (Terawhiti Station)	411.18	Rural Zones / General Rural Zone / GRUZ-R4	Amend	<p>Opposes GRUZ-R4 (Residential activity) as drafted</p> <p>[See original submission for full reasons]</p>	<p>Amend GRUZ-R4 (residential activity) as follows:</p> <p>Activity status: Permitted</p> <p>No more than one residential unit occupies the site.</p>	Reject	No
Te Marama Ltd	337.10	Rural Zones / General Rural Zone / GRUZ-R5	Amend	[No specific reason given beyond decision requested - refer to original submission].	<p>Amend GRUZ-R5 (Recreation activity) as follows:</p> <p>1. Activity status: Permitted</p> <p>Where: a. The activity is an informal recreation activity; and b. Participation in the activity does not incur a fee, including any associated membership fee.</p>	Reject	No

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Te Kamaru Station Ltd Ratings	362.14	Rural Zones / General Rural Zone / GRUZ-R5	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend GRUZ-R5 (Recreation activity) as follows: 1. Activity status: Permitted Where: a. The activity is an informal recreation activity; and b. Participation in the activity does not incur a fee, including any associated membership fee.	Reject	No
Terawhiti Farming Co Ltd (Terawhiti Station)	411.19	Rural Zones / General Rural Zone / GRUZ-R5	Oppose	[No specific reason given beyond decision requested - refer to original submission].	Amend GRUZ-R5 as follows: Activity status: Permitted Where: a. The activity is an informal recreation activity; and b. Participation in the activity does not incur a fee, including any associated membership fee.	Reject	No
WCC Environmental Reference Group	377.413	Rural Zones / General Rural Zone / GRUZ-R6	Support	Considers this provision will help ensure as few barriers as possible to individuals and groups engaging in conservation work helping to safeguard habitat, protect soil, and protect waterways.	Retain GRUZ-R6 (Conservation activity) as notified.	Accept	No
WCC Environmental Reference Group	377.414	Rural Zones / General Rural Zone / GRUZ-R7	Support	Supports providing for activities, of the type described here, and with the activity classes as described here, is suitable in the context of a rural landscape.	Retain GRUZ-R7 (Home business) as notified.	Accept	No
Te Marama Ltd	337.11	Rural Zones / General Rural Zone / GRUZ-R8	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend GRUZ-R8 (Visitor accommodation) as follows: ... b. The maximum occupancy does not exceed 40 20 guests per night.	Reject	No
Te Kamaru Station Ltd Ratings	362.15	Rural Zones / General Rural Zone / GRUZ-R8	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend GRUZ-R8 (Visitor accommodation) as follows: ... b. The maximum occupancy does not exceed 40 20 guests per night.	Reject	No
M&P Makara Family Trust	FS41.28	Rural Zones / General Rural Zone / GRUZ-R8	Oppose	The PDP as notified allows for 10 guests per night in temporary accommodation for one residential unit, and any number greater than this is sufficiently covered by the discretionary framework. The PDP as notified retains the existing one household per allotment which is sufficient to encourage larger blocks to place that unit where it is most easily accessible or useful for their purposes. Any number greater than this is sufficiently covered by the resource consent framework. M&P Trust also submits that the intent of the subdivision provisions in the Rural Area, including their time-related requirement, is to anticipate a lower rate of residential development in than urban areas. Allowing more than one residential unit per allotment defeats the purpose of these subdivision provisions. Any number greater than this is sufficiently covered by the resource consent framework.	Disallow	Accept	No
WCC Environmental Reference Group	377.415	Rural Zones / General Rural Zone / GRUZ-R8	Support	Supports providing for activities, of the type described here, and with the activity classes as described here, is suitable in the context of a rural landscape.	Retain GRUZ-R8 (Visitor accommodation) as notified.	Accept	No
WCC Environmental Reference Group	377.416	Rural Zones / General Rural Zone / GRUZ-R10	Support	Supports requiring discretion for intensive indoor primary production is necessary given the potential for significant adverse effects.	Retain GRUZ-R10 (Intensive indoor primary production) as notified.	Accept	No
WCC Environmental Reference Group	377.417	Rural Zones / General Rural Zone / GRUZ-R11	Support	Supports requiring discretion for intensive indoor primary production is necessary given the potential for significant adverse effects.	Retain GRUZ-R11 (Pet animal boarding and breeding and day-care) as notified.	Accept	No
Horokiwi Quarries Ltd	271.64	Rural Zones / General Rural Zone / GRUZ-R12	Amend	Considers that the discretionary activity status for a new quarry is acceptable. It is presumed the rule applies to all quarry activities, regardless of whether they are new or an extension. Clarification is required.	Clarify the intent of GRUZ-R12 (Quarrying or mining activities) as to whether the rule applies to all quarry activities, regardless of whether they are new or an extension.	Accept in part	Yes
Horokiwi Quarries Ltd	271.65	Rural Zones / General Rural Zone / GRUZ-R12	Support in part	Considers that the discretionary activity status for a new quarry is acceptable. It is presumed the rule applies to all quarry activities, regardless of whether they are new or an extension. Clarification is required.	Retain GRUZ-R12 (Quarrying or mining activities), subject to clarification it applies to new quarries.	Accept in part	No
Aggregate and Quarry Association	303.22	Rural Zones / General Rural Zone / GRUZ-R12	Support	GRUZ-R12 is supported as it provides a 'Discretionary' activity status for quarrying or mining activities in the General Rural Zone.	Retain GRUZ-R12 (Quarrying or mining activities) as notified.	Accept	No
WCC Environmental Reference Group	377.418	Rural Zones / General Rural Zone / GRUZ-R12	Support	Considers quarrying is a necessary activity that has major effects: discretion is necessary to ensure that it is to be conducted to minimise or mitigate environmental effects in the rural landscape.	Retain GRUZ-R12 (Quarrying or mining activities) as notified.	Accept	No
Fire and Emergency New Zealand	273.236	Rural Zones / General Rural Zone / GRUZ-R13	Support	Supports the rule as it allows for the development of an emergency service facilities as a discretionary land use activity. Due to urban growth, population changes and commitments to response times, FENZ may need to locate new fire stations within this zone.	Retain GRUZ-R13 (Emergency service facility) as notified.	Accept	No
Fire and Emergency New Zealand	273.237	Rural Zones / General Rural Zone / GRUZ-R15	Support	Supports the rule as the maintenance and repair of buildings and structures within the GRUZ are a permitted activity.	Retain GRUZ-R15 (Repair and maintenance of buildings and structures) as notified.	Accept	No
Fire and Emergency New Zealand	273.238	Rural Zones / General Rural Zone / GRUZ-R16	Support	Supports the rule as the demolition or removal of buildings and structures within the GRUZ are a permitted activity.	Retain GRUZ-R16 (Demolition or removal of a building or structure) as notified.	Accept	No

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Greater Wellington Regional Council	351.266	Rural Zones / General Rural Zone / GRUZ-R16	Support in part	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Retain GRUZ-R16 (Demolition or removal of a building or structure) with amendment.	Accept in part	No
Greater Wellington Regional Council	351.267	Rural Zones / General Rural Zone / GRUZ-R16	Amend	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Amend GRUZ-R16 (Demolition or removal of a building or structure) to include a rule requirement that permitted activity status is subject to building and demolition waste being disposed of at an approved facility.	Reject	No
Meridian Energy Limited	228.113	Rural Zones / General Rural Zone / GRUZ-R17	Amend	Considers the Plan establishes a policy framework that seeks to avoid adverse reverse sensitivity effects for existing regionally significant infrastructure. One source of potential reverse sensitivity is allowing sensitive activities to establish close to existing wind farm turbines. Considers the policy intention (of avoiding reverse sensitivity effects) needs to be carried through into the rules for the General Rural Zone by requiring new sensitive activities (a defined term including dwellings) to be located a minimum distance away from existing wind turbines that will protect the amenity values of the sensitive activity. The distance should be established based on the noise contour endorsed for the resource consents for the West Wind and Mill Creek wind farms.	Amend Rule GRUZ-R17 (Construction, alteration or addition to buildings and structures associated with rural activities) to include new relief sought standard GRUZ-S5 (Minimum setback for sensitive activities) as a required standard.	Reject	No
Fire and Emergency New Zealand	273.239	Rural Zones / General Rural Zone / GRUZ-R17	Support	Supports the rule as the addition or alteration to buildings and structures within the GRUZ are provided for as a permitted or restricted discretionary activity.	Retain GRUZ-R17 (Construction, alteration, or addition to buildings and structures associated with rural activities) as notified.	Accept	No
Meridian Energy Limited	228.114	Rural Zones / General Rural Zone / GRUZ-R18	Amend	Considers the Plan establishes a policy framework that seeks to avoid adverse reverse sensitivity effects for existing regionally significant infrastructure. One source of potential reverse sensitivity is allowing sensitive activities to establish close to existing wind farm turbines. Considers the policy intention (of avoiding reverse sensitivity effects) needs to be carried through into the rules for the General Rural Zone by requiring new sensitive activities (a defined term including dwellings) to be located a minimum distance away from existing wind turbines that will protect the amenity values of the sensitive activity. The distance should be established based on the noise contour endorsed for the resource consents for the West Wind and Mill Creek wind farms.	Amend Rule GRUZ-R18 (Construction, addition or alteration to residential buildings and structures) to include new relief sought standard GRUZ-S5 (Minimum setback for sensitive activities) as a required standard.	Reject	No
Fire and Emergency New Zealand	273.240	Rural Zones / General Rural Zone / GRUZ-R18	Support	Supports the rule as the addition or alteration to buildings and structures within the GRUZ are provided for as a permitted or restricted discretionary activity.	Retain GRUZ-R18 (Construction, addition, or alteration to residential buildings and structures) as notified.	Accept	No
Investore Property Limited	405.57	Rural Zones / General Rural Zone / GRUZ-R18	Support in part	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Retain GRUZ-R18.2 (Construction, addition or alteration to residential buildings and structures) and an amendment to remove the Design Guide as a matter of discretion and replace with specific design outcomes that are sought.	Accept in part	Yes
Investore Property Limited	405.58	Rural Zones / General Rural Zone / GRUZ-R18	Amend	Considers that design guides are reference documents that sit best outside the district plan, rather than being formally incorporated into the district plan.	Amend GRUZ-R18.2 (Construction, addition or alteration to residential buildings and structures) to remove the Design Guide as a matter of discretion and replace with specific design outcomes that are sought.	Accept in part	Yes
Fire and Emergency New Zealand	273.240	Rural Zones / General Rural Zone / GRUZ-PREC01-R1	Support	Supports the rule as the addition or alteration to buildings and structures within the GRUZ are provided for as a permitted or restricted discretionary activity.	Retain GRUZ-PREC01-R1 (Construction, addition or alteration to residential buildings or structures in the Makara Beach and Makara Village Precinct) as notified.	Accept	No
Fire and Emergency New Zealand	273.241	Rural Zones / General Rural Zone / GRUZ-S1	Support in part	Seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height. FENZ considers that the inclusion of an exemption for hose drying towers better provides for the health and safety of the community by enabling the efficient functioning of FENZ in establishing and operating fire stations.	Supports GRUZ-S1 (Maximum height), with amendment.	Accept in part.	No
Fire and Emergency New Zealand	273.242	Rural Zones / General Rural Zone / GRUZ-S1	Amend	Seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height. FENZ considers that the inclusion of an exemption for hose drying towers better provides for the health and safety of the community by enabling the efficient functioning of FENZ in establishing and operating fire stations.	Amend GRUZ-S1 (Maximum height) as follows: This standard does not apply to fences or standalone walls, <u>emergency service facilities up to 9m in height and associated hose drying towers up to 15m in height.</u>	Reject	No
Te Marama Ltd	337.12	Rural Zones / General Rural Zone / GRUZ-S1	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend GRUZ-S1 (Maximum height) as follows: ... 3. Buildings and structures associated with rural activities - 8m-10m ...	Reject	No
Te Kamaru Station Ltd Ratings	362.16	Rural Zones / General Rural Zone / GRUZ-S1	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend GRUZ-S1 (Maximum height) as follows: ... 3. Buildings and structures associated with rural activities - 8m-10m ...	Reject	No
WCC Environmental Reference Group	377.419	Rural Zones / General Rural Zone / GRUZ-S1	Support	Supports providing for height limits on activities, of the type described here, and with the activity classes as described here, is suitable in the context of a rural landscape.	Retain GRUZ-S1 (Maximum height) as notified.	Accept	No
Ministry of Education	400.117	Rural Zones / General Rural Zone / GRUZ-S1	Support in part	Support GRUZ-S1 in part insofar as it aims to control height limits to maintain the rural amenity of the zone.	Retain GRUZ-S1 (Maximum height) with amendment.	Accept in part	No

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Ministry of Education	400.118	Rural Zones / General Rural Zone / GRUZ-S1	Amend	Seeks that GRUZ-S1 be amended. The submitter seeks that a maximum building height limit is required under GRUZ-S1 for buildings and structures associated with other activities. This will support the submitter's feedback point which seeks to add a new rule for the construction, addition or alteration to buildings and structures associated with potentially compatible activities.	Amend GRUZ-S1 (Maximum height) as follows: Maximum height ... Building or structure <u>4. Buildings and structures associated with other activities</u> Limit <u>8m</u>	Accept	Yes
Terawhiti Farming Co Ltd (Terawhiti Station)	411.20	Rural Zones / General Rural Zone / GRUZ-S1	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend GRUZ-S1 (Maximum height) Building or structures <u>3. Buildings and structures associated with rural activities - Limit - 8-10m</u>	Reject	No
WCC Environmental Reference Group	377.420	Rural Zones / General Rural Zone / GRUZ-S2	Support	Supports providing for floor areas to the extent described here, and with the activity classes as described here, is suitable in the context of a rural landscape.	Retain GRUZ-S2 (Maximum gross floor area) as notified.	Accept	No
Ministry of Education	400.119	Rural Zones / General Rural Zone / GRUZ-S2	Support in part	Supports GRUZ-S2 in part insofar as it aims to maintain the rural amenity of the zone.	Retain GRUZ-S2 (Maximum gross floor area) with amendment.	Accept in part	No
Ministry of Education	400.120	Rural Zones / General Rural Zone / GRUZ-S2	Amend	Seeks that GRUZ-S2 be amended so that a maximum gross floor area is required under GRUZ-S2 for buildings and structures associated with other activities. This will support the submitter's feedback point which seeks to add a new rule for the construction, addition or alteration to buildings and structures associated with potentially compatible activities.	Amend GRUZ-S2 (Maximum gross floor areas) as follows: Building or structure <u>3. Buildings and structures associated with other activities</u> Limit <u>a. maximum gross floor area of 400m2 for a single building or structure; or</u> <u>b. an aggregated total of 800m2 gross floor area for all buildings and structures on the site.</u>	Accept in part	Yes
Rimu Architects Ltd	318.32	Rural Zones / General Rural Zone / GRUZ-S4	Support	GRUZ-S4 is supported, as it is particularly useful to have clarity on how low decks and eaves are to be treated in relation to setbacks - exclusion of decks no more than 500mm above ground and also eaves up to 600mm (as applying at b & c in the Makara Beach & Makara Village precinct) could usefully be applied generally.	Retain GRUZ-S4 (Minimum boundary setbacks for residential buildings) as notified.	Accept	No
WCC Environmental Reference Group	377.421	Rural Zones / General Rural Zone / GRUZ-S4	Support	Supports providing for setbacks as described here, and with the activity classes proposed, is suitable in the context of a rural landscape	Retain GRUZ-S4 (Minimum boundary setbacks for residential buildings) as notified.	Accept	No
WCC Environmental Reference Group	377.422	Rural Zones / General Rural Zone / GRUZ-S5	Support	Supports providing for setbacks as described here, and with the activity classes proposed, is suitable in the context of a rural landscape	Retain GRUZ-S5 (Minimum boundary setbacks for rural buildings) as notified.	Accept	No
Ministry of Education	400.121	Rural Zones / General Rural Zone / GRUZ-S5	Support in part	Support GRUZ-S5 in part. The submitter supports these setback standards insofar as they aim to maintain the rural amenity of the zone.	Retain GRUZ-S5 (Minimum boundary setbacks for rural buildings) with amendment.	Accept in part	No
Ministry of Education	400.122	Rural Zones / General Rural Zone / GRUZ-S5	Amend	Seeks GRUZ-S5 be amended as the submitter considers that minimum boundary setbacks are required under GRUZ-S5 for buildings and structures associated with other activities. This will support the submitter's feedback point which seeks to add a new rule for the construction, addition or alteration to buildings and structures associated with potentially compatible activities.	Amend GRUZ-S5 (Minimum boundary setbacks for rural buildings) as follows: Minimum boundary setbacks for rural buildings <u>and non-residential buildings</u> ...	Accept	Yes
Fire and Emergency New Zealand	273.243	Rural Zones / General Rural Zone / GRUZ-S6	Support in part	Seeks an exemption for emergency service facilities and hose drying towers regarding height in relation to boundary standards	Supports GRUZ-S6 (Height in relation to boundary within the Makara Beach and Makara Village Precinct), with amendment.	Accept in part	No
Fire and Emergency New Zealand	273.244	Rural Zones / General Rural Zone / GRUZ-S6	Amend	Seeks an exemption for emergency service facilities and hose drying towers regarding height in relation to boundary standards	Amend GRUZ-S6 (Height in relation to boundary within the Makara Beach and Makara Village Precinct) as follows: This standard does not apply to: ... <u>x. Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.</u>	Reject	No
WCC Environmental Reference Group	377.423	Rural Zones / General Rural Zone / GRUZ-S6	Support	Supports providing for height in relation to boundary as described here, and with the activity classes proposed, is suitable in the context of Makara beach and village.	Retain GRUZ-S6 (Height in relation to boundary within the Makara Beach and Makara Village Precinct) as notified.	Accept	No
Fire and Emergency New Zealand	273.245	Rural Zones / General Rural Zone / GRUZ-S7	Support in part	Considers it important that the erection of fences and walls will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Fences and walls should be constructed in a way to ensure the signs and facilities are visible / accessible for FENZ.	Support GRUZ-S7 (Fences and standalone walls), with amendment.	Accept in part	Yes
Fire and Emergency New Zealand	273.246	Rural Zones / General Rural Zone / GRUZ-S7	Amend	Considers it important that the erection of fences and walls will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities. Fences and walls should be constructed in a way to ensure the signs and facilities are visible / accessible for FENZ.	Amend GRUZ-S7 (Fences and standalone walls) as follows: 2. No fence or standalone wall, or combination of these structures, must not exceed: a. Exceed a maximum height of 2m above ground level where within 1m of any boundary; <u>and</u> b. Exceed the height in relation to boundary standard in GRUZ-S6; <u>and</u> c. <u>Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u>	Accept	Yes
Te Marama Ltd	337.13	Rural Zones / General Rural Zone / GRUZ-S8	Oppose	[No specific reason given beyond decision requested - refer to original submission].	Delete GRUZ-S8 (Fencing requirements for the keeping of goats) in its entirety.	Reject	No

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M&P Makara Family Trust	FS41.9	Rural Zones / General Rural Zone / GRUZ-S8	Oppose	There are various farming interests that must co-exist within the Rural Area, each of which can impinge on neighbouring farming rights if not carefully managed. The three main ones in Wellington's rural area into the future are traditional farming (agricultural), wind farming (renewable energy generation) and carbon farming (forestry in the ETS). Feral goats eat pasture that sheep and cattle otherwise graze and can decimate native and some exotic forestry crops especially in the establishment phase. As a result, M&P Trust supports the PDP as notified for the containment of farmed goats, and supports the culling of feral (uncontained) goats. M&P Trust also notes that where GRUZ-S8 is infringed, applicants are free to demonstrate other means of containment which satisfy the requirement.	Disallow	Accept	No
Royal Forest and Bird Protection Society	345.392	Rural Zones / General Rural Zone / GRUZ-S8	Support in part	Seeks controlled status where the goats are kept outside of SNAs. Within SNAs, RDA is appropriate. The matters of discretion need to refer to the ECO policies	Amend GRUZ-S8 (Fencing requirements for keeping of goats): ... Assessment criteria where the standard is infringed: 1. Whether the proposed alternative fence design or other means of containment (by enclosure or tether) will adequately contain the keeping of goats within the site. 2. [Relevant ECO policies]	Reject	No
Te Kamaru Station Ltd Ratings	362.17	Rural Zones / General Rural Zone / GRUZ-S8	Oppose	[No specific reason given beyond decision requested - refer to original submission].	Delete GRUZ-S8 (Fencing requirements for the keeping of goats) in its entirety.	Reject	No
M&P Makara Family Trust	FS41.14	Rural Zones / General Rural Zone / GRUZ-S8	Oppose	There are various farming interests that must co-exist within the Rural Area, each of which can impinge on neighbouring farming rights if not carefully managed. The three main ones in Wellington's rural area into the future are traditional farming (agricultural), wind farming (renewable energy generation) and carbon farming (forestry in the ETS). Feral goats eat pasture that sheep and cattle otherwise graze and can decimate native and some exotic forestry crops especially in the establishment phase. As a result, M&P Trust supports the PDP as notified for the containment of farmed goats, and supports the culling of feral (uncontained) goats. M&P Trust also notes that where GRUZ-S8 is infringed, applicants are free to demonstrate other means of containment which satisfy the requirement.	Disallow	Accept	No
Terawhiti Farming Co Ltd (Terawhiti Station)	411.21	Rural Zones / General Rural Zone / GRUZ-S8	Oppose	[No specific reason given beyond decision requested - refer to original submission].	Seeks that GRUZ-S8 is amended.	Reject	No
M&P Makara Family Trust	FS41.17	Rural Zones / General Rural Zone / GRUZ-S8	Oppose	There are various farming interests that must co-exist within the Rural Area, each of which can impinge on neighbouring farming rights if not carefully managed. The three main ones in Wellington's rural area into the future are traditional farming (agricultural), wind farming (renewable energy generation) and carbon farming (forestry in the ETS). Feral goats eat pasture that sheep and cattle otherwise graze and can decimate native and some exotic forestry crops especially in the establishment phase. As a result, M&P Trust supports the PDP as notified for the containment of farmed goats, and supports the culling of feral (uncontained) goats. M&P Trust also notes that where GRUZ-S8 is infringed, applicants are free to demonstrate other means of containment which satisfy the requirement.	Disallow	Accept	No

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Terawhiti Farming Co Ltd (Terawhiti Station)	411.22	Rural Zones / General Rural Zone / GRUZ-S8	Amend	[No specific reason given beyond decision requested - refer to original submission].	Amend GRUZ-S8 as follows: 1. All goats shall be contained within fenced areas that meet the following requirements: a. A wire post-and-batten fence constructed with no internal or external stays and a minimum high-tensile 2.5mm diameter galvanised steel wire configuration as follows: i. Nine wires, with the bottom wire placed no higher than 80mm above ground level and, above that, wires placed at the following intervals: 100, 100, 100, 110, 120, 135, 150 and 165mm. The top wire should be approximately 50mm below the top of the post; or ii. Seven wires, with the bottom wire barbed, and no higher than 80mm above ground level and, above that, wires placed at the following intervals 100, 120, 140, 160, 210 and 250mm. The top wire should be approximately 50mm below the top of the post. An electric wire on an outrigger shall also extend for the full length of the fence; b. Posts must be at the following intervals: i. Less than 30 degrees ground slope: 5m; ii. 30 degrees to less than 45 degrees: 4m; and iii. 45 degrees or more: 3m; c. Battens must be at 1m intervals; and d. A floodgate for any fencing crossing a waterbody that: i. Is constructed of H3 treated 100mm x 50mm timber suspended from an overhead wire or rail in such a way that the spacings allow for the passage of water but not goats; ii. Is not constructed using wire netting; iii. Has a crossbar positioned in the top third of the structure; and iv. Is located on the downstream side of any culverted watercourse.	Reject	No
M&P Makara Family Trust	FS41.18	Rural Zones / General Rural Zone / GRUZ-S8	Oppose	There are various farming interests that must co-exist within the Rural Area, each of which can impinge on neighbouring farming rights if not carefully managed. The three main ones in Wellington's rural area into the future are traditional farming (agricultural), wind farming (renewable energy generation) and carbon farming (forestry in the ETS). Feral goats eat pasture that sheep and cattle otherwise graze and can decimate native and some exotic forestry crops especially in the establishment phase. As a result, M&P Trust supports the PDP as notified for the containment of farmed goats, and supports the culling of feral (uncontained) goats. M&P Trust also notes that where GRUZ-S8 is infringed, applicants are free to demonstrate other means of containment which satisfy the requirement.	Disallow	Accept	No
New Zealand Agricultural Aviation Association	40.2	Interpretation Subpart / Definitions / New definition	Amend	A new definition should be added for 'Agricultural Aviation Activity' so that it can be used in relevant rules and definitions to clearly describe the use of rural airstrips and landing areas by aircraft for rural production, biosecurity and biodiversity (conservation) activities.	Add a new definition for 'AGRICULTURAL AVIATION ACTIVITY' as follows: <u>Agricultural Aviation Activity: means the intermittent operation of an aircraft from a rural airstrip or helicopter landing area for primary production activities, and; conservation activities for biosecurity, or biodiversity purposes, including stock management, and the application of fertiliser, agrichemicals, or vertebrate toxic agents (VTA's). For clarity, aircraft includes fixed-wing aeroplanes, helicopters, and unmanned aerial vehicles (UAV's).</u>	Accept	No
Wellington International Airport Limited	FS36.6	Part 1/ Interpretation Subpart / Definitions / New definition	Not specified	WIAL remains neutral with respect to this proposed definition, however notes that such activities will fall within the management of the control tower at Wellington International Airport where they occur within the flight paths / operational areas of aircraft approaching / departing Wellington International Airport.	Allow / Seeks that part of the submission be allowed.	Accept	No
Waka Kotahi	370.29	Interpretation Subpart / Definitions / PUBLIC ACCESSWAY	Support	Supports the definition of public accessway.	Retain the definition of 'Public Accessway' as notified.	Accept	No
New Zealand Agricultural Aviation Association	40.1	Whole PDP / Whole PDP / Whole PDP	Not specified	Restrictive district plan requirements can adversely affect the ability of aerial operators to undertake and respond (particularly to biosecurity and biosecurity threats).	Seeks that the use of airstrips and helicopter landing areas for agricultural aviation activities on an intermittent basis are adequately provided for in the Proposed District Plan.	Reject	No

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Horokiwi Quarries Ltd	271.4	Whole PDP / Whole PDP / Whole PDP	Amend	Considers that there is currently no plan wide recognition of the need and benefits of quarrying activities. While the General Rural zone provides one specific policy (GRUZ-P6), it relates to effects as opposed to the benefits of quarry activities and therefore is limited in its scope. While the Special Purpose Quarry Zone has a policy (and rule) framework it relates to existing quarry sites within the Special Purpose Quarry Zone only and does not have plan wide application, including for any expansion of existing quarries outside the Quarry Zone. Horokiwi suggests that the most logical place for some form of plan wide recognition of quarrying activities would be within the Infrastructure Chapter. However, it is recognised the quarries are not infrastructure as defined in the PDP. As such, as an alternative Horokiwi would support the policy recognition in other parts of the PDP (outside the Special Purpose Quarry Zone). Two policies are suggested. One relating to benefits and the other to functional constraints noting quarries are ultimately resource dependent and therefore their potential location is constrained.	Add new policy within the PDP (outside the Special Purpose Quarry Zone) as follows: <u>When assessing quarrying activities, provide for their functional needs and operational needs, and have regard to their functional constraints.</u>	Reject	No
Greater Wellington Regional Council	351.13	Whole PDP / Whole PDP / Whole PDP	Amend	Considers the reference to the Rural Design Guide could be strengthened in matters of discretion. We acknowledge that the design guides use a rating system of importance for different guidelines, but do not Consider that the current wording is strong enough.	Seeks to strengthen reference to Rural Design Guide to require consistency with, or appropriate consideration of, its guidelines.	Accept in part	No
Caniwi Properties (Boomrock) Limited	381.1	Mapping / Mapping General / Mapping General	Oppose in part	Considers that Proposed District Plan should add new zoning to accommodate rural lifestyle activities. The submitter's land is near the proposed Makara Beach and Makara Village Precinct which are more residential in character than those in the wider General Rural Zone. The property adjoining CPBLs land to the east is within Porirua City Council jurisdiction. There is an opportunity to provide consistent rural zoning provisions via the inclusion of a RULZ and/or SEZ over the land. The coastal environment in this location can be enhanced through appropriate rural lifestyle development. The land is a strategic connection to the neighbouring Porirua City which is in growth mode. There is a need to explore alternative land use in the area to provide for strategic connections for the Wellington Region and in a cross District approach.	Opposes Proposed District Plan in its current form and seeks amendment.	Reject	No
Caniwi Properties (Boomrock) Limited	381.2	Mapping / Mapping General / Mapping General	Oppose in part	The Submitters land is near the proposed Makara Beach and Makara Village Precinct which are more residential in character than those in the wider General Rural Zone. The property adjoining CPBLs land to the east is within Porirua City Council jurisdiction. There is an opportunity to provide consistent rural zoning provisions via the inclusion of a RULZ and/or SEZ over the land. The coastal environment in this location can be enhanced through appropriate rural lifestyle development. The land is a strategic connection to the neighbouring Porirua City which is in growth mode. There is a need to explore alternative land use in the area to provide for strategic connections for the Wellington Region and in a cross District approach.	Add a Rural Lifestyle Zone (outside of the Natural Environmental Values Overlays and Historical and Cultural Values Overlays).	Reject	No
Caniwi Properties (Boomrock) Limited	381.3	Mapping / Mapping General / Mapping General	Amend	The Submitters land is near the proposed Makara Beach and Makara Village Precinct which are more residential in character than those in the wider General Rural Zone. The property adjoining CPBLs land to the east is within Porirua City Council jurisdiction. There is an opportunity to provide consistent rural zoning provisions via the inclusion of a RULZ and/or SEZ over the land. The coastal environment in this location can be enhanced through appropriate rural lifestyle development. The land is a strategic connection to the neighbouring Porirua City which is in growth mode. There is a need to explore alternative land use in the area to provide for strategic connections for the Wellington Region and in a cross District approach.	Add a Settlement Zone (outside of the Natural Environmental Values Overlays and Historical and Cultural Values Overlays).	Reject	No
Rod Halliday	25.13	Mapping / Rezone / Rezone	Amend	Considers that the Medium Density Residential Zone should be extended to reflect the boundaries shown in the approved subdivision plans for the site at 224 Westchester Drive (resource consents WCC SR Nos. 338514, 421772, 501793) [Refer to original submission for full reason, including attachments]	Rezone part of the overlay at 224 Westchester Drive from 'General Rural Zone' to 'Medium Density Residential Zone'. [As illustrated in the submission]	Accept	Yes

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Heidi Snelson	FS24.14	General / Mapping / Rezone / Rezone	Oppose	<p>Submitter is looking to re-zone a general rural zone to medium density.</p> <p>In the original submission, the submitter is looking to discount the importance of ephemeral streams and the existence of important streams due to a supposed error in mapping they alone have identified. This is against Boffa Miskell's Upper Stebbings Valley Wellington Landscape and Ecology Analysis (2018) map of streams.</p> <p>Of greatest concern in relation to FUZ Glenside West is the:</p> <p>a. submitter is looking to significantly alter council stipulated/designated no build areas in order to expand and increase non consulted development areas</p> <p>b. submitter is looking to significantly alter the roading plans and housing density across a wider area to further develop the area</p> <p>c. submitter is looking for rezoning of no build areas to Large Lot residential.</p> <p>Overall, with no public consultation in an area of FUZ for which public consultation has been a requirement over the past 4 plus years - the submitter is asking for significant housing number increases, roading and housing density alterations.</p> <p>This is done via one sentence p59/62: Amend the Glenside West Development Area to reflect the attached marked up plan. (p62/62). A hand drawn plan involving none of the considerations given previously via both WCC and GWRC via Boffa Miskel and no public consultation should be disallowed at this stage of the District Plan process. The hand drawn map includes no SNA, no stream markings and does not take into account the extreme steepness of the terrain. It does not take into account the ecological values of the area. It does not show any mitigations for watershed management, nor does it follow UN Sustainable Development Goals to address climate change in such a high risk area.</p>	<p>Disallow / Seeks that part of the submission be disallowed to reject the rezoning amendments sought within the Glenside West Development Area.</p> <p>Seeks that the Glenside West FUZ should be zoned Large Lot Residential only given it's extremely steep hillsides, it's areas of SNA, it's ecological values and the climate change risks posed to: Middleton Road below, Porirua Stream below, and National Railway line below.</p>	Reject	No
Horokiwi Quarries Ltd	271.8	Mapping / Rezone / Rezone	Amend	<p>Supports that the Horokiwi site is zoned Special Purpose Quarry Zone, however two sites are not included, and amendments are sought to rezone two areas (being Pt Sec 17 Harbour District and Pt Sect 18 Harbour District from General Rural zone to Special Purpose Quarry zone, and part of Pt Sec 16 Harbour District from Open Space zone to Special Purpose Quarry Zone). This would provide for the full utilisation of the quarry site and provide a more efficient consenting regime. Pt Sec 18 is owned by Horokiwi Quarries Ltd and is included within the existing use certificate. Pt Sec 17 Harbour District is not in the existing use certificate, but is owned by Horokiwi and is positioned between the existing quarry site and Pt Sect 18. A consistent zoning would therefore be logical and efficient. [Refer to original submission for full reason, including attachments]</p>	<p>Rezone Pt Sec 18 Harbour District and Pt Sec 17 Harbour District from General Rural Zone to Special Purpose Quarry Zone.</p> <p>[Refer to original submission for figures and attachments showing the areas sought to be rezoned].</p>	Reject	No
Parkvale Road Limited	298.1	Mapping / Rezone / Rezone	Amend	<p>Considers that part of site (200 Parkvale Road), immediately adjacent to the existing urban area, are suitable for rezoning to Medium Density Residential Zone.</p> <p>Considers area proposed for rezoning is a discreet and naturally contained area that while physically connected to the existing urban area is visually separated by existing topography. The area currently contains 3 existing dwellings, provides access to a further two existing dwellings adjacent to the site (173 and 175 Parkvale Road), and resource consent is in place for the construction of five additional dwellings.</p> <p>Rezoning of the site will provide for additional urban development capacity on this site that will give effect to the requirements of the National Policy Statement on Urban Development (NPS-UD) as a logical extension of the existing urban footprint.</p> <p>Rezoning of this area and its subsequent development would not interfere with the Skyline walkway.</p>	<p>Seeks that part of property (200 Parkvale Road) is rezoned from General Rural Zone to Medium Density Residential Zone.</p>	Accept	Yes
Royal Forest and Bird Protection Society of New Zealand Inc	FS85.39	General / Mapping / Rezone / Rezone	Support	<p>We can see that a change from General Rural Zone to MRZ in the vicinity of Parkvale Ave has merit given the proximity to existing urban development. Appropriate ecological assessment is required to ensure biodiversity values are protected however.</p>	Allow	Accept	No
Andy Foster	FS86.67	General / Mapping / Rezone / Rezone	Oppose	<p>Opposes the request from Parkvale Road Limited to rezone both parts of the site.</p> <p>[See original Further Submission for full reasoning]. [Inferred reference to submission 298.1].</p>	Disallow	Reject	No

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Parkvale Road Limited	298.2	Mapping / Rezone / Rezone	Amend	<p>Considers that part of site (200 Parkvale Road) is suitable for rezoning to Large Lot Residential Zone. This area is accessed from the end of Montgomery Avenue and is traversed by a number of tracks, notably the Skyline Walkway.</p> <p>Considers that the topography of the area results in a number of gully systems that fall away to the west and that a small number of large residential allotments can be created in these gully systems in a discreet manner that does not adversely affect the landscape and amenity values of the site.</p>	Seeks that part of property (200 Parkvale Road at Parkvale Road) is rezoned from General Rural Zone to Large Lot Residential Zone. [Refer to original submission, including map of the area]	Reject	No
Royal Forest and Bird Protection Society of New Zealand Inc	FS85.40	General / Mapping / Rezone / Rezone	Oppose	Large scale residential allotments in gully systems would, in our view, adversely impact the ecology of these systems. Any properties in these locations would require road and services access and effectively have an impact on the skyline walkway experience. It would also conflict with the purpose of the Outer Green Belt as a buffer zone between urban and rural lifestyle and its value as a natural wildlife corridor.	Disallow	Accept	No
Andy Foster	FS86.68	General / Mapping / Rezone / Rezone	Oppose	<p>Opposes the request from Parkvale Road Limited to rezone both parts of the site.</p> <p>[See original Further Submission for full reasoning]. [Inferred reference to submission 298.2].</p>	Disallow	Accept	No
Parkvale Road Limited	298.3	Mapping / Rezone / Rezone	Amend	Considers that part of site (200 Parkvale Road), suitable for rezoning to Large Lot Residential Zone and Open Space Zone due to purpose of LLRZ and ability to enable public access. [Refer to original submission for full details]	Seeks that part of property (200 Parkvale Road at Montgomery Avenue) is rezoned from General Rural Zone to a mixture of Large Lot Residential Zone and Open Space Zone.	Reject	No
Royal Forest and Bird Protection Society of New Zealand Inc	FS85.41	General / Mapping / Rezone / Rezone	Oppose	As per comment above, it is not appropriate to enable development in sensitive gully systems.	Disallow	Accept	No
Andy Foster	FS86.69	General / Mapping / Rezone / Rezone	Oppose	<p>Opposes the request from Parkvale Road Limited to rezone both parts of the site.</p> <p>[See original Further Submission for full reasoning]. [Inferred reference to submission 298.3].</p>	Disallow	Accept	No
Johnsonville Community Association	429.15	Mapping / Rezone / Rezone	Amend	<p>Considers that re-zoning rural land for urban purposes is needed to provide more space for affordable housing.</p> <p>Takapu Valley and Ohariu Valley has been land-banked by developers. These areas can potentially account for 25% of future population growth.</p>	Seeks that Takapu Valley is rezoned to residential zones.	Reject	No
Johnsonville Community Association	429.16	Mapping / Rezone / Rezone	Amend	<p>Considers that re-zoning rural land for urban purposes is needed to provide more space for affordable housing.</p> <p>Takapu Valley and Ohariu Valley has been land-banked by developers. These areas can potentially account for 25% of future population growth.</p>	Seeks that Ohariu Valley is rezoned to residential zones.	Reject	No
Conor Hill	76.4	Mapping / Rezone / Rezone	Amend	<p>Considers that significantly more land should be zoned for residential development to comply with Objective 2 of the NPS-UD.</p> <p>Considers that Ohariu Valley was an option for Planning for Growth 2019 consultations and is therefore still a good option.</p>	Seeks that Ohariu Valley is rezoned to allow for more housing.	Reject	No

Wellington City Proposed District Plan

Hearing Stream 7 - Rural Design Guide

Appendix B

- Recommended Responses to Submissions and Further Submissions

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
M&P Makara Family Trust	159.10	Design Guides Subpart / Design Guides / Rural Design Guide	Amend	Considers that more explicit locational wording should be used instead of referring to "buildings in centres or central areas" and that the Wellington Rural Area is so specific that this will not be complex.	Seeks that the Rural Design Guide should name specific areas, clarify areas by map, or use more explicit locational wording instead of referring to "buildings in centres or central areas".	Reject.	No.
M&P Makara Family Trust	159.11	Design Guides Subpart / Design Guides / Rural Design Guide	Amend	Considers that where "providing roof gardens and vegetation on surfaces which would typically be covered by cladding or other external materials" is mentioned in the Rural Design Guide, practical provision for the collection of rainwater from roof surfaces must be an over-riding consideration in the rural area.	Seeks that where "providing roof gardens and vegetation on surfaces which would typically be covered by cladding or other external materials" is mentioned in the Rural Design Guide, practical provision for the collection of rainwater from roof surfaces must be an over-riding consideration in the Rural Zone.	Reject.	No.
M&P Makara Family Trust	159.12	Design Guides Subpart / Design Guides / Rural Design Guide	Amend	Considers that the recommendation "Place services underground where possible, otherwise use simple utilitarian timber posts" should be adjusted as the power companies will not install timber poles any more, opting for the higher concrete reinforced poles. The recommendation is redundant if not practicable.	Seeks that the Rural Design Guide should adjust the recommendation "Place services underground where possible, otherwise use simple utilitarian timber posts".	Reject.	No.
Meridian Energy Limited	228.121	Design Guides Subpart / Design Guides / Rural Design Guide	Oppose in part	Considers that most of the guidance is relevant to rural production and residential buildings only and not relevant at all for renewable electricity generation activities.	Retain the Rural Design Guide with amendment.	Accept in part.	No
Meridian Energy Limited	228.122	Design Guides Subpart / Design Guides / Rural Design Guide	Amend	Considers that most of the guidance is relevant to rural production and residential buildings only and not relevant at all for renewable electricity generation activities.	Amend the Rural Design Guide to include a statement clarifying that the Design Guide does not apply to renewable electricity generation activities (including renewable electricity generation investigation activities and upgrading of renewable electricity generation activities) in the General Rural Zone.	Reject.	No.
Wellington City Council	266.179	Design Guides Subpart / Design Guides / Rural Design Guide	Amend	Considers amendment necessary to clarify the use of the terms 'wetlands' to distinguish between 'constructed wetland' and 'natural wetland'.	Seeks to amend G26, G27, and G28 in the Rural Design Guide to reference natural wetland.	Accept.	Yes
Te Marama Ltd	337.14	Design Guides Subpart / Design Guides / Rural Design Guide	Support	The Rural Design Guide is supported, especially G30 (Group buildings together).	Retain the Rural Design Guide as notified.	Accept	No
Greater Wellington Regional Council	351.341	Design Guides Subpart / Design Guides / Rural Design Guide	Amend	Considers there is no mention of on-site wastewater in the rural design guide, which represents a potential contaminant source in the rural environment.	Amend the Rural Design Guide to include mention of on-site wastewater system installation, discharge fields, treatment/maintenance and potential adverse effects in the rural design guide.	Reject.	No.
Te Kamaru Station Ltd Ratings	362.18	Design Guides Subpart / Design Guides / Rural Design Guide	Support	The Rural Design Guide is supported, especially G30 (Group buildings together).	Retain the Rural Design Guide as notified.	Accept	No
Terawhiti Farming Co Ltd (Terawhiti Station)	411.23	Design Guides Subpart / Design Guides / Rural Design Guide	Support	Supports Rural Design Guide, G30: "Group buildings together"	Retain Rural Design Guide, G30: "Group buildings together" as notified.	Accept	No
Greater Wellington Regional Council	351.334	Design Guides Subpart / Design Guides / Design Guides General	Amend	Considers the design guides are one part of how the District Plan can give effect to the NPS-FM, and should rate freshwater matters with appropriate weight throughout the guides. The current ratings for guidelines for stormwater, freshwater bodies and water conservation are currently rated as having lowest weight in the residential design guide for example.	Seeks to apply ratings for freshwater matters equally between the Rural Design Guide and the Urban Design Guide.	Reject.	No.
Wellington City Council Environmental Reference Group	FS112.20	Part 4 / Design Guides Subpart / Design Guides / Design Guides General	Support	Agree that the Design Guides can give effect to the NPS-FM and should prioritise measures that enhance freshwater and water conservation.	Allow	Reject.	No.
The Retirement Villages Association of New Zealand Incorporated	FS126.66	Part 4 / Design Guides Subpart / Design Guides / Design Guides General	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with the RVA's primary submission.	Disallow	Accept in part.	No.
Ryman Healthcare Limited	FS128.66	Part 4 / Design Guides Subpart / Design Guides / Design Guides General	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with Ryman's primary submission.	Disallow	Accept in part.	No.