

Plan Change 33: Hautapu Area 7

B

Part B – Hearing Commissioner Decisions on Submissions and Further Submissions by Topic

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PART B – TABLES OF HEARING COMMISSIONER DECISIONS ON SUBMISSIONS AND FURTHER SUBMISSIONS

Table 1 – Topic 1: Structure Plan Matters

Submission point / Further submission point	Submitter Name	District Plan provision	Support / oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Hearing Commissioner Decision
1/1	A B Maxwell	Proposed S5.9X – Area 6 and Area 7 Structure Plan	In part	That the rule, maps and relevant wording be changed to show the "20 metre Riparian Management Plan and Building Setback" to be on the south side of 404 Peake Rd boundary and Area 7.	Accept.
FS 1/1	Hautapu Landowners Group	Proposed S5.9X – Area 6 and Area 7 Structure Plan	Support	Accept the relief sought in the submission.	Accept.
3/5	Kama Trust	S5.9 – Hautapu Structure Plan	In part	That text on the Hautapu Structure Plan be amended as follows: <i>Hautapu Road, Allwill Drive to Peake Road, including Peake Road intersection improvements, to be upgraded prior to development within Area 6 Area 7.</i>	Reject.
FS 1/7	Hautapu Landowners Group	S5.9 – Hautapu Structure Plan	Oppose	Reject the relief sought in the submission.	Accept.
4/6	Waipā District Council	Proposed S5.9X – Hautapu Area 6 and Area 7 Structure Plan	Neutral	Remove "20m Wide Riparian Buffer" notation from Rural Zone properties outside of Area 7, and remove any notations over Area 6.	Accept.
FS 1/19	Hautapu Landowners Group	Proposed S5.9X – Hautapu Area 6 and Area 7 Structure Plan	Support	Accept the relief sought in the submission.	Accept.

Submission point / Further submission point	Submitter Name	District Plan provision	Support / oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Hearing Commissioner Decision
4/7	Waipā District Council	Proposed S5.9X – Hautapu Area 6 and Area 7 Structure Plan	Neutral	Add an advice note to the proposed Area 7 Structure Plan as follows: <u>Development within Area 7 is subject to both the Hautapu Industrial Structure Plan (S5.9) and the Area 7 Structure Plan (S5.9.X).</u>	Accept in part. See Part C for specific amendments to the Hautapu Structure Plan: Area 7.
FS 1/20	Hautapu Landowners Group	Proposed S5.9X – Hautapu Area 6 and Area 7 Structure Plan	Support	Accept the relief sought in the submission.	Accept.
4/8	Waipā District Council	S5.9 – Hautapu Structure Plan	Neutral	That text within the Hautapu Structure Plan (S5.9) under the heading “Items to Give Effect to the Structure Plan” be amended as follows: - Hautapu Road, Allwill Drive to Peake Road, including Peake Road intersection improvements, to be upgraded prior to development within Area 6 <u>or Area 7.</u> - A right-turn bay and pedestrian/cycle crossing to be established at the Hautapu Road / Road 4 intersection prior to development within Area 6 <u>or Area 7.</u>	Accept.
FS 1/21	Hautapu Landowners Group	S5.9 – Hautapu Structure Plan	Support	Accept the relief sought in the submission.	Accept.

Table 2 – Topic 2: Timing of Development of Area 7

Submission point	Submitter Name	District Plan provision	Support / oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Hearing Commissioner Decision
2/1	J V West	Not specified	Oppose	To deny the request to bring Plan Change 33 of deferred industrial to live industrial and mitigate the adverse effects of industrial development.	Accept in part in relation to the adverse effects of industrial development.
FS 1/2	Hautapu Landowners Group	Not specified	Oppose	Reject the relief sought in the submission.	Accept in part.
3/1	Kama Trust	Not specified	In part	Either that PC33 is: a) Approved if Kama Trust's matters of concern are satisfactorily addressed; or b) Declined if their matters of concern are not satisfactorily addressed; and c) Such other additional relief and/or consequential amendments to PC33 as may be necessary to address Kama Trust's concerns.	Accept in part.
FS 1/3	Hautapu Landowners Group	Not specified	Oppose	Approve PC33 without the modifications and limitations proposed by the submitter.	Accept in part.
3/2	Kama Trust	Proposed Rule 15.4.2.XX(a)	Oppose	That Proposed Rule 15.4.2.XX(a) and all related provisions be deleted.	Accept.
FS 1/4	Hautapu Landowners Group	Proposed Rule 15.4.2.XX(a)	Neutral	Accept the relief sought in the submission.	Accept.
3/3	Kama Trust	Proposed Rule 15.4.2.XX(b)	Oppose	That Proposed Rule 15.4.2.XX(b) and all related provisions be deleted.	Accept in part. See Part A decision and Part C for specific amendments to Rule 15.4.2 XX.
FS 1/5	Hautapu Landowners	Proposed Rule 15.4.2.XX(b)	Oppose	Reject the relief sought in the submission.	Accept in part. See Part A decision and Part C

Submission point	Submitter Name	District Plan provision	Support / oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Hearing Commissioner Decision
	Group				for specific amendments to Rule 15.4.2 XX.

Table 3 – Topic 3: Transportation

Submission point	Submitter Name	District Plan provision	Support / oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Hearing Commissioner Decision
3/4	Kama Trust	Proposed Rule 15.4.2.WW	Oppose	Rules to be incorporated within PC33 to ensure that any adverse effects on Area 6 arising at the time that the road connection between Area 6 and Area 7 occurs, are adequately addressed.	Accept in part. See Part A decision and Part C for specific wording of replacement Rule 15.4.2 WW.
FS 1/6	Hautapu Landowners Group	Proposed Rule 15.4.2.WW	Oppose	Reject the relief sought in the submission.	Accept in part. See Part A decision and Part C for specific wording of replacement Rule 15.4.2 WW.
3/6	Kama Trust	Not specified	In part	PC33 is amended as necessary to ensure these potential effects are addressed.	Reject.
FS 1/8	Hautapu Landowners Group	Not specified	Oppose	Reject the relief sought in the submission.	Accept

Table 4 – Topic 4: Three Waters

Submission point	Submitter Name	District Plan provision	Support / oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Hearing Commissioner Decision
3/7	Kama Trust	Not specified	In part	Such relief and/or consequential amendments to PC33 as may be necessary to address Kama Trust's	Reject.

Submission point	Submitter Name	District Plan provision	Support / oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Hearing Commissioner Decision
				concerns.	
FS 1/9	Hautapu Landowners Group	Not specified	Oppose	Reject the relief sought in the submission.	Accept.
3/8	Kama Trust	Not specified	In part	Such relief and/or consequential amendments to PC33 as may be necessary to address Kama Trust's concerns.	Reject.
FS 1/10	Hautapu Landowners Group	Not specified	Oppose	Reject the relief sought in the submission.	Accept.
3/9	Kama Trust	Not specified	In part	Such relief and/or consequential amendments to PC33 as may be necessary to address Kama Trust's concerns.	Reject.
FS 1/11	Hautapu Landowners Group	Not specified	Oppose	Reject the relief sought in the submission.	Accept.

Table 5 – Topic 5: General

Submission point	Submitter Name	District Plan provision	Support / oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Hearing Commissioner Decision
3/10	Kama Trust	Not specified	In part	Such relief and/or consequential amendments to PC33 as may be necessary to address Kama Trust's concerns.	Reject.
FS 1/12	Hautapu Landowners Group	Not specified	Oppose	Reject the relief sought in the submission.	Accept.
3/11	Kama Trust	Not specified	In part	Such relief and/or consequential amendments to PC33 as may be necessary to address Kama Trust's concerns.	Reject.
FS 1/13	General	Not specified	Oppose	Reject the relief sought in the submission.	Accept.

Table 6 – Topic 6: Activity Status

Submission point	Submitter Name	District Plan provision	Support / oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Hearing Commissioner Decision
4/1	Waipā District Council	Proposed Rule 15.4.2.WW	Neutral	That the following text is added to the end of Proposed Rule 15.4.2.WW: <u>Activities that fail to comply with this rule will require resource consent for a non-complying activity.</u>	Accept.
FS 1/14	Hautapu Landowners Group	Proposed Rule 15.4.2.WW	Support	Accept the relief sought in the submission.	Accept.
4/2	Waipā District Council	Proposed Rule 15.4.2.XX	Neutral	That the following text is added to the end of Rule 15.4.2.XX: <u>Activities that fail to comply with this rule will require resource consent for a non-complying activity.</u>	Accept.
FS 1/15	Hautapu Landowners Group	Proposed Rule 15.4.2.XX	Support	Accept the relief sought in the submission.	Accept.
4/3	Waipā District Council	Proposed Rule 15.4.2.YY	Neutral	The following text is added to the end of Proposed Rule 15.4.2.YY: <u>Activities that fail to comply with this rule will require resource consent for a non-complying activity.</u>	Accept.
FS 1/16	Hautapu Landowners Group	Proposed Rule 15.4.2.YY	Support	Accept the relief sought in the submission.	Accept.
4/4	Waipā District Council	Proposed Rule 15.4.2.ZZ	Neutral	That the following text is added to the end of Proposed Rule 15.4.2.ZZ: <u>Activities that fail to comply with this rule will require resource consent for a discretionary activity.</u>	Accept.
FS 1/17	Hautapu Landowners Group	Proposed Rule 15.4.2.ZZ	Support	Accept the relief sought in the submission.	Accept.

Table 7 – Topic 7: Riparian Management Plan

Submission point	Submitter Name	District Plan provision	Support / oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Hearings Commissioner Decision
4/5	Waipā District Council	Proposed Rule 15.4.2.YY	Neutral	That proposed Rule 15.4.2.YY is amended to read as follows: A Riparian Management Plan must be prepared and submitted as part of the first subdivision <u>of Area 7</u> consent application or the first development involving land adjoining the Mangaone Stream for certification by the Waipā District Council and subsequent implementation. [...] a) Clarification (by way of mapping) as to the precise area and extent of the riparian management area. <u>At a minimum, this area shall include:</u> ▪ <u>The Riparian Buffer shown on the Structure Plan; and</u> ▪ <u>Any stormwater management device in close proximity to the Riparian Buffer.</u> [...] g) Planting / Fencing Implementation Programme <u>for giving effect to the Riparian Management Plan, noting that:</u> i. <u>Any works certified by the Plan shall be completed the sooner of either:</u> ▪ <u>Prior to approval of the first subdivision pursuant to section 224(c) of the Resource Management Act 1991; or</u> ▪ <u>Within the first planting season following the completion of construction activities associated with the first development.</u> [...]	Accept.

Submission point	Submitter Name	District Plan provision	Support / oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Hearings Commissioner Decision
				<u>Activities that fail to comply with this rule will require resource consent for a non-complying activity.</u>	
FS 1/18	Hautapu Landowners Group	Proposed Rule 15.4.2.YY	Support	Accept the relief sought in the submission.	Accept.