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Submitter (S) / Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Plan Altered
S126.003 Southland Federated Farmers of NZ S115.004 Kevin Robertson S143.015 Rural Ratepayers Group S148.016 Alistair & Bernadette Hunt S60.006 Ronald Crispin S68.124 John Baynes	Interpretation access strip	Retain access strip definition as notified	Accept	
S109.015 Department of Conservation	Interpretation wetland	Retain wetland definition as notified	Accept	
S126.052 Southland Federated Farmers of NZ S115.053 Kevin Robertson S143.064 Rural Ratepayers Group S148.065 Alistair & Bernadette Hunt S60.055 Ronald Crispin S68.173 John Baynes	Interpretation wetland	Retain wetland definition as notified	Accept	
S140.014 Robina Johnston	Whole Plan	Financial contributions should offset future costs in the specific location of the activity, further work needed on what is appropriate and consideration should be given of commercial vs non commercial activities. Payment should be in part at key steps.	Reject	
S115.180 Kevin Robertson S126.179 Southland Federated Farmers of NZ S143.191 Rural Ratepayers Group S148.192 Alistair & Bernadette Hunt S60.182 Ronald Crispin S68.300 John Baynes	Whole Plan	We note that the Plan does not include Financial Contributions and while we appreciate it may be 'best practice' to leave these out of District Plans, we recommend the Council enables Financial Contributions through another means such as a financial contributions policy.	Reject	
FS22.052, FS22.076, FS22.077, FS22.078, FS22.079, FS22.080 Clark Fortune McDonald & Associates		*Disallow in part S126.179 Southland Federated Farmers of NZ, S60.182 Ronald Crispin, S68.300 John Baynes, S126.179 Southland Federated Farmers of NZ, S143.191 Rural Ratepayers Group, S148.192 Alistair & Bernadette Hunt. Financial contributions may potentially be appropriate if maintained at a low enough the submitter may have overlooked that practically all infrastructure for new developments is paid for and constructed by the developer before being vested in Council.*		
FS28.002 Kainga Ora		*Disallow S143.191 Rural Ratepayers Group*		
S146.054 Southland District Council	SUB – General	The submitter supports the objective and policy additions.	Accept in part	
S140.013 Robina Johnston	SUB - General	Considers that location, design and construction of infrastructure for subdivision should be in collaboration with all parties concerned when applying for consent to achieve suitable results.	Accept in part	
S99.016 Clark Fortune McDonald & Associates	SUB – Rules General	Non-complying activity status is considered to be a test which is impractical and inappropriate. Activity status where compliance not achieved is reworded to be a discretionary status	Reject	
FS5.70 Hamish Weir		*Allow S99.016 Clark Fortune McDonald & Associates*		
S132.053 KiwiRail Holdings Ltd	SUB-O1	Retain SUB-O1 as proposed.	Accept	
S132.054 KiwiRail Holdings Ltd	SUB-O2	Retain SUB-O2 as proposed.	Accept	
S154.041 Spark NZ Trading Ltd	SUB-O3	Retain SUB-O3 as notified	Accept	

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Submitter (S) / Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Plan Altered
S32.041 One NZ Group Ltd S33.041 FortySouth S37.041 Connexa Ltd S35.041 Chorus NZ Ltd				
FS21.079 Yrless Ltd		*Allow S35.041 Chorus NZ Ltd*		
S112.076 Waka Kotahi NZ Transport Agency	SUB-O3	Amend SUB - O3 to include wording this effect: Infrastructure required to serve the subdivision of land is provided in an integrated, efficient and coordinated manner and is accommodated within existing infrastructure networks including any upgrades required. Or insert a new objective with wording to this affect.	Reject	
FS5.71 Hamish Weir		*Disallow S112.076 Waka Kotahi NZ Transport Agency*		
S132.055 KiwiRail Holdings Ltd	SUB-O3	Amend SUB-O3 as follows: Infrastructure required to serve the subdivision of land is provided in an integrated, efficient and coordinated manner. Existing infrastructure has capacity or is upgraded to serve the subdivision.	Reject	
S109.093 Department of Conservation	SUB-O4	Retain SUB-O4 as notified	Accept in part	
S125.032 Ministry of Education	SUB-O4	Supports SUB-O4	Accept in part	
S125.033 Ministry of Education	SUB-O4	Add 4. provides for sufficient infrastructure, including social infrastructure, to serve the additional development.	Reject	
S101.063 Transpower NZ Ltd	SUB-O4	Amend Objective SUB-O4 to recognise the potential impact of subdivision on the National Grid in a manner that gives effect to Policies 10 and 11 of the NPSET. as follows: SUB-O4 Subdivisions are designed and developed in a way that: 1 protects significant physical**,** natural, ecological, historical and cultural features, values and resources, 2. (...)	Accept in part	Yes
S139.061 Hokonui Rūnanga Inc	SUB-O4	Amend to read: "Subdivisions are designed and developed in a way that: ... 2. ~~recognises and provides for the underlying relationships between Ngāi Tahu and the natural environment~~ works with the natural contours of the land and drainage patterns, maintains or enhances wetlands, indigenous vegetation and other taonga on-site, maintains or enhances mahinga kai values, and protects wāhi tapu from inappropriate access or disturbance; and	Accept in part	Yes
FS5.72 Hamish Weir		*Disallow S139.061 Hokonui Rūnanga Inc*		
S115.116 Kevin Robertson S126.115 Southland Federated Farmers of NZ S143.127 Rural Ratepayers Group S148.128 Alistair & Bernadette Hunt S60.118 Ronald Crispin S68.236 John Baynes	SUB-O4	Amend SUB-O4 to include: 4. recognises and protects areas of highly productive land.	Accept in part	
FS5.73, FS5.74, FS5.75, FS5.76, FS5.77, FS5.78 Hamish Weir		*Disallow S126.115 Southland Federated Farmers of NZ, S115.116 Kevin Robertson, S60.118 Ronald Crispin, S143.127 Rural Ratepayers Group, S148.128 Alistair & Bernadette Hunt, S68.236 John Baynes*		

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Submitter (S) / Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Plan Altered
S126.116 Southland Federated Farmers of NZ S115.117 Kevin Robertson S143.128 Rural Ratepayers Group S148.129 Alistair & Bernadette Hunt S60.119 Ronald Crispin S68.237 John Baynes	SUB-O5	Amend SUB-O5: Esplanade reserves and strips are created through subdivision for the purposes stated in section 229 of the Resource Management Act 1991. ~~to contribute to the protection of ecological values and cultural values, provide natural hazard mitigation, and provide for public access to and along rivers~~	Accept	Yes
S110.038 Royal Forest and Bird Society of NZ Inc	SUB-O5	NPS-IB 1.7(v) requires connectivity between, and buffering around, ecosystems used or occupied by indigenous biodiversity. Add: Esplanade reserves and esplanade strips are created through subdivision to contribute to the protection of ecological values and cultural values, provide natural hazard mitigation, create ecological connections and provide for public access to and along rivers.	Decision 45	
FS5.79 Hamish Weir		*Disallow S110.038 Royal Forest and Bird Society of NZ Inc*		
S85.102 Environment Southland	SUB-O5	Establish a new policy which takes a precautionary approach to subdivisions in areas prone to natural hazard risk.	Accept in part	Yes
FS5.80 Hamish Weir *FS22.003 Clark Fortune McDonald & Associates*		*Disallow S85.102 Environment Southland*		
S124.025 Fire and Emergency NZ S154.042 Spark NZ Trading Ltd S32.042 One NZ Group Ltd S33.042 FortySouth S37.042 Connexa Ltd S35.042 Chorus NZ Ltd	SUB-P2	Retain SUB-P2 as notified	Accept	
FS21.080 Yrless Ltd		*Allow S35.042 Chorus NZ Ltd*		
S101.064 Transpower NZ Ltd	SUB-P3	The policies fail to appropriately address the potential impacts of subdivision on the National Grid in a manner that gives effect to the NPSET (and particularly Policies 10 and 11). Amend Policy SUB-P3 as follows: "SUB-P3 Ensure subdivisions are designed to avoid and manage effects from site constraints, including but not Ltd to topography, ~~the national grid,~~ and significant natural areas." And add,"SUB-PX. Avoid subdivision in the National Grid subdivision corridor where future activities may result in adverse effects on the National Grid, including reverse sensitivity effects, that would compromise the operation, maintenance, upgrading and development of the National Grid."	Accept in part	Yes
FS5.81 Hamish Weir		*Disallow in part S101.064 Transpower NZ Ltd. The word 'avoid' should be removed.*		
FS28.035 Kainga Ora		*Disallow S101.064 Transpower NZ Ltd*		
S100.001 Charlton Rise Ltd	SUB-P3	Remove "avoid" from policy. Or use "or" as per SUB-P5.	Accept in part	Yes
FS5.82 Hamish Weir		*Allow S100.001 Charlton Rise Ltd*		
FS28.036 Kainga Ora		*Allow S100.001 Charlton Rise Ltd*		

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Submitter (S) / Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Plan Altered
S85.103 Environment Southland	SUB-P4	Recognise that natural hazard mapping is not entirely accurate and a precautionary approach to development should be taken. Include "medium, high and" in front of significant natural hazards	Reject	
S35.043 Chorus NZ Ltd S33.043 FortySouth S37.043 Connexa Ltd S154.043 Spark NZ Trading Ltd S32.043 One NZ Group Ltd	SUB-P5	Amend SUB-P5 as follows Ensure reverse sensitivity effects from subdivision on adjacent critical infrastructure and land use are avoided, remedied or mitigated or managed, ~~including from adjacent land uses, railway lines and States Highways.~~	Accept in part	
FS28.039, FS28.043, FS28.044, FS28.045 Kainga Ora		*Disallow S35.043 Chorus NZ Ltd, S33.043 FortySouth, S37.043 Connexa Ltd, S154.043 Spark NZ Trading Ltd*		
FS29.041, FS29.044, FS29.045, FS29.042 Silver Fern Farms Ltd		*Disallow in part S35.043 Chorus NZ Ltd and S37.043 Connexa Ltd, S154.043 Spark NZ Trading Ltd, S32.043 One NZ Group Ltd If this submission is accepted, it would be more appropriate to say "... on adjacent land uses, including critical infrastructure..."*		
FS21.081 Yrless Ltd		*Allow S35.043 Chorus NZ Ltd*		
FS29.043 Silver Fern Farms Ltd		*Disallow in part S33.043 FortySouth*		
S112.077 Waka Kotahi NZ Transport Agency	SUB-P5	Retain as notified with minor correction to wording States Highways to read State highways	Accept in part	Yes
S40.040 Silver Fern Farms S121.059 Alliance Group Ltd	SUB-P5	This policy appears to slightly misapply the concept of "reverse sensitivity". Amend as follows: Ensure reverse sensitivity effects from subdivision are avoided or managed, including ~~from~~ on adjacent land uses, railway lines, and States Highways.	Accept in part	Yes
FS28.040, FS28.041, FS28.042 Kainga Ora		*Allow in part S40.040 Silver Fern Farms and S121.059 Alliance Group Ltd The policy should be drafted to be clear on what effects are being managed, and what activities are being affected.*		
S132.056 KiwiRail Holdings Ltd	SUB-P5	Amend as follows: Ensure reverse sensitivity effects from subdivision are avoided or managed, including from adjacent land uses, to protect the function and operation of railway lines and States Highways.	Reject	
S112.078 Waka Kotahi NZ Transport Agency	SUB-P7	Amend SUB-P7 as follows: Ensure subdivision is appropriately serviced and integrated with existing or planned infrastructure that is provided in an safe, efficient, integrated and coordinated manner by: ... 9. Encouraging subdivision layout and orientation which supports energy efficiency including active travel (walking and cycling) and conservation for future land uses. Add 10. Ensuring subdivision design that includes a stormwater system avoids any adverse effects on the safe, efficient and effective operation and function of land transport infrastructure.		
S125.034 Ministry of Education	SUB-P7	Supports SUB-P7	Accept in part	
S125.035 Ministry of Education	SUB-P7	Amend as follows: 1. Ensuring infrastructure networks, including social infrastructure, have sufficient capacity to accommodate the additional development, and requiring any necessary upgrades to be completed at the time of subdivision;	Accept in part	Yes
S124.026 Fire and Emergency NZ	SUB-P7	Retain as notified	Accept in part	
S132.057 KiwiRail Holdings Ltd	SUB-P7	Amend SUB-P7 as follows: Ensure subdivision is appropriately serviced and integrated with existing or planned infrastructure that is provided in ~~an~~ a safe, efficient, integrated and co-ordinated manner by: Add 10. Ensure that subdivision designs provide for the treatment and safe disposal of stormwater that does not result in increased flooding and erosion risk.	Accept in part	Yes

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Submitter (S) / Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Plan Altered
S154.044 Spark NZ Trading Ltd S32.044 One NZ Group Ltd S33.044 FortySouth S37.044 Connexa Ltd	SUB-P7	Retain SUB-P7 as notified	Accept in part	
S50.001 Jacklyn Johnston	SUB-P7	Propose a mandatory inclusion of rainwater capture and greywater recycling in all new builds and alterations where it is practical, for example new roofing. With the possibility of subsidies. The Council could explore potential bulk contracts for tanks at reduced costs given the significant numbers.	Reject	
FS5.84 Hamish Weir *FS22.006 Clark Fortune McDonald & Associates*		*Disallow S50.001 Jacklyn Johnston*		
S35.044 Chorus NZ Ltd	SUB-P7	Retain SUB-P7 as notified	Accept in part	
FS28.046 Kainga Ora		*Disallow S35.044 Chorus NZ Ltd. The policy should be drafted to be clear on what effects are being managed*		
S115.118 Kevin Robertson S143.129 Rural Ratepayers Group S148.130 Alistair & Bernadette Hunt S60.120 Ronald Crispin S68.238 John Baynes S126.117 Southland Federated Farmers of NZ	SUB-P8	Retain SUP-P8 as drafted.	Accept	
FS22.007 Clark Fortune McDonald & Associates		*Allow S126.117 Southland Federated Farmers of NZ*		
S85.104 Environment Southland	SUB-P10	Expand to consider secondary stormwater flow paths during subdivision design	Accept in part	Yes
FS5.85 Hamish Weir *FS22.008 Clark Fortune McDonald & Associates*		*Disallow S85.104 Environment Southland*		
S85.105 Environment Southland	SUB-P11	Support there being a rule relating to SNA and ONL. The activity should be uplifted to non-complying and include boundary adjustment	Reject	
FS5.86 Hamish Weir		*Disallow in part S85.105 Environment Southland. Rules allowing subdivision and boundary adjustments on parcels that contain ONLs & SNAs should be discretionary at most as long as new boundaries do not bisect the features.*		
FS22.009 Clark Fortune McDonald & Associates		*Disallow S85.105 Environment Southland*		

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Submitter (S) / Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Plan Altered
S126.118 Southland Federated Farmers of NZ S50.002 Jacklyn Johnston S115.119 Kevin Robertson S143.130 Rural Ratepayers Group S148.131 Alistair & Bernadette Hunt S60.121 Ronald Crispin S68.239 John Baynes	SUB-P13	Amend SUB-P13: Subdivision and development in the General Rural zone preserves and protects the productive capability of rural land and high value soils.	Accept in part	Yes
S100.003 Charlton Rise Ltd	SUB-P15	Remove 'multiple vacant allotments' from policy	Accept in part	Yes
FS28.047 Kainga Ora *FS22.010 Clark Fortune McDonald & Associates*		*Allow S100.003 Charlton Rise Ltd*		
S109.094 Department of Conservation	SUB-P18	Retain as notified	Accept in part	
S110.039 Royal Forest and Bird Society of NZ Inc	SUB-P18	Add/change: Protect and enhance landscapes, vegetation, ecological connections and indigenous biodiversity ~~that are of a sufficient value that they should be retained.~~	Accept in part	Yes
FS5.87 Hamish Weir *FS22.011 Clark Fortune McDonald & Associates*		*Disallow S110.039 Royal Forest and Bird Society of NZ Inc*		
S121.060 Alliance Group Ltd S40.041 Silver Fern Farms	SUB-P19	Retain SUB-P19 as notified	Accept	
S132.058 KiwiRail Holdings Ltd	SUB-P21	Retain SUB-P21 as proposed.	Accept	
S124.027 Fire and Emergency NZ	SUB-R1	Amend as follows: Matters of Control 2.The provision, ~~design and construction of infrastructure and services; and~~ for servicing, including water supply, firefighting water supply in accordance with SNZ PAS 4509:2008, wastewater treatment and disposal, stormwater design and disposal, electricity and telecommunications.	Reject	
FS5.89 Hamish Weir		*Disallow S124.027 Fire and Emergency NZ*		
S3.030 Stoney Creek Station Ltd	SUB-R1	Delete Condition 6 ('The site does not contain a Significant Natural Area or Outstanding Natural Landscape or Feature') from SUB-R1.	Accept in part	Yes
FS5.90 Hamish Weir *FS17.055 Federated Farmers* *FS22.014 Clark Fortune McDonald & Associates*		*Allow S3.030 Stoney Creek Station Ltd*		
S132.059 KiwiRail Holdings Ltd	SUB-R1	Amend as follows: Matters of Control: 5. Management of potential reverse sensitivity effects on existing land users, including critical infrastructure, network utilities or hazardous facilities.	Accept in part	Yes
FS5.91 Hamish Weir		*Disallow S132.059 KiwiRail Holdings Ltd*		
S100.036 Charlton Rise Ltd	SUB-R1	Replace 'lots' with 'titles' or 'Records of Title' in 1.-9. Remove point 9 restricting boundary adjustments in Development Areas	Reject	

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Submitter (S) / Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Plan Altered
FS5.92 Hamish Weir		*Disallow S100.036 Charlton Rise Ltd*		
FS22.015 Clark Fortune McDonald & Assoc		*Disallow in part S100.036 Charlton Rise Ltd. Agree, but Planning Standards apply.*		
S55.003 Brent Herbert	SUB-R1	SUB-R1(7) The site does not contain a wastewater treatment facility ~~or water supply treatment facility~~ buffer area;	Accept	Yes
FS22.012 Clark Fortune McDonald & Associates		*Allow S55.003 Brent Herbert*		
S74.015 Hamish Weir	SUB-R2	Retain this rule.	Accept	
S132.060 KiwiRail Holdings Ltd	SUB-R2	Retain SUB-R2 as proposed.	Accept	
FS12.002 Fuel Companies		*Allow S132.060 KiwiRail Holdings Ltd*		
S132.061 KiwiRail Holdings Ltd	SUB-R3	Retain SUB-R3 as proposed.	Accept	
S74.016 Hamish Weir	SUB-R3	Cross leases plans and Land Transfer plans differ in format. Retain this rule, with a minor alteration to matter of control 3; 3. The requirement for any ~~easements to legalise access and~~ services and any necessary consent notices.	Reject	
FS22.016 Clark Fortune McDonald & Associates		*Allow S74.016 Hamish Weir*		
S132.062 KiwiRail Holdings Ltd	SUB-R4	Amend SUB-R4 as follows: Matters of Control: 5. Management of potential reverse sensitivity effects on existing land users, including critical infrastructure, network utilities or hazardous facilities.	Accept in part	Yes
FS12.003 Fuel Companies		*Allow S132.062 KiwiRail Holdings Ltd*		
S112.079 Waka Kotahi NZ Transport Agency	SUB-R4	Amend so non-compliance defaults to a restricted discretionary consent.as follows: Subdivision resulting in no additional lots created: Activity Status: Controlled Where: 10. The site does not include a proposed vehicular access to a State highway (existing or new access).	Accept in part	Yes
FS5.94 Hamish Weir		*Disallow S112.079 Waka Kotahi NZ Transport Agency*		
S146.055 Southland District Council	SUB-R4	Clarify what this rule is trying to accomplish	Reject	
FS5.95 Hamish Weir		*Disallow S146.055 Southland District Council*		
S99.006 Clark Fortune McDonald & Associates	SUB-R4	Rule 4 is re-worded from ~~'the site does not contain~~ ...', to read 'the boundary adjustment does not have an adverse effect in relation to ...'	Accept in part	Yes
FS5.97 Hamish Weir		*Allow S99.006 Clark Fortune McDonald & Associates*		
FS11.014 Heritage NZ Pouhere Taonga		*Disallow S99.006 Clark Fortune McDonald & Associates*		
S55.004 Brent Herbert	SUB-R4	Sub-R4(7) The site does not contain a wastewater treatment facility ~~or water supply treatment facility~~ buffer area;	Accept	Yes
FS22.017 Clark Fortune McDonald & Associates		*Allow S55.004 Brent Herbert*		
S74.017 Hamish Weir	SUB-R4	1. The title of the rule should be rewritten as follows; Subdivision resulting in no additional ~~lots~~ records of title created 2. The wording of SUB-R4 - 6 is proposed to be rewritten as follows; The ~~site does not contain a~~ proposed new boundaries do not bisect a Significant Natural Area or Outstanding Natural Landscape or Feature;	Accept in part	Yes
FS22.018 Clark Fortune McDonald & Associates		*Allow S74.017 Hamish Weir*		
S121.061 Alliance Group Ltd	SUB-R5	Retain as notified	Accept in part	

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Submitter (S) / Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Plan Altered
S35.046 Chorus NZ Ltd S40.042 Silver Fern Farms S126.119 Southland Federated Farmers of NZ S154.046 Spark NZ Trading Ltd S32.046 One NZ Group Ltd S33.046 FortySouth S37.046 Connexa Ltd S115.120 Kevin Robertson S143.131 Rural Ratepayers Group S148.132 Alistair & Bernadette Hunt S60.122 Ronald Crispin S68.240 John Baynes				
S110.040 Royal Forest and Bird Society of NZ Inc	SUB-R5	To align with NPS-IB 1.7 add: 15. Effect on ecological values or indigenous biodiversity	Reject	
FS5.98 Hamish Weir		*Disallow S110.040 Royal Forest and Bird Society of NZ Inc*		
S112.080 Waka Kotahi NZ Transport Agency	SUB-R5	Amend SUB-R5 as follows: Matters for discretion: 5. The effects of traffic generation on the safe and efficient operation of the transport network. This includes the outcome of any consultation with Waka Kotahi NZ Transport Agency where the access connects to any State Highway.	Reject	
FS5.99 Hamish Weir		*Disallow S112.080 Waka Kotahi NZ Transport Agency*		
S124.028 Fire and Emergency NZ	SUB-R5	Amend as follows: 9. Provision for servicing, including water supply, firefighting water supply in accordance with SNZ PAS 4509:2008, wastewater treatment and disposal, stormwater design and disposal, electricity and telecommunications.	Reject	
FS5.100 Hamish Weir		*Disallow S124.028 Fire and Emergency NZ*		
S99.011 Clark Fortune McDonald & Associates	SUB-R5	SUB-R5 is re-worded for 'activity status where compliance not achieved' to be a discretionary status.	Accept in part	Yes
FS5.101 Hamish Weir		*Allow S99.011 Clark Fortune McDonald & Associates*		
S132.063 KiwiRail Holdings Ltd	SUB-R5	Amend SUB-R5 as follows: Matters of discretion: .... 9. Provision for servicing, including water supply, fire fighting water supply, wastewater treatment and disposal, stormwater design and disposal for the safe disposal of stormwater that does not result in increased flooding and erosion risk, electricity and telecommunications. ..... 14 Reverse sensitivity on adjacent land uses, to protect the function and operation of, airports, railway lines and State Highways.	Reject	
FS5.102 Hamish Weir		*Disallow S132.063 KiwiRail Holdings Ltd*		
S85.106 Environment Southland	SUB-R5	Give greater emphasis on natural hazards (more emphasis on avoid in the first instance)	Decision 44	
FS5.103 Hamish Weir		*Disallow S85.106 Environment Southland*		
FS22.020 Clark Fortune McDonald & Associates		*Disallow S85.106 Environment Southland*		
S99.007 Clark Fortune McDonald & Associates	SUB-R5	Rule 5 is re-worded from '~~the site does not contain~~ ...', to read 'the boundary adjustment does not have an adverse effect in relation to ...'	Accept in part	
FS11.015 Heritage NZ Pouhere Taonga		*Disallow S99.007 Clark Fortune McDonald & Associates*		

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Submitter (S) / Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Plan Altered
S74.018 Hamish Weir	SUB-R5	Retain this rule with a minor amendment: 9; 9. Provision for servicing, including water supply, firefighting water supply, wastewater treatment and disposal, stormwater design and disposal, electricity and telecommunications (including by wireless means). 2. Non-conformance to the standards should be Discretionary.	Reject	
FS22.019 Clark Fortune McDonald & Associates		*Allow S74.018 Hamish Weir*		
S99.009 Clark Fortune McDonald & Associates	SUB-R7	Rule 7 is re-worded from '~~the site does not contain ...~~', to read 'the boundary adjustment does not have an adverse effect in relation to **...**'	Accept in Part	
FS11.017 Heritage NZ Pouhere Taonga		*Disallow S99.009 Clark Fortune McDonald & Associates*		
S99.010 Clark Fortune McDonald & Associates	SUB-R8	Rule 8 is re-worded from '~~the site does not contain ...~~', to read 'the boundary adjustment does not have an adverse effect in relation to ...'		
FS11.018 Heritage NZ Pouhere Taonga		*Disallow S99.010 Clark Fortune McDonald & Associates*		
S112.081 Waka Kotahi NZ Transport Agency	SUB-R12	Retain as notified		
FS22.023 Clark Fortune McDonald & Associates		*Disallow S112.081 Waka Kotahi NZ Transport Agency*		
S101.065 Transpower NZ Ltd	SUB-Additional rule sought	Amend the subdivision rules to include the following new rule: SUB-RX Subdivision for network utilities: All Zones: Activity status: permitted Where: 1. The subdivision creates an allotment for the purpose of any unstaffed network utilities, accessway or road. Activity status where compliance not achieved: N/A	Accept in Part	Yes
S101.066 Transpower NZ Ltd	SUB-Additional rule sought	Include the new rule: SUB-RX Subdivision in the National Grid Subdivision Corridor: All Zones: Activity status: restricted discretionary Where: 1. a building platform is identified on the subdivision plan that is outside of the National Grid Yard, to be secured by way of a consent notice. Matters of discretion 1. The extent to which the subdivision allows for earthworks, buildings and structures to comply with the requirements of NZ ECP34:2001. 2. The provision for the ongoing efficient operation, maintenance, development and upgrade of the National Grid, including the ability for continued reasonable access to existing transmission lines for maintenance, inspections and upgrading. 3. The extent to which potential adverse effects (including visual and reverse sensitivity effects) are mitigated through the location of an identified building platform or platforms. 4 The extent to which the design and construction of the subdivision allows for activities to be set back from the National Grid, including the ability to ensure adverse effects on, and from, the National Grid and on public safety and property are appropriately avoided, remedied or mitigated, for example, through the location of roads and reserves under the transmission lines. 5. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid. 6. The outcome of any consultation with Transpower NZ Ltd. 7. The extent to which the subdivision plan clearly identifies the National Grid and identified building platform or platforms. Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be Ltd notified only to Transpower NZ Ltd, where the consent authority considers this is required, absent its written approval. Activity status where compliance not achieved: Non-complying	Accept in Part	Yes
S154.049 Spark NZ Trading Ltd S32.049 One NZ Group Ltd S33.049 FortySouth	SUB-Additional rule sought	Add a new rule for subdivision for infrastructure purposes as follows: All Zones - Activity Status: Controlled. Subdivision to create any site to be used solely for the provision of infrastructure. Matters of Control 1 The location, size and design of allotments, building platforms, accessways, right of ways,	Accept in Part	Yes

Submitter (S) / Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Plan Altered
S37.049 Connexa Ltd S35.049 Chorus NZ Ltd		vehicle crossings, open space and connections to the surrounding area; and 2 the ability to accommodate permitted and/or intended land uses; and 3 the response to the site's and surrounding areas natural and physical features, character, amenity, constraints and vegetation; and 4 measures to avoid, remedy or mitigate adverse effects: of any natural hazards or other risks; and on any sensitive environments, waterbodies, ecosystems or notable trees; and on infrastructure; and on existing or permitted adjoining or adjacent land uses;		
FS21.083 Yrless Ltd		*Allow S35.049 Chorus NZ Ltd*		
S99.005 Clark Fortune McDonald & Associates	SUB-Additional rule sought	Insert specific provisions for section 226 certificates as permitted activities providing certain criteria are met and clarity as to when s226 certification can be used and when a subdivision consent is needed in a similar vein to Chapter 2.6, rule SUB.1 of the Southland District Plan.	Accept in Part	Yes
FS5.114 Hamish Weir *FS14.019 NZ Transport Agency Waka Kotahi*		*Allow S99.005 Clark Fortune McDonald & Associates*		
S74.013 Hamish Weir	SUB-Additional rule sought	An additional rule is sought as follows; SUB-R4A - Certification of existing allotments under s226 of the RMA 1991 Where; 1. an existing allotment not bound by way of an amalgamation condition or covenant exists in the Cadastre 2. having no less than 3.5m wide frontage to a legal road 3. the site is not subject to any readily identifiable natural hazard Matters of Control 1. The design and provision of access; and 2. The provision, design and construction of infrastructure and services	Accept in Part	Yes
FS22.043 Clark Fortune McDonald & Associates		*Allow S74.013 Hamish Weir*		
FS14.018 NZ Transport Agency Waka Kotahi		*Allow in part S74.013 Hamish Weir but require access onto the allotment(s) to comply with the relevant transport standards in the Proposed District Plan, and where that is not achieved, the activity becomes a controlled activity.*		
S112.082 Waka Kotahi NZ Transport Agency	SUB-S1	Retain as notified	Accept in Part	
S126.120 Southland Federated Farmers of NZ	SUB-S1	Retain SUB-S1 as drafted.	Accept in Part	
S132.065 KiwiRail Holdings Ltd	SUB-S1	Retain SUB-S1 as proposed.	Accept in Part	
S99.014 Clark Fortune McDonald & Associates	SUB-S1	General Residential - A change of the 400m² minimum area from a ~~net~~ area to a gross area . Clarification to confirm whether a 2-lot subdivision would comply where one lot is bare land above the minimum area and one lot is below the minimum area but with an existing dwelling. If the rule intends that a second dwelling needs to be built prior to subdivision for compliance, then wording should clarify.	Accept in Part	Yes
FS28.048 Kainga Ora		*Allow S99.014 Clark Fortune McDonald & Associates*		
S74.020 Hamish Weir	SUB-S1	Non-conformance to the standards should be Discretionary.	Accept in Part	Yes
FS22.028 Clark Fortune McDonald & Associates		*Allow S74.020 Hamish Weir*		
S100.006 Charlton Rise Ltd	SUB-S2	Retain as notified.	Accept in Part	
S74.021 Hamish Weir	SUB-S2	Non-conformance to the standards should be Discretionary.	Accept	Yes
FS22.041 Clark Fortune McDonald & Associates		*Allow S74.021 Hamish Weir*		

Appendix A - Decisions on Submissions
Topic 36: Subdivision

Submitter (S) / Further Submitter (FS)	Provision	Summary of Decision Requested	Decision	Plan Altered
S74.022 Hamish Weir	SUB-S3	Non-conformance to the standards should be Discretionary.	Reject	
FS22.042 Clark Fortune McDonald & Associates		*Allow S74.022 Hamish Weir*		