APPENDIX TWO – TABLE OF SUBMISSIONS WITH RECOMMENDATIONS AND REASONS

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
Jason Dutkiewicz	**S01**	**S01.1**	Oppose	Adverse character and amenity effects.	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments.*
				Adverse traffic effects	**Reject** *The evidence establishes that traffic effects will be acceptable subject to appropriate conditions.*
				Adverse nuisance effects	**Reject** *The CDP includes appropriate provisions to manage nuisance effects, including those relating to construction phase development works, at the time of subdivision.*
Stephanie Blackler	**S02**	**S02.1**	Oppose	Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments.*
				Adverse nuisance effects	**Reject** *The CDP includes appropriate provisions to manage nuisance effects, including those relating to construction phase development works, at the time of subdivision*
				Adverse character and amenity effects	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
				Human health – Contaminated land	**Reject** *Risks can be effectively managed by the NESCS consenting regime.*
				Groundwater contamination	**Reject**

Submitter	Submission No.	Decision No.	Request	Decision Sought		Recommendation and Reasons
						The evidence establishes that groundwater quality would not be compromised.
Ian Blackler	**S03**	**S03.1**	Oppose	Adverse nuisance effects		**Reject** *The CDPCDP includes appropriate provisions to manage nuisance effects, including those relating to construction phase development works, at the time of subdivision.*
		S03.2	Oppose	Adverse transport effects		**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments.*
Rowena Watson	**S04**	**S04.1**	Oppose	Adverse effects on cultural values		**Reject** *No sites of interest have been identified, it is a highly modified site, and standard discovery protocols can manage the discovery of sites or values of interest*.
				Adverse transport effects		**Accept** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments.*
				Adverse character and amenity effects		**Accept** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
			Further submission No.	**Further Submitter**	**Support / Oppose**	
			FS01	T Wells	*Support*	**Reject** *Reasons as above*.
		S04.2	Oppose	Alternate relief – If approved the subdivision is limited to 165 houses and other design controls		**Reject** *The additional development controls aren't supported by the evidence*.
				Alternate relief – The bridge is reinstated to Lower Styx Road		**Reject**

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
					The evidence establishes that access to Lower Styx Road is less preferred due to flood hazard risk.
				Alternate relief – Additional pathways along Turners Road	**Accept** *Additional pedestrian and cycle connections on Turners Road are included in the amended ODP provisions.*
				Alternate relief – Low-level lighting	**Reject** *The CDP includes appropriate provisions to manage nuisance effects, including light spill, at the time of subdivision.*
Colin Shaw	**S05**	**S05.1**	Neither support nor oppose	Adverse character and amenity effects	**Accept in part** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
Steven and Kay Baker	**S06**	**S06.1**	Oppose	Water capacity and quality	**Reject** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections*
				Adverse character and amenity effects	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments.*
				Adverse nuisance effects	**Reject** *The CDP includes appropriate provisions to manage nuisance effects, including those relating to construction phase development works, at the time of subdivision (para.5.6.33).*
				Insufficient utility service capacity	**Reject**

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					The standard subdivision process requires that power and telecommunication services are installed prior to records of title being issued
Dennis and Karen Casey	**S07**	**S07.1**	Support	Supports growth at the Ōuruhia Model School	**Accept** *The additional population base will support the school*
				Positive transport effects	**Accept** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments.*
				Support future reserve provision	**Accept** *The evidence establishes that appropriate provision has been made for Neighbourhood Parks.*
				Support future community facility provision	**Accept** *The additional population base will support the school, local amenities and reserves*
Carl Lange - True Form Building Ltd (TFBL)	**S08**	**S08.1**	Support	Support housing supply and choice	**Accept** *The additional housing capacity will be provided to support supply and choice, and provide economic benefits*
				Appropriate location	**Accept** *The evidence establishes that PPC23 will contribute to a "well-functioning urban environment" under the NPS-UD*
				Support future reserve provision	**Accept** *The additional population base will support the provision of Neighbourhood parks*
Mel Pierce	**S09**	**S09.1**	Oppose	Adverse effects on the river and habitats	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
				Adverse character and amenity effects	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
					and visual effects are able to be mitigated through ODP amendments
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments.*
				Property impacts	**Reject** *There is no RMA scope to consider the impacts of the rezoning on property values, insurance premiums, maintenance costs or LGA rates increases*
				Natural hazard risks	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
Daniel Miller	**S10**	**S10.0**	Oppose	Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments.*
				Flood risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
				Property impacts	**Reject** *There is no RMA scope to consider the impacts of the rezoning on property values, insurance premiums, maintenance costs or LGA rates increases*
Kim Foot	**S11**	**S11.1**	Oppose	Adverse character and amenity effects	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
				Flood risk	**Reject**

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					The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.
				Water and wastewater capacity	**Reject** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections*
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments.*
Anthony Greaves	**S12**	**S12.1**	Support	Positive character and amenity effects	**Accept** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
				SRA are not representative of the community	**Reject** *The SRA has a legitimate right to submit on PPC23*
John Kennedy	**S13**	**S13.1**	Oppose	Flood risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
				Adverse character and amenity effects	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
				Water and wastewater capacity	**Reject** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections*
	S14	**S14.1**	Oppose	Adverse traffic effects	**Reject**

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Spencerville Residents Association (SRA)					*The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments.*
				Tsunami and flood risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
				Water and wastewater capacity	**Reject** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections*
				Stormwater management	**Reject** *The evidence establishes that stormwater can be effectively managed and that that any related adverse effects can be effectively mitigated*
				Adverse effects on the river and habitats	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
				Character and amenity effects	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
				Economic sufficiency and feasibility	**Reject** *The additional housing capacity will be provided to support supply and choice and will provide economic benefits.*
				Human health - Radio transmission emissions	**Reject** *The risks to human health are being effectively managed through the consents and national standards that in place to manage the operation of the Ōuruhia transmission site*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
				Adverse nuisance effects	**Reject** *CDP includes appropriate provisions to manage nuisance effects, including those relating to construction phase development works, at the time of subdivision*
				Adverse reverse sensitivity effects	**Reject** *Any reverse sensitivity effects on rural activities would be avoided by the site context and ODP requirements and on the Ōuruhia transmission site by the conditions granted to the network utility provider*
				Adverse effects on cultural values	**Reject** *No sites of interest have been identified, it is a highly modified site, and standard discovery protocols can manage the discovery of sites or values of interest*
				Compromised social wellbeing	**Reject** *The effects cannot be quantified and would be managed outside of the RMA*
				Human health – Contaminated land	**Reject** *The risks to human health can be effectively managed by the NESCS consenting regime*
				Insufficient consultation	**Reject** *There is no duty for the Proponent to consult with landowners or mana whenua*
		S14.2	Oppose	Alternate relief – Archaeological study required	**Reject** *There are no sites of interest identified, highly modified site and standard discovery protocols can manage the discovery of sites or values of interest*
		S14.3	Oppose	Alternate relief – Contaminated land assessment required	**Reject** *Any risks to human health from contaminated soils can be effectively managed by the NESCS consenting regime*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
		S14.3	Oppose	Alternate relief – Land development management	**Accept in part** *The CDP includes appropriate provisions to manage nuisance effects, including those relating to construction phase development works, at the time of subdivision*
Kerryanne Van de Loo	**S15**	**S15.1**	Oppose	Flood risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments.*
				Character and amenity	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
Cora Howison	**S16**	**S16.1**	Oppose	Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments.*
				Tsunami and flood risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
				Character and amenity	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
				Adverse effects on the river	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
					ecology, natural values and birdlife that would contribute to the natural values of the wider area
				Water capacity	**Reject** *The evidence establishes that the site can be serviced with potable water*
Tony Wilson	**S17**	**S17.1**	Oppose	Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments.*
				Water and wastewater capacity and quality	**Reject** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections*
				Natural hazard risk – Tsunami evacuation	**Accept in part** *There is sufficient network capacity to ensure traffic heading inland will be able to make a timely evacuation and ODP requirement for road designs to support safe egress during hazard events*
				Tsunami and flood risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
Zhongyu Duan	**S18**	**S18.1**	Neither support nor oppose	ITA to be submitted and approved	**Accept** *Additional Traffic Impact Assessment has been provided in evidence*
				Developer funded transport upgrades	**Accept in Part** *Most transport upgrades will be developer funded, and others may be partially developer funded dependent on the Council Local Government Act Development Contribution Policy.*
				Adherence to water management requirements	**Accept in part** *The evidence establishes that the site can be serviced with potable water and future consenting processes would manage any related effects on the water resource.*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
				Groundwater monitoring plan required	**Accept in part** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections and future consenting processes through Ecan would monitor groundwater.*
				Minimum 10m to 20m riparian margin	**Accept in part** *Any future subdivision process would establish the riparian margin to be vested as esplanade reserve*
Marcus van Valkenburg	**S19**	**S19.1**	Oppose	Adverse traffic effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments.*
				Tsunami and flood risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
				Water and wastewater capacity	**Reject** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections*
				Stormwater management	**Reject** *The evidence establishes that stormwater can be effectively managed and that that any related adverse effects can be effectively mitigated*
				Adverse effects on the river and habitats	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
				Character and amenity effects	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
				Economic sufficiency and feasibility	**Reject** *Additional housing capacity will be provided to support supply and choice, and result in economic benefits*
				Human health – Contaminated land	**Reject** *Any risks to human health can be effectively managed by the NESCS consenting regime*
				Human health - Radio transmission emissions	**Reject** *Any risks to human health are being effectively managed through the consents and national standards that in place to manage the operation of the Ōuruhia transmission site*
				Adverse nuisance effects	**Reject** *The CDP includes appropriate provisions to manage nuisance effects, including those relating to construction phase development works, at the time of subdivision*
				Adverse effects on cultural values	**Reject** *No sites of interest have been identified, it is a highly modified site, and standard discovery protocols can manage the discovery of sites or values of interest*
				Adverse reverse sensitivity effects	**Reject** *Any reverse sensitivity effects on rural activities would be avoided by the site context and ODP requirements and on the Ōuruhia transmission site by the conditions granted to the network utility provider*
				Compromised social wellbeing	**Reject** *The effects cannot be quantified and would be managed outside of the RMA*
				Insufficient consultation	**Reject** *There is no duty for the Proponent to consult with landowners or mana whenua*
		S19.2	Oppose	Alternate relief – Archaeological study required	**Reject** *No sites of interest identified, highly modified site and standard discovery protocols can manage the discovery of sites or values of interest*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
		S19.3	Oppose	Alternate relief – Contaminated land assessment required	**Reject** *Risks to human health from contaminated soils can be effectively managed by the NESCS consenting regime*
		S19.4	Oppose	Alternate relief – Land development management	**Accept in part** *The CDP includes appropriate provisions to manage nuisance effects, including those relating to construction phase development works, at the time of subdivision*
Deanna Riwaka	**S20**	**S20.1**	Oppose	Flood risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
				Adverse effects on cultural values	**Reject** *No sites of interest have been identified, it is a highly modified site, and standard discovery protocols can manage the discovery of sites or values of interest*
				Property impacts - Rates	**Reject** *There is no RMA scope to consider the impacts of the rezoning on property values, insurance premiums, maintenance costs or LGA rates increases*
				Water quality	**Reject** *The evidence establishes that PC23 will not adversely affect water quality*
				Adverse effects on the river and habitats	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
				Insufficient consultation	**Reject** *There is no duty for the Proponent to consult with landowners or mana whenua*
Colin Mitchell	**S21**	**S21.1**	Oppose	Adverse transport effects	**Reject**

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
					The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments.
				Water capacity	**Reject** *The evidence establishes that the site can be serviced with potable water*
				Stormwater management	**Reject** *The evidence establishes that stormwater can be effectively managed and that that any related adverse effects can be effectively mitigated*
				Flood risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
David Elkington	**S22**	**S22.1**	Oppose	Adverse character and amenity effects	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
				Water and wastewater capacity	**Reject** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections*
				Stormwater management	**Reject** *The evidence establishes that stormwater can be effectively managed and that that any related adverse effects can be effectively mitigated*
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments.*
				Adverse natural values effects	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
					ecology, natural values and birdlife that would contribute to the natural values of the wider area
				Adverse effects on cultural values	**Reject** *No sites of interest have been identified, it is a highly modified site, and standard discovery protocols can manage the discovery of sites or values of interest*
				Insufficient consultation	**Reject** *There is no duty for the Proponent to consult with landowners or mana whenua*
				Insufficient technical assessments	**Accept** *Additional technical assessments have been provided.*
				Flood risks	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
				Economic sufficiency and feasibility	**Reject** *Additional housing capacity will be provided to support supply and choice, and give rise to economic costs benefits.*
				Human health risks – Radio transmission emissions	**Reject** *Any risks to human health are being effectively managed through the consents and national standards that in place to manage the operation of the Ōuruhia transmission site.*
				Human health risks – Contaminated land	**Reject** *Any risks to human health can be effectively managed by the NESCS consenting regime*
				Lack of reserves and community facilities	**Reject** *The additional population base will support the school, local amenities and reserves.*
				Property impacts – Equity	**Reject** *There is no RMA scope to consider the impacts of the rezoning on property values, insurance premiums, maintenance costs or LGA rates increases*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
				Compromised social wellbeing	**Reject** *The effects cannot be quantified and would be managed outside of the RMA*
Renee Howison	**S23**	**S23.1**	Oppose	Adverse traffic effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments.*
				Tsunami and flood risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
				Water and wastewater	**Reject** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections*
				Stormwater management (capacity)	**Reject** *The evidence establishes that stormwater can be effectively managed and that that any related adverse effects can be effectively mitigated*
				Adverse effects on the river and habitats	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
				Character and amenity effects	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
				Economic sufficiency and feasibility	**Reject in part** *Additional housing capacity will be provided to support supply and choice, and give rise to economic benefits.*
				Human health - Radio transmission emissions	**Reject**

Submitter	Submission No.	Decision No.	Request	Decision Sought		Recommendation and Reasons
						Any risks to human health are being effectively managed through the consents and national standards that in place to manage the operation of the Ōuruhia transmission site
				Adverse nuisance effects		**Reject** *The CDP includes appropriate provisions to manage nuisance effects, including those relating to construction phase development works, at the time of subdivision*
				Adverse effects on cultural values		**Reject** *No sites of interest have been identified, it is a highly modified site, and standard discovery protocols can manage the discovery of sites or values of interest*
				Human health – Contaminated land		**Reject** *Any risks to human health can be effectively managed by the NESCS consenting regime*
				Adverse reverse sensitivity effects		**Reject** *Any reverse sensitivity effects on rural activities would be avoided by the site context and ODP requirements and on the Ōuruhia transmission site by the conditions granted to the network utility provider*
				Compromised social wellbeing		**Reject** *The effects cannot be quantified and would be managed outside of the RMA*
				Insufficient consultation		**Reject** *There is no duty for the Proponent to consult with landowners or mana whenua*
			Further submission No.	**Further Submitter**	**Support / Oppose**	
			FS02	H & G Nimmo	*Support*	**Reject** *Refer to reasons above.*
		S23.2	Oppose	Alternate relief – Archaeological study required		**Reject**

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
					No sites of interest identified, highly modified site and standard discovery protocols can manage the discovery of sites or values of interest
		S23.3	Oppose	Alternate relief – Contaminated land assessment required	**Reject** *Any risks to human health from contaminated soils can be effectively managed by the NESCS consenting regime*
		S23.4	Oppose	Alternate relief – Land development management	**Accept in part** *The CDP includes appropriate provisions to manage nuisance effects, including those relating to construction phase development works, at the time of subdivision*
Dominic Lowe	**S24**	**S24.1**	Oppose	Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments.*
				Adverse nuisance effects	**Reject** *The CDP includes appropriate provisions to manage nuisance effects, including those relating to construction phase development works, at the time of subdivision*
				Adverse character and amenity effects	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
				Property impacts- Rates	**Reject** *There is no RMA scope to consider the impacts of the rezoning on property values, insurance premiums, maintenance costs or LGA rates increases*
				Water and wastewater capacity	**Reject** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections*
				Stormwater management	**Reject**

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
					The evidence establishes that stormwater can be effectively managed and that that any related adverse effects can be effectively mitigated
				Flood risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
		24.2	Oppose	If approved, mitigate adverse transport effects	**Accept** *Transport effects will be mitigated by amendments to the ODP*
				If approved, mitigate adverse nuisance effects	**Accept in part** *The CDP includes appropriate provisions to manage nuisance effects, including those relating to construction phase development works, at the time of subdivision*
				If approved, mitigate adverse character and amenity effects	**Accept** *Additional provisions are included in the ODP to mitigate adverse effects on character and visual amenity*
				If approved, mitigate property impacts- Rates	**Reject** *There is no RMA scope to consider the impacts of the rezoning on property values, insurance premiums, maintenance costs or LGA rates increases*
				If approved, mitigate water and wastewater capacity constraints	**Reject** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections*
				If approved, effectively manage stormwater	**Accept** *Stormwater will be effectively managed through design and the consenting process*
				If approved, mitigate flood risk	**Accept** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
	S25	**25.1**	Support	Extensive riparian margin	**Accept**

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
Selena May Coombe - Styx Living Laboratory Trust (SLLT)					*Any future subdivision process would establish the riparian margin to be vested as esplanade reserve*
				Additional reserves and stormwater management facilities	**Accept in part** *The ODP makes appropriate provision of reserves. Stormwater will be effectively managed through design and the consenting process and contribute to wetland and riparian margin enhancement*
				Improved accessibility	**Accept** *Facilitates access to the Pūharakekenui-Styx River corridor and requires ecological restoration to occur.*
		25.2	Neither support nor oppose	Partnership agreement with Trust	**Reject** *The relief is not within the scope of this process*
		25.3	Neither support nor oppose	Avian plan development and implementation	**Reject** *The evidence does not establish the need for additional development controls to protect natural values*
		25.4	Neither support nor oppose	Intermittent stormwater management areas managed	**Accept** *Stormwater will be effectively managed through design and the consenting process.*
		25.5	Neither support nor oppose	Sediment discharge management	**Accept** *Stormwater will be effectively managed through design and the consenting process.*
		25.6	Neither support nor oppose	Lizard management plan development and implementation	**Reject** *The CDP includes appropriate provisions to manage lizards if they are determined to be present on the site at the time of subdivision*
		25.7	Neither support nor oppose	Mitigate nuisance effects – Light spill	**Reject** *The CDP includes appropriate provisions to manage nuisance effects, including light spill, at the time of subdivision*
		25.8	Neither support nor oppose	Retain 5m landscape strip	**Accept in part** *The 5m landscape strip is to be amended to 3m.*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
		25.9	Neither support nor oppose	Monitoring programme development and implementation	**Reject** *The CDP includes appropriate provisions to manage nuisance effects, including monitoring programme to manage construction phase works, at the time of subdivision*
		25.10	Neither support nor oppose	Wildlife signage	**Accept in part** *Signage to assist in managing driver behaviour would be determined through the subdivision process .*
		25.11	Neither support nor oppose	Boundary fencing requirements	**Reject** *The evidence does not establish the need for additional development controls, and the relief is not within the scope of this process*
Craig Wakelin	**S26**	**S26.1**	Oppose	Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
				Nuisance effects – Light spill	**Reject** *The CDP includes appropriate provisions to manage nuisance effects, including light spill*
				Property impacts	**Reject** *There is no RMA scope to consider the impacts of the rezoning on property values, insurance premiums, maintenance costs or LGA rates increases*
		26.2	Oppose	Stormwater management	**Reject** *Stormwater will be effectively managed through design and the consenting process*
Alexander Smirnoff	**S27**	**S27.1**	Oppose	Flood and tsunami risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
				Natural hazard risk – Tsunami evacuation	**Accept in part** *There is sufficient network capacity to ensure traffic heading inland will be able to make a timely evacuation and ODP*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
					requirement for road designs to support safe egress during hazard events
				Geotechnical risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
				Stormwater management	**Reject** *Stormwater will be effectively managed through design and the consenting process.*
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
				Property impacts - Rates	**Reject** *There is no RMA scope to consider the impacts of the rezoning on property values, insurance premiums, maintenance costs or LGA rates increases*
David Parker	**S28**	**S28.1**	Oppose	Flood risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
				Property impacts – Rates	**Reject** *There is no RMA scope to consider the impacts of the rezoning on property values, insurance premiums, maintenance costs or LGA rates increases*
				Adverse effects on natural values	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
					ecology, natural values and birdlife that would contribute to the natural values of the wider area.
Marcus Stewart	**S29**	**S29.1**	Oppose	Property impacts – Rates	**Reject** *There is no RMA scope to consider the impacts of the rezoning on property values, insurance premiums, maintenance costs or LGA rates increases*
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
				Adverse effects on community facilities - School	**Reject** *The additional population base will support the school and local amenities*
				Wastewater capacity	**Reject** *The evidence establishes that the site can be serviced with reticulated wastewater connections*
		S29.2	Oppose	Alternate relief – ITA	**Accept** Additional traffic impact assessment has been provided
				Alternate relief – Wastewater capacity assessment	**Reject** *The evidence establishes that the site can be serviced with reticulated wastewater connections*
Lee Bennett	**S30**	**S30.1**	Oppose	Adverse effects on character and amenity	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
				Water and wastewater capacity	**Reject**

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
					The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections
				Flood risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
				Stormwater management	**Reject** *Stormwater will be effectively managed through design and the consenting process.*
				Adverse effects on natural values	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
				Compromised social wellbeing	**Reject** *The effects cannot be quantified and would be managed outside of the RMA*
				Adverse reverse sensitivity effects	**Reject** *Any reverse sensitivity effects on rural activities would be avoided by the site context and ODP requirements and on the Ōuruhia transmission site by the conditions granted to the network utility provider*
				Adverse nuisance effects	**Reject** *The CDP includes appropriate provisions to manage nuisance effects, including those relating to construction phase development works, at the time of subdivision*
				Economic sufficiency and feasibility	**Reject** *Additional housing capacity will be provided to support supply and choice, and give rise to economic benefits*
				Human health risks – Radio transmission emissions	**Reject** *Any risks to human health are being effectively managed through the consents and national standards that in place to manage the operation of the Ōuruhia transmission site*

Submitter	Submission No.	Decision No.	Request	Decision Sought		Recommendation and Reasons
				Human health risks – Contaminated land		**Reject** *Any risks to human health can be effectively managed by the NESCS consenting regime*
				Adverse cultural values effects		**Reject** *There are no sites of interest have been identified, it is a highly modified site, and standard discovery protocols can manage the discovery of sites or values of interest*
Angela	**S31**	**S31.1**	Oppose	Adverse character and amenity effects		**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
				Adverse effects on the river and habitats		**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
				Adverse nuisance effects – Dust, noise and vibration		**Reject** *The CDP includes appropriate provisions to manage nuisance effects, including dust, noise and vibration, at the time of subdivision.*
				Water and wastewater capacity		**Reject** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections.*
				Adverse transport effects		**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
			Further submission No.	**Further Submitter**	**Support / Oppose**	
			FS01	T Wells	*Support*	**Reject** *Reasons as above*.

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
Caitlin Elkington	**S32**	**S32.1**	Oppose	Adverse Precedent effects	**Reject** *Precedent effects don't apply to rezonings and the SPRZ is sufficient unique to ensure that the approval of PPC23 would compromise the integrity of the CDP*
				Inconsistent with Ōtautahi Christchurch's urban form	**Reject** *The evidence establishes that PPC23 will contribute to a "well-functioning urban environment" under the NPS-UD*
				Water quality and wastewater capacity	**Reject** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections*
				Stormwater management	**Reject** *Stormwater will be effectively managed through design and the consenting process.*
				Adverse effects on natural values	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
				Flood risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
				Natural hazard risk – Tsunami evacuation	**Accept in part** *There is sufficient network capacity to ensure traffic heading inland will be able to make a timely evacuation and ODP requirement for road designs to support safe egress during hazard events*
				Adverse transport effects	**Reject**

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
					The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments
				Compromised social wellbeing	**Reject** *The effects cannot be quantified and would be managed outside of the RMA*
				Human health risks – Radio transmission emissions	**Reject** *The risks to human health are being effectively managed through the consents and national standards that in place to manage the operation of the Ōuruhia transmission site.*
				Human health risks – Contaminated land	**Reject** *The risks to human health can be effectively managed by the NESCS consenting regime*
				Lack of reserves and community facilities	**Reject** *The additional population base will support the school, local amenities and reserves*
				Adverse reverse sensitivity effects	**Reject** *Any reverse sensitivity effects on rural activities would be avoided by the site context and ODP requirements and on the Ōuruhia transmission site by the conditions granted to the network utility provider*
				Economic sufficiency and feasibility	**Reject in part** *The additional housing capacity will be provided to support supply and choice, and result in economic benefits.*
				Property impacts – Equity	**Reject** *There is no RMA scope to consider the impacts of the rezoning on property values, insurance premiums, maintenance costs or LGA rates increases*
				Insufficient consultation	**Reject** *There is no duty for the Proponent to consult with landowners or mana whenua*
				Insufficient technical assessment	**Accept**

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
					Additional technical assessments have been provided
Kerry and Leith Wells	**S33**	**S33.1**	Neither support nor oppose	Accept the plan change subject to other submission points to protect rural character and amenity	**Accept in part** *The amended ODP provisions provide additional controls to protect rural character and amenity*
		S33.2	Neither support nor oppose	Add a road access to Lower Styx Road to mitigate adverse transport effects	**Reject** *The evidence establishes that access to Lower Styx Road is less preferred due to flood hazard risk.*
		S33.3	Neither support nor oppose	Potable water to be via Council's reticulated network to protect existing supplies	**Reject** *The evidence establishes that the site can be serviced with potable water via new bores and reticulated wastewater connections*
		S33.4	Neither support nor oppose	Housing designs need to be stipulated to protect open space	**Reject** *Specific housing designs are not considered necessary, however open space values will be protected by setback and allotment size controls in the amended ODP.*
Debbie Ling	**S34**	**S34.1**	Oppose	Adverse effects on natural values	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
				Adverse nuisance effects – Light and noise	**Reject** *The CDP includes appropriate provisions to manage nuisance effects, including light spill and noise, at the time of subdivision*
				Stormwater management	**Reject** *Stormwater will be effectively managed through design and the consenting process.*
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*

Submitter	Submission No.	Decision No.	Request	Decision Sought		Recommendation and Reasons
				Natural hazard risk – Tsunami evacuation		**Accept in part** *There is sufficient network capacity to ensure traffic heading inland will be able to make a timely evacuation and ODP requirement for road designs to support safe egress during hazard events*
				Economic sufficiency and feasibility		**Reject** *Additional housing capacity will be provided to support supply and choice, and result in economic benefits*
				Property impacts – Boundary tree maintenance		**Reject** *There is no RMA scope to consider the impacts of the rezoning on property values, insurance premiums, maintenance costs or LGA rates increases*
			Further submission No.	**Further Submitter**	**Support / Oppose**	
			FS01	T Wells	*Support*	**Reject** *Reasons as above*.
Reuben Ennor	**S35**	**S35.1**	**Oppose**	Adverse transport effects		**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
				Flood and geotechnical risk		**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
				Inconsistency with existing zoning patterns		**Reject** *The existing SPRZ site is zoned for urban activity, and the proposal is an intensification rather than a wholly new urban zone.*
				Stormwater management		**Reject** *Stormwater will be effectively managed through design and the consenting process.*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
				Adverse character and amenity effects	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments.*
				Adverse effects on natural values and the river	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
				Property impacts - Rates	**Reject** *There is no RMA scope to consider the impacts of the rezoning on property values, insurance premiums, maintenance costs or LGA rates increases*
Heidi King	**S36**	**S36.1**	**Oppose**	Adverse character and amenity effects	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
				Adverse nuisance effects – Noise	**Reject** *The CDP includes appropriate provisions to manage nuisance effects, including noise, at the time of subdivision*
				Adverse effects on natural values and the river	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
				Compromised community wellbeing	**Accept in part**

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
					Indeterminable effects that would be managed outside of the RMA
Maccullin Skelly	**S37**	**S37.1**	**Oppose**	Water and wastewater capacity	**Reject** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections*
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
				Adverse effects on the river and habitats	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
Nicole Duxbury	**S38**	**S38.1**	**Oppose**	Property impacts - Rates	**Reject** *There is no RMA scope to consider the impacts of the rezoning on property values, insurance premiums, maintenance costs or LGA rates increases*
				Adverse character and amenity effects	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
				Compromised community wellbeing	**Accept in part** *Indeterminable effects that would be managed by outside of the RMA*
				Geotechnical and flood risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
Andrea Te Ohaere-Fox	**S39**	**S39.1**	**Oppose**	Adverse character and amenity effects	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
					and visual effects are able to be mitigated through ODP amendments
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
Alexander Neate	**S40**	**S40.1**	**Support**	Positive character and amenity effects	**Accept** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
				Support urban sprawl	**Accept** *The evidence establishes that PPC23 is mostly located in an existing urban zone and will contribute to a "well-functioning urban environment" under the NPS-UD.*
				Assist to protect natural values and the river	**Accept** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
Mel Gilmore	**S41**	**S41.1**	**Oppose**	Adverse character and amenity effects	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
				Adverse effects on natural values and the river	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
				Stormwater management	**Reject** *Stormwater will be effectively managed through design and the consenting process.*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
				Water and wastewater capacity	**Reject** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections*
				Utility capacity	**Reject** *The standard subdivision process requires that power and telecommunication services are installed prior to records of title being issued*
				Flood risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
Jenny Knight	**S42**	**S42.1**	**Oppose**	Flood and tsunami risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
				Natural hazard risk – Tsunami evacuation	**Accept in part** *There is sufficient network capacity to ensure traffic heading inland will be able to make a timely evacuation and ODP requirement for road designs to support safe egress during hazard events*
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
				Property impacts – Rates	**Reject** *There is no RMA scope to consider the impacts of the rezoning on property values, insurance premiums, maintenance costs or LGA rates increases*

Submitter	Submission No.	Decision No.	Request	Decision Sought		Recommendation and Reasons
				Adverse cultural values effects		**Reject** *No sites of interest have been identified, it is a highly modified site, and standard discovery protocols can manage the discovery of sites or values of interest*
				Adverse character and amenity effects		**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
				Adverse effects on natural values and the river		**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
				Adverse precedent effects		**Reject** *Precedent effects don't apply to rezonings and the SPRZ is sufficient unique to ensure that the approval of PPC23 would compromise the integrity of the CDP*
			Further submission No.	**Further Submitter**	**Support / Oppose**	
			FS01	T Wells	*Support*	**Reject** *Reasons as above*.
Kimberley Bowden	**S43**	**S43.1**	**Oppose**	Adverse character and amenity effects		**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
				Water and wastewater capacity		**Reject** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections*
				Stormwater management (capacity)		**Reject** *Stormwater will be effectively managed through design and the consenting process.*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
Victoria Knowles	**S44**	**S44.1**	**Oppose**	Adverse character and amenity effects	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
				Property impacts - Value	**Reject** *There is no RMA scope to consider the impacts of the rezoning on property values, insurance premiums, maintenance costs or LGA rates increases*
				Natural hazard risk – Tsunami evacuation	**Accept in part** *There is sufficient network capacity to ensure traffic heading inland will be able to make a timely evacuation and ODP requirement for road designs to support safe egress during hazard events*
Daniel John Knight	**S45**	**S45.1**	**Oppose**	Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
				Stormwater management	**Reject** *Stormwater will be effectively managed through design and the consenting process.*
				Reverse sensitivity – Rural activities	**Reject** *Any reverse sensitivity effects on rural activities would be avoided by the site context and ODP requirements and on the Ōuruhia transmission site by the conditions granted to the network utility provider*
				Flood risk	**Reject**

Submitter	Submission No.	Decision No.	Request	Decision Sought		Recommendation and Reasons
						The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.
				Adverse character and amenity effects		**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
				Adverse nuisance effects - Noise		**Reject** *The CDP includes appropriate provisions to manage nuisance effects, including noise, at the time of subdivision*
				Insufficient due process - Consultation		**Reject** *There is no duty for the Proponent to consult with landowners or mana whenua*
			Further submission No.	**Further Submitter**	**Support / Oppose**	
			FS01	T Wells	*Support*	**Reject** *Reasons as above*.
Andrew Hicks	**S46**	**S46.1**	**Neither support nor oppose**	Requirements need to preserve natural values		**Reject** *The evidence does not establish the need for additional development controls to protect natural values*
				Requirement to manage cycle safety and connectivity		**Accept** *Amendments to the ODP will provide for additional cycle connectivity*
		46.2	**Neither support nor oppose**	Requirement to establish a greenbelt between the site and Spencerville		**Reject** *The evidence doesn't support a greenbelt*
				Landscape interface buffer strip to be increased		**Reject** *The landscape evidence does not support the need for an increased buffer.*
		46.3	**Neither support nor oppose**	Requirement for transport safety upgrades to Spencerville Road and Lower Styx Road		**Accept** *Transport safety upgrades are proposed to Spencerville road*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
		46.3	**Neither support nor oppose**	Requirement to extend the cycle and pedestrian network	**Accept** *Amendments to the ODP will provide for additional pedestrian and cycle connectivity*
Jan Burney	**S47**	**S47.1**	**Oppose**	Stormwater management	**Reject** *Stormwater will be effectively managed through design and the consenting process.*
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
Brad Uren	**S48**	**S48.1**	**Oppose**	Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
Natasha Hough	**S49**	**S49.1**	**Oppose**	Water and wastewater capacity	**Reject** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections*
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
				Stormwater management (capacity)	**Reject** *Stormwater will be effectively managed through design and the consenting process*
				Adverse effects on the river and habitats	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
Dan McGarvey	**S50**	**S50.1**	**Oppose**	Flood risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
Gail Lowe	**S51**	**S51.1**	**Oppose**	Adverse character and amenity effects	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments.*
				Flood and tsunami risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
				Adverse effects on the river and habitats	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
				Water and wastewater capacity	**Reject** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections*
				Stormwater management (capacity)	**Reject** *Stormwater will be effectively managed through design and the consenting process*
				Lack of reserves and community facilities	**Reject** *The additional population base will support the school, local amenities and reserves.*
Gary Altenburg – Gramco Limited	**S52**	**S52.1**	**Support**	Subject to 75% of 176 Turners Road to be residential and 25% for stormwater management	**Accept in Part** *Stormwater will be effectively managed through design and the consenting process*
				Subject to the stormwater management area at 175 Turners Road being sized correctly	**Accept in Part** *Stormwater will be effectively managed through design and the consenting process*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
				Aligns with strategic planning	**Accept** *The existing SPRZ is an urban zone and evidence establishes that PPC23 will contribute to a "well-functioning urban environment" under the NPS-UD*
				Consistent with RMA purpose	**Accept** *The evidence establishes that PPC23 is consistent with the RMA Purpose.*
				Positive environment effects	**Accept** *The evidence establishes that PPC23 will result in acceptable environmental effects*
				Positive character and amenity effects	**Accept** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
				Positive social wellbeing	**Accept in part** *The effects cannot be quantified and would be managed outside of the RMA*
Ross and Karen Winter	**S53**	**S53.1**	**Oppose**	Adverse character and amenity effects	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
Jesse Lowe	**S54**	**S54.1**	**Oppose**	Economic sufficiency and feasibility	**Reject** *Additional housing capacity will be provided to support supply and choice, and result in economic benefits*
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments.*
				Adverse character and amenity effects	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
					and visual effects are able to be mitigated through ODP amendments
				Insufficient consultation	**Reject** *There is no duty for the Proponent to consult with landowners or mana whenua*
				Insufficient technical assessment	**Accept** *Additional technical assessments have been provided*
				Adverse natural values effects	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
				Natural hazard risk – Tsunami evacuation	**Accept in part** *There is sufficient network capacity to ensure traffic heading inland will be able to make a timely evacuation and ODP requirement for road designs to support safe egress during hazard events*
				Flood risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
				Water and wastewater capacity	**Reject** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections*
				Stormwater management (capacity)	**Reject** *Stormwater will be effectively managed through design and the consenting process*
				Property impacts - Rates	**Reject** *There is no RMA scope to consider the impacts of the rezoning on property values, insurance premiums, maintenance costs or LGA rates increases*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
Murray Wakelin Family Trust (MWFT)	**S55**	**S55.1**	**Oppose**	Flood and tsunami risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
				Natural hazard risk – Tsunami evacuation	**Accept in part** *There is sufficient network capacity to ensure traffic heading inland will be able to make a timely evacuation and ODP requirement for road designs to support safe egress during hazard events*
				Adverse effects on the river and habitats	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
				Adverse character and amenity effects	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
Anne Scott	**S56**	**S56.1**	**Oppose**	Flood risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
John Hawkins	**S57**	**S57.1**	**Oppose**	Adverse effects on natural values	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
				Adverse effects on cultural values	**Reject** *There are no sites of interest have been identified, it is a highly modified site, and standard discovery protocols can manage the discovery of sites or values of interest*

Submitter	Submission No.	Decision No.	Request	Decision Sought		Recommendation and Reasons
				Stormwater management		**Reject** *Stormwater will be effectively managed through design and the consenting process*
				Adverse transport		**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments.*
David Tipple	**S58**	**S58.1**	**Support**	Support housing supply and choice		**Accept** *Additional housing capacity will be provided to support supply and choice, and additional assessments have substantiated the economic benefits*
				Supports improved accessibility		**Accept** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
				Support natural values protection and access		**Accept** *Facilitates access to the Pūharakekenui-Styx River corridor and requires ecological restoration to occur*
				Appropriate requirements in the ODP to achieve positive outcomes		**Accept** *The evidence establishes that PPC23 will contribute to a "well-functioning urban environment" under the NPS-UD*
			Further submission No.	**Further Submitter**	**Support / Oppose**	
			FS02	H & G Nimmo	*Oppose*	**Reject** *Reasons as above*.
Ōuruhia Model School (ŌRS)	**S59**	**S59.1**	**Support**	Supports the viability of the local school		**Accept** *The additional population base will support the school*
		S59.2	**Support**	Requests the ODP facilitates safe school access		**Accept in part** *Pedestrian and cycle facilities on Turners Road are proposed to provide safe access to the school.*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
		S59.3	**Support**	Request the ODP supports placed based learning, including access to reserves and the river	**Accept** *Facilitates access to the Pūharakekenui-Styx River corridor and requires ecological restoration to occur*
		S59.4	**Support**	Request infrastructure staging to align with the management of the school roll increases	**Reject** *The CDP includes appropriate provisions to manage the staging of development, at the time of subdivision*
Rolling Meadows	**S60**	**S60.1**	**Oppose**	Adverse reverse sensitivity effects	**Reject** *Any reverse sensitivity effects would be avoided through the existing conditions of consent granted to the festival organiser*
Pauline McGuigan	**S61**	**S61.1**	**Oppose**	Stormwater management	**Reject** *Stormwater will be effectively managed through design and the consenting process*
Aleesa McKenzie	**S62**	**S62.1**	**Oppose**	Flood and tsunami risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
				Natural hazard risk – Tsunami evacuation	**Accept in part** *There is sufficient network capacity to ensure traffic heading inland will be able to make a timely evacuation and ODP requirement for road designs to support safe egress during hazard events*
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments.*
				Water capacity and quality	**Reject** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections*
				Compromised social wellbeing	**Reject** *The effects cannot be quantified and would be managed outside of the RMA*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
Janine Burns	**S63**	**S63.1**	**Oppose**	Adverse traffic effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments.*
				Tsunami and flood risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
				Water and wastewater capacity	**Reject** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections*
				Stormwater management	**Reject** *Stormwater will be effectively managed through design and the consenting process*
				Adverse effects on the river and habitats	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
				Character and amenity effects	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
				Economic sufficiency and feasibility	**Reject** *Additional housing capacity will be provided to support supply and choice, and additional assessments substantiate the economic costs and benefits.*
				Human health risks – Radio transmission emissions	**Reject** *Any risks to human health are being effectively managed through the consents and national standards that in place to manage the operation of the Ōuruhia transmission site.*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
				Human health risks – Contaminated land	**Reject** *Any risks to human health can be effectively managed by the NESCS consenting regime*
				Adverse nuisance effects	**Reject** *The CDP includes appropriate provisions to manage nuisance effects, including those relating to construction phase development works, at the time of subdivision*
				Adverse effects on cultural values	**Reject** *No sites of interest have been identified, it is a highly modified site, and standard discovery protocols can manage the discovery of sites or values of interest*
				Adverse reverse sensitivity effects	**Reject** *Any reverse sensitivity effects on rural activities would be avoided by the site context and ODP requirements and on the Ōuruhia transmission site by the conditions granted to the network utility provider*
				Compromised social wellbeing	**Reject** *The effects cannot be quantified and would be managed outside of the RMA*
				Insufficient consultation	**Reject** *There is no duty for the Proponent to consult with landowners or mana whenua*
		S63.2	Oppose	Alternate relief – Archaeological study required	**Reject** *No sites of interest have been identified, it is a highly modified site, and standard discovery protocols can manage the discovery of sites or values of interest*
		S63.3	Oppose	Alternate relief – Contaminated land assessment required	**Reject** *Any risks to human health from contaminated soils can be effectively managed by the NESCS consenting regime*
		S63.3	Oppose	Alternate relief – Land development management	**Reject** *The CDP includes appropriate provisions to manage nuisance effects, including those relating to construction phase development works, at the time of subdivision*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
Gordon Cockerill	***S64***	***S64.1***	*Submission withdrawn*	*Submission withdrawn*	***Submissions withdrawn***
Celeste Faithfull	**S65**	**S65.1**	Oppose	Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
				Natural hazard risk – Tsunami evacuation	**Accept in part** *There is sufficient network capacity to ensure traffic heading inland will be able to make a timely evacuation and ODP requirement for road designs to support safe egress during hazard events*
				Flood, geotechnical and tsunami risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
				Water and wastewater capacity	**Reject** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections*
				Adverse effects on natural values	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
				Inconsistent with planning instruments, including the CDP and CRPS	**Reject** *The evidence has established that PPC23 is consistent with the NPS-UD, NPS-NH, NPS-I, NPS-FWM, the CRPS and the CDP*
Debbie English	**S66**	**S66.1**	Oppose	Wastewater capacity, including odour	**Reject** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections*
				Flood risk	**Reject**

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
					The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.
				Natural hazard risk – Tsunami evacuation	**Accept in part** *There is sufficient network capacity to ensure traffic heading inland will be able to make a timely evacuation and ODP requirement for road designs to support safe egress during hazard events*
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
				Property impacts- Rates	**Reject** *There is no RMA scope to consider the impacts of the rezoning on property values, insurance premiums, maintenance costs or LGA rates increases*
Denis Gilmore	**S67**	**S67.1**	Oppose	Flood risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*
				Adverse reverse sensitivity effects	**Reject** *Any reverse sensitivity effects on rural activities would be avoided by the site context and ODP requirements and on the Ōuruhia transmission site by the conditions granted to the network utility provider*
				Stormater management	**Reject** *Stormwater will be effectively managed through design and the consenting process*
				Natural hazard risk – Tsunami evacuation	**Accept in part** *There is sufficient network capacity to ensure traffic heading inland will be able to make a timely evacuation and ODP requirement for road designs to support safe egress during hazard events*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
Lyndia Maurice	**S68**	**S68.1**	Oppose	Adverse reverse sensitivity effects	**Reject** *Any reverse sensitivity effects on rural activities would be avoided by the site context and ODP requirements and on the Ōuruhia transmission site by the conditions granted to the network utility provider*
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
				Adverse effects on natural values	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
				Wastewater capacity	**Reject** *The evidence establishes that the site can be serviced with reticulated wastewater connections*
				Adverse nuisance effects	**Reject** *The CDP includes appropriate provisions to manage nuisance effects, including those relating to construction phase development works, at the time of subdivision*
				Stormwater management	**Reject** *Stormwater will be effectively managed through design and the consenting process*
Canterbury Regional Council (ECan)	**S69**	**S69.1**	Neither support nor oppose	Assessment of CRPS Policy 9.3.1 is required	**Reject** *There is no scope to apply the criteria or evidence to substantiate that it is necessary*
				Additional stormwater management and groundwater assessments are required	**Accept**

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
					Additional assessment have shown that stormwater will be effectively managed through design and the consenting process
				Development feasibility needs to be established	**Accept** *Additional housing capacity will be provided to support supply and choice, and assessments substantiate the economic costs and benefits.*
				The Preliminary Site Investigation doesn't cover 165 Turners Road that is a HAIL site	**Reject** *Any risks to human health can be effectively managed by the NESCS consenting regime*
		S69.2	Neither support nor oppose	Additional stormwater management and groundwater assessments are required, including to establish the suitability of the basin locations	**Accept** *Stormwater will be effectively managed through design and the consenting process*
		S69.3	Neither support nor oppose	Consistency of the proposal with NPS-UD Policy 8 need to be established and the associated risks and issues with out of sequence development addressed	**Accept** *The evidence has established that PPC23 will contribute to a "well-functioning urban environment" and is consistent with Policy 8 of the NPS-UD.*
Ōuruhia Residents Group (ŌRS)	**S70**	**S70.1**	Oppose	Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
				Flood and tsunami risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH*
				Stormwater management	**Accept** *Stormwater will be effectively managed through design and the consenting process*
				Water and wastewater capacity	**Reject** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections*
				Adverse effects on the river and habitats	**Reject**

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
					The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area
				Adverse character and amenity effects	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
				Adverse reverse sensitivity effects	**Reject** *Any reverse sensitivity effects on rural activities would be avoided by the site context and ODP requirements and on the Ōuruhia transmission site by the conditions granted to the network utility provider*
				Compromised social wellbeing	**Reject** *The effects cannot be quantified and would be managed outside of the RMA*
				Economic sufficiency and feasibility, including exaggerate economic effects	**Accept in part** *Additional housing capacity will be provided to support supply and choice, and additional assessments substantiate the economic costs and benefits*
				Adverse nuisance effects, including noise and dust	**Reject** *The CDP includes appropriate provisions to manage nuisance effects, including noise and dust, at the time of subdivision*
				Insufficient consultation	**Reject** *There is no duty for the Proponent to consult with landowners or mana whenua*
				Adverse effects on cultural effects	**Reject** *No sites of interest have been identified, it is a highly modified site, and standard discovery protocols can manage the discovery of sites or values of interest*
				Human health - Contaminated land	**Reject**

Submitter	Submission No.	Decision No.	Request	Decision Sought		Recommendation and Reasons
						Any risks to human health can be effectively managed by the NESCS consenting regime
			Further submission No.	**Further Submitter**	**Support / Oppose**	
			FS01	T Wells	*Support*	**Reject** *Reasons as above*.
			FS03	R Muschamp	*Support*	**Reject** *Reasons as above*.
		S70.2	Oppose	Alternate relief – Archaeological study required		**Reject** *No sites of interest have been identified, it is a highly modified site, and standard discovery protocols can manage the discovery of sites or values of interest*
		S70.3	Oppose	Alternate relief – Contaminated land assessment required		**Reject** *Any risks to human health from contaminated soils can be effectively managed by the NESCS consenting regime*
		S70.4	Oppose	Alternate relief – Construction management		**Reject** *The CDP includes appropriate provisions to manage nuisance effects, including those relating to construction phase development works, at the time of subdivision*
Kristin and Andrew Buxton	**S71**	**S71.1**	Oppose	Does not constitute a *"well-functioning urban environment"*		**Reject** *The evidence establishes that PPC23 will contribute to a "well-functioning urban environment" under the NPS-UD*
				Economic sufficiency and feasibility,		**Reject** *Additional housing capacity will be provided to support supply and choice, and additional assessments are substantiate the economic costs and benefits.*
				Water and wastewater capacity		**Reject** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections*
				Adverse transport effects		**Reject**

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
					The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments
				Loss of highly productive land	**Reject** *There are appropriate exemptions under the NPS-HPL to rezone small portions of highly productive land where the relevant statutory tests have been satisfied*
				Adverse effects on natural values	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
				Adverse character and amenity effects	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
		S71.2	Oppose	If approved, amend the CDP to require a non-complying activity consent where any subdivision is inconsistent with the ODP	**Reject** *The additional development controls aren't supported by the evidence*
		S71.3	Oppose	If approved, provide for subdivision as a restricted discretionary activity where subdivision is consistent with the ODP	**Reject** *The additional development controls aren't supported by the evidence*
		S71.4	Oppose	If approved, an ODP to CDP Appendix 8.4.1.2	**Reject** *The additional development controls aren't supported by the evidence*
		S17.5	Oppose	If approved, include references to the accessibility network required to be established by the ODP requirements as CDP objectives and policies	**Accept** *Amendments are proposed to the ODP in relation to cycle and pedestrian connectivity*
Penelope Hargreaves	**S72**	**S72.1**	Oppose	Flood risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
				Adverse effects on natural values	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
				Property impacts - Rates	**Reject** *There is no RMA scope to consider the impacts of the rezoning on property values, insurance premiums, maintenance costs or LGA rates increases*
Tamara Watson Wells	**S73**	**S73.1**	Oppose	Flood and tsunami risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH*
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
				Adverse nuisance effects – Light spill and noise	**Reject** *The CDP includes appropriate provisions to manage nuisance effects, including light spill and noise, at the time of subdivision*
				Adverse effects on cultural values	**Reject** *No sites of interest have been identified, it is a highly modified site, and standard discovery protocols can manage the discovery of sites or values of interest*
		73.2	Oppose	If approved, limit the number of households to 165 or require a road connection to Lower Styx Road with associated landscape mitigation	**Reject** *The evidence provided does not support a road connection to Lower Styx Road, or a cap on household numbers.*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
		73.3	Oppose	If approved, low-level lighting is required	**Reject** *The CDP includes appropriate provisions to manage nuisance effects, including light spill, at the time of subdivision*
		73.4	Oppose	If approved, cultural and heritage protection is put in place prior to construction works commencing	**Reject** *No sites of interest have been identified, it is a highly modified site, and standard discovery protocols can manage the discovery of sites or values of interest*
		73.5	Oppose	If approved, appropriate infrastructure is established to service the development	**Accept in part** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections, and that stormwater can be managed.*
Michael Wells	**S74**	**S74.1**	Oppose	Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
				Natural hazard risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH*
				Water supply capacity	**Reject** *The evidence establishes that the site can be serviced with potable water*
				Adverse character and amenity	**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
John Messerly	**S75**	**S75.1**	Oppose	Flood and tsunami risk	**Reject** *The evidence establishes that risk from Natural Hazards is able to be adequately managed and will be low in terms of the NPS-NH.*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
				Natural hazard risk – Tsunami evacuation	**Accept in part** *There is sufficient network capacity to ensure traffic heading inland will be able to make a timely evacuation and ODP requirement for road designs to support safe egress during hazard events*
				Adverse transport effects	**Reject** *The evidence establishes that PPC23 is able to support a safe and efficient transport network, and necessary levels of accessibility, subject to ODP amendments*
				Adverse nuisance effects	**Reject** *The CDP includes appropriate provisions to manage nuisance effects, including those relating to construction phase development works, at the time of subdivision*
				Water and wastewater capacity	**Reject** *The evidence establishes that the site can be serviced with potable water and reticulated wastewater connections*
				Stormwater management	**Accept** *Stormwater will be effectively managed through design and the consenting process*
				Inconsistency with the NPS-UD, NPS-FWM, CRPS and CDP	**Reject** *The evidence has established that PPC23 contributes to a "well-functioning urban environment" under the NPS-UD and is consisted with the NPS-FWM, CRPS and CDP.*
				Adverse effects on natural values and the river	**Reject** *The evidence establishes that the ODP provides opportunities to enhance habitats within the site to support ecology, natural values and birdlife that would contribute to the natural values of the wider area*
				Adverse effects on cultural and historic values	**Reject** *No sites of interest have been identified, it is a highly modified site, and standard discovery protocols can manage the discovery of sites or values of interest*

Submitter	Submission No.	Decision No.	Request	Decision Sought		Recommendation and Reasons
				Human health - Contaminated land		**Reject** *Any risks to human health can be effectively managed by the NESCS consenting regime*
				Adverse character and amenity effects		**Reject** *The evidence establishes that PPC23 as notified will result in acceptable effects on the character and amenity of the area and visual effects are able to be mitigated through ODP amendments*
				Property impacts – land is uninsurable		**Reject** *There is no RMA scope to consider the impacts of the rezoning on property values, insurance premiums, maintenance costs or LGA rates increases*
			Further submission No.	**Further Submitter**	**Support / Oppose**	
			FS01	T Wells	*Support*	**Reject** *Reasons as above.*
			FS02	H & G Nimmo	*Support*	**Reject** *Reasons as above.*
		FS75.2	**Oppose**	Alternate relief – Additional flood modelling is provided and peer reviewed		**Accept** *Additional assessment has been provided*
				Alternate relief -Additional transport assessments are provided and peer reviewed		**Accept** *Additional assessment has been provided.*
				Alternate relief -Additional geotechnical assessments are provided and peer reviewed		**Accept** *Additional assessment has been provided*
				Alternate relief – An evacuation travel time model is provided and peer reviewed		**Reject** *There is sufficient network capacity to ensure traffic heading inland will be able to make a timely evacuation and ODP requirement for road designs to support safe egress during hazard event.*
		FS75.3	**Oppose**	If approved – Rezone lower terrace to a conservation zone that includes a widened riparian corridor and stormwater basins relocated out of the High Flood Hazard Area		**Reject** *The evidence does not establish the need for additional development controls to protect natural values, including a*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
					conservation one that is already achieve through the ODP overlays *The evidence establishes that the lower terrace is able to function as a stormwater management area, in conjunction with first flush basins located on the upper terrace.*
		FS75.4	**Oppose**	Alternate relief – That the applicant maps the Qualifying Matters, provides a complete section 77L evaluation and related MDRS assessments	**Reject** *The appropriateness of applying the Qualifying Matters to the site, including the further requirements listed in section 77L, has been demonstrated by the Proponent in PPC23*
		FS75.5	**Oppose**	Alternate relief – Cultural, archaeological and mahinga kai assessments are provided	**Reject** *No sites of interest have been identified, it is a highly modified site, and standard discovery protocols can manage the discovery of sites or values of interest*
		FS75.6	**Oppose**	Alternate relief - An infrastructure funding plan with associated requirements are satisfied	**Reject** *The CDP includes appropriate provisions to manage nuisance effects, including those relating to construction phase development works, at the time of subdivision*
		FS75.7	**Oppose**	Alternate relief - Insurance modelling and related requirements are satisfied	**Reject** *There is no RMA scope to consider the impacts of the rezoning on property values, insurance premiums, maintenance costs or LGA rates increases*
		FS75.8	**Oppose**	Alternate relief - A retail distribution effects assessment is provided and peer reviewed	**Reject** *The evidence establishes that the Neighbourhood Centre is unlikely to give rise to adverse retail distribution effects*
		FS75.9	**Oppose**	Alternate relief -The complete suite of assessments under the NES-CS are provided, including a public health risk assessment and regional consenting feasibility analysis	**Reject** *Any risks to human health from contaminated soils can be effectively managed by the NESCS consenting regime*
		FS75.10	**Oppose**	Alternate relief – Require the applicant to engage with mana whenua with associated requirements	**Reject** *There is no duty for the Proponent to consult with landowners or mana whenua*

Submitter	Submission No.	Decision No.	Request	Decision Sought	Recommendation and Reasons
		FS75.11	**Oppose**	Alternate relief – Resolve procedural defects, including in respect to the Section 32 evaluation, consistency with the CLWRP, and incomplete technical assessment	**Accept** *Additional technical assessments have been provided. Consistency with the CLWRP will be assessed at the Ecan regional consent stages.*
		FS75.12	**Oppose**	Alternate relief – A school safety travel plan, construction management plan, transport emissions assessment, firefighting water supply assessment and related evaluations are provided and peer reviewed	**Accept in Part** *Safe school travel will be facilitated through proposed cycle and pedestrian connection on Turners Road. Construction management plans and firefighting water supply will be evaluated as required at the subdivision consent stage.*