

Submitter: Culverden Farm

Submission number: 481

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
481.1			Amend the approach to identifying Significant Natural Areas and Significant Amenity Landscapes from private land so that identification is provisional based on owners acceptance and therefore contestable submission seeks that Council has discloses the specific criteria and significance levels for each of these areas, followed by ground-truthing and acceptance by the landowner.	Accept in Part	Decision Report 9: Significant Natural Areas
481.2			Amend the approach and number of conservation lots that can be created from Significant Natural Areas in Rule 22.4.1.6 RDI Conservation lot subdivision, by properly accounting for by a transaction which is commensurate with the value of area concerned.	Reject	Decision Report 22: Rural Zone
<i>FS1138.30</i>	<i>Glenn Michael Soroka and Louise Claire Mered as Trustees of the Pakau Trust</i>	<i>Support</i>		<i>Reject</i>	
481.3			Amend the definition of "farming" by removing the link to soil fertility.	Reject	Decision Report 22: Rural Zone
<i>FS1265.24</i>	<i>Mainland Poultry Limited</i>	<i>Support</i>		<i>Reject</i>	
<i>FS1388.470</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	
481.4			Amend the definition of "intensive farming" in Chapter 13 Definitions, to be more detailed,	Accept in part	Decision Report 22: Rural Zone

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			in the context of Rule 22.4.1.3 RDI Restricted Discretionary Activities.		
FS1171.60	Phoebe Watson for Barker & Associates on behalf of T&G Global	Oppose		Accept in part	
FS1265.32	Mainland Poultry Limited	Oppose		Accept in part	
FS1316.29	Alstra (2012) Limited	Oppose		Accept in part	
481.5			Delete the limits on volume, area and cut in Rule 22.2.3.3 PI Earthworks- Significant Natural Areas where the purpose is to maintain existing farming infrastructure. AND Amend Rule 22.2.3.3 PI Earthworks- Significant Natural Areas, to allow earthworks for new farming infrastructure including fencing, tracks and drains. AND No specific decision sought but submission opposes limits on earthworks within 1.5m of boundaries in Rule 22.2.3.3 PI Earthworks- Significant Natural Areas.	Accept	Decision Report 9: Significant Natural Areas
481.6			Delete the limits on volume, area and cuts in Rule 22.2.3.4 PI Earthworks within Landscape and Natural Character Areas, for the purposes of maintaining existing farming infrastructure. AND Amend Rule 22.2.3.4 PI Earthworks within Landscape and Natural Character Areas to permit earthworks for new infrastructure	Reject	Decision Report 10: Landscapes

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			within these areas such as fencing, tracks and drains.		
481.7			Amend the limit of 250m ² for indigenous vegetation clearance for building and access in Rule 22.2.7 P3 Indigenous vegetation clearance inside a Significant Natural Area as it is not enough allowance for both a platform for building and driveway.	Reject	Decision Report 9: Significant Natural Areas
<i>FS1340.80</i>	<i>TaTa Valley Limited</i>	<i>Support</i>		<i>Reject</i>	
<i>FS1377.116</i>	<i>Havelock Village Limited</i>	<i>Support</i>		<i>Reject</i>	
481.8			Delete the limits in respect to area, species, height, age and location of indigenous vegetation removal in Rule 22.2.8 PI Indigenous Vegetation clearance outside a Significant Natural Area for the maintenance of productive pasture. AND Amend Rule 22.2.8 PI Indigenous Vegetation clearance outside a Significant Natural Area, to allow vegetation clearance for new farming infrastructure including fencing, tracks and drains; AND Amend Rule 22.2.8 PI Indigenous Vegetation clearance outside a Significant Natural Area, to allow vegetation clearance for new dwellings and buildings including access.	Reject	Decision Report 9: Significant Natural Areas
481.9			Amend Rule 22.3.4.1 P2 Height - Building General, to increase the maximum height limit to 10 metres for buildings within a	Accept in Part	Decision Report 22: Rural Zone

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			Significant Amenity Landscape for permitted farming activities and buildings. OR Delete the Significant Amenity Landscape overlay from the Proposed District Plan, if the amendments sought to Rule 22.3.4.1 P2 Height- Building General above are not accepted.		
481.10			Delete the proposed limit of 20m ³ for fill in Rule 22.2.3.3 P2 Earthworks- Significant Natural Areas.	Reject	Decision Report 22: Rural Zone
481.11			Amend the number of conservation lots that can be created from Significant Natural Areas in Rule 22.4.1.6 RDI Conservation lot subdivision, particularly for Significant Natural Areas under 5ha and over 10ha. AND Offer suitable monetary compensation for all Significant Natural Areas proportional to the size of the Significant Natural Area.	Reject	Decision Report 22: Rural Zone
FS1267.2	<i>Dermot Murphy</i>	<i>Support</i>		<i>Reject</i>	<i>Decision Report 22: Rural Zone</i>
481.12			No specific decision sought but submission opposes the restrictions on subdivision boundaries to avoid dividing a Significant Amenity Landscape in Rule 22.4.2 RDI Title Boundaries - Natural hazard area, contaminated land, Significant Amenity Landscape, notable trees, intensive farming activities, aggregate extraction areas.	Reject	Decision Report 9: Significant Natural Areas

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<i>FSI388.471</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	<i>Decision Report 9: Significant Natural Areas</i>
481.13			No specific decision sought, but submission opposes the restrictions on subdivision boundaries to avoid dividing a Significant Natural Area in Rule 22.4.3 RDI Title boundaries- Significant Natural Areas, heritage items, Maori sites of significance and Maori areas of significance.	Reject	Decision Report 22: Rural Zone
<i>FSI323.132</i>	<i>Heritage New Zealand Pouhere Taonga</i>	<i>Oppose</i>		<i>Accept</i>	<i>Decision Report 22: Rural Zone</i>
481.14			Delete Environmental Protection Areas; AND Delete Rule 22.4.6 Subdivision of land, containing all or part of an Environment Protection Area.	Reject	Decision Report 22: Rural Zone
<i>FSI388.472</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	<i>Decision Report 22: Rural Zone</i>
481.15			Delete the limit of 20m ³ for fill in Rule 22.2.3.3 P2 Earthworks - Significant Natural Areas.	Accept in part	Decision Report 9: Significant Natural Areas
481.16			Amend the rules relating to Significant Natural Areas and Significant Amenity Landscapes to better enable existing practices for activities which are usual and expected in the Rural Zone.	Accept in part	Decision Report 9: Significant Natural Areas and Decision Report 10: Landscapes