

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
Emerald Hills Joint Venture Limited	General / /	128.1	Amend	A summary of the following submission points relating to the Mission Residential Precinct, Mission Rural Residential Precinct, and the Mission Landscape and Visitor Precinct.	A summary of the parts of the Proposed District Plan where relief is sought in the following submission points.
Emerald Hills Joint Venture Limited	DEV3 - Mission Development Area /Policies /DEV3-P9: Walkway and cycleway network	128.2	Oppose	Inconsistent with the alignment of public paths in the Mission Special Character Zone Structure Plan. Assessment criteria in the relevant precincts require consideration of an interconnected public path network generally consistent with the Structure Plan Map in Appendix 7(a) so this does not need to be duplicated in the Development Area.	Delete Policy.
Emerald Hills Joint Venture Limited	PREC2 - Mission Residential Precinct /PREC2 - Mission Residential Precinct - Rules Table /PREC2-R2: Residential activities within 'prominent visual development area' as identified on the Structure Plan	128.3	Oppose	It will take some time for vegetation (yet to be planted) to mature to a level whereby the requirements of the rule can be met, therefore the timing does not work for a controlled activity status condition. Planting of the Eastern Hill face will provide softening/screening in any case, Future landowners within the 'prominent visual development area' will not own the planting below, thus will have no ability to influence maintenance to achieve compliance with this activity condition, The level of regulation is not necessary to achieve Structure Plan outcomes, There is no specific Policy support for this rule.	Delete rule.
Emerald Hills Joint Venture Limited	PREC2 - Mission Residential Precinct /PREC2 - Mission Residential Precinct - Rules Table /PREC2-R3: Subdivision	128.4	Amend	Subdivision in accordance with the activity standards is enabled and anticipated by the zone and therefore should be exempt from any notification requirements.	Amend PRECT2-R3A to preclude public and limited notification.
Emerald Hills Joint Venture Limited	PREC2 - Mission Residential Precinct /PREC2 - Mission Residential Precinct - Rules Table /PREC2-R3: Subdivision	128.5	Amend	RMS230018 provides for the construction of a secondary entrance but the timing of construction is deferred until Council undertakes its realignment of Puketitiri Road. This is no longer a matter to be included as a condition of a rule.	Delete activity condition (2).
Emerald Hills Joint Venture Limited	PREC2 - Mission Residential Precinct /PREC2 - Mission Residential Precinct - Rules Table /PREC2-R5: Retirement village premises	128.6	Oppose	Unclear why Retirement Village Premises in the Precinct are not treated the same as the same activity in other residential areas, including the underlying zone.	Delete Rule and defer to General Residential Zone rules.
Emerald Hills Joint Venture Limited	SUB - Subdivision /SUB - Subdivision - Rules Table /	128.7	Amend	Considers it is not clear from either the "How the plan works" section or the Subdivision activity table that precinct specific subdivision provisions override the district-wide provisions in the subdivision chapter.	Seeks to clarify that rules pertaining to subdivision in the Precinct Rule Tables apply over rules applying to subdivision in the SUB Rules Table.
Emerald Hills Joint Venture Limited	SUB - Subdivision /SUB - Subdivision - Rules Table /SUB-R1: Subdivision	128.8	Amend	The purpose and objectives and policies of a zone, precinct, and development area are not matters that should be re-traversed in the assessment of a Controlled Activity. This is too broad to be a matter of control.	Remove (1) from the matters of control.
Emerald Hills Joint Venture Limited	SUB - Subdivision /SUB - Subdivision - Rules Table /SUB-R1: Subdivision	128.9	Amend	Matters of control for which conditions of consent may be imposed should be more specific so as to not become a de facto discretionary activity. The current list of matters of control introduce unnecessary complexity and uncertainty to subdivision as a controlled activity, increasing costs of regulation.	Amend the matters of control to be more specific.
Emerald Hills Joint Venture Limited	Planning Maps / /	128.10	Amend	Considers the extent of the General Residential Zone and Mission Residential Precinct needs to be amended to align with the boundary of Lot 1 DP 559656 (see full submission for attachment). This will avoid a strip of Rural Lifestyle zoned land between the two lots, enabling the efficient and effective application of planning provisions to each of the lots. The indicative public access route mapping layer also needs to be removed from affecting Lot 2 DP 559656 as this is inconsistent with the alignment of public paths in the Mission Special Character Zone Structure Plan.	That the extent of the General Residential Zone and Mission Residential Precinct within Lot 2 DP 559656 be extended to and aligned with the boundary of Lot 1 DP 559656 (see attached plan). That the Indicative Public Access Route mapping layer be removed from affecting Lot 2 DP 559656.
Emerald Hills Joint Venture Limited	SUB - Subdivision /SUB - Subdivision - Standards Table /SUB-S3: Minimum allotment sizes - rural	128.11	Oppose	The Mission Rural Residential Precinct presents opportunity for a greater intensity of development. This will provide for additional housing choice in the city by enabling sites that still retain an open character but have less maintenance requirements. In addition to a smaller minimum lot size, assessment criteria can be relied on to ensure servicing is achieved for all sites to be created.	Amend the minimum lot size for the Mission Rural Residential Precinct to 1,000m2 with no average control. Subsequent changes may be required to Assessment Criteria.
Emerald Hills Joint Venture Limited	SUB - Subdivision /SUB - Subdivision - Standards Table /SUB-S6: Number of allotments	128.12	Oppose	Outcome sought is unclear. Regardless of the number of new allotments, the relevant assessment criteria apply. This introduces an additional layer of complexity for subdivision applications that does not appear to be justified.	Clarify the purpose of the Standard / does it apply to the Mission Precincts and/or delete standard.
Emerald Hills Joint Venture Limited	SUB - Subdivision /SUB - Subdivision - Standards Table /SUB-S7: Development areas	128.13	Oppose	There are no provisions in DEV3, while subdivision within the Development Area is regulated by PREC2 and PREC7 in any case. This is unnecessary duplication.	Delete standard.
Emerald Hills Joint Venture Limited	SUB - Subdivision /SUB - Subdivision - Standards Table /SUB-S13: Stormwater treatment and disposal	128.14	Oppose	A low impact stormwater solution has already been developed for the Mission Development Area.	Exclude the Mission Development Area from the Standard as in SUB-S18.
Emerald Hills Joint Venture Limited	SUB - Subdivision /SUB - Subdivision - Standards Table /SUB-S17: Indicative public access route	128.15	Oppose	Pathways are already provided for within the existing planning framework pertaining to the Mission Development Area.	Exclude the Mission Development Area from the Standard as in SUB-S17.
Emerald Hills Joint Venture Limited	SUB - Subdivision /SUB - Subdivision - Standards Table /SUB-S18: Esplanade reserves	128.16	Amend	Unclear as to the implications of the Mission Development Area esplanade reserve requirements on the properties concerned.	Update according to new lot and zone/precinct references.
Emerald Hills Joint Venture Limited	PREC2 - Mission Residential Precinct /PREC2 - Mission Residential Precinct - Standards Table /PREC2-S1: Density	128.17	Amend	There are a range of terms used throughout the precincts and the appendices. These should be consistent for ease of implementation.	Review reference to 'Indicative Urban Development Extent' as opposed to 'Mission Residential Precinct'.

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Emerald Hills Joint Venture Limited	PREC2 - Mission Residential Precinct /PREC2 - Mission Residential Precinct - Standards Table /PREC2-S3: Front yards	128.18	Oppose	A 5m setback is not necessary.	Amend to a consistent 3m setback requirement.
Emerald Hills Joint Venture Limited	PREC2 - Mission Residential Precinct /PREC2 - Mission Residential Precinct - Standards Table /PREC2-S4: Neighbourhood centre - frontages	128.19	Oppose	A generic approach to a veranda may not result in the best outcome. Designing to a standard rather than to site specific requirements may result in unintended outcomes.	Delete (4) and consider as part of a resource consent application, which would be assessed as a Restricted Discretionary Activity in any case.
Emerald Hills Joint Venture Limited	GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table /GRZ-S9: Garages and accessory buildings	128.20	Oppose	Compromises variety in design – risks straight facades with no modulation.	Consider the best tool to achieve the outcome sought and make provision for narrow lots. This may include deleting the standard and relying on assessment criteria for multi-unit developments, or amendments to the standard.
Emerald Hills Joint Venture Limited	GRZ - General Residential Zone /GRZ - General Residential Zone - Standards Table /GRZ-S10: Windows to the street	128.21	Oppose	May affect energy efficiency.	Consider the best tool to achieve the outcome sought and make provision for narrow lots.
Emerald Hills Joint Venture Limited	PREC7 - Mission Rural Residential Precinct /PREC7 - Mission Rural Residential Precinct - Standards Table /PREC7-S1: Density	128.22	Oppose	The area presents opportunity for greater development.	Amend in line with the relief sought for SUB-S3 above (previous submission point).
Emerald Hills Joint Venture Limited	PREC2 - Mission Residential Precinct /Assessment criteria /PREC2-AC1: All subdivision and development	128.23	Amend	PREC2-AC1(a) - The outcomes referred to may not be in strict accordance with the Code of Practice for Land Development and Subdivision Infrastructure.	Amend (a) to acknowledge this in a similar manner as currently noted in Design Outcome 5 of the PDP for the Development Area.
Emerald Hills Joint Venture Limited	PREC2 - Mission Residential Precinct /Assessment criteria /PREC2-AC1: All subdivision and development	128.24	Amend	PREC2-AC1(c) - The outcomes referred to may not be in strict accordance with the Code of Practice for Land Development and Subdivision Infrastructure.	Amend (c) to acknowledge this in a similar manner as currently noted in Design Outcome 6 of the PDP for the Development Area (final bullet point).
Emerald Hills Joint Venture Limited	PREC2 - Mission Residential Precinct /Assessment criteria /PREC2-AC1: All subdivision and development	128.25	Amend	PREC2-AC1(n)-(q) - The wastewater system anticipated in the original Structure Plan is not feasible thus the assessment criteria is no longer applicable. Design Outcome 13 of the ODP as developed through the Plan Change process included a statement that water supply infrastructure is to be vested in Council. This direction should remain.	Amend or delete as necessary to accord to the low pressure system adopted for the Development Area. Amend (q) to give direction that wastewater infrastructure is to be vested in Council.
Emerald Hills Joint Venture Limited	PREC2 - Mission Residential Precinct /Assessment criteria /PREC2-AC1: All subdivision and development	128.26	Amend	PREC2-AC1(s)-(t) - The water supply system anticipated in the original Structure Plan is not feasible thus the assessment criteria is not applicable.Design Outcome 14 of the ODP as developed through the Plan Change process included a statement that water supply infrastructure is to be vested in Council. This direction should remain.	1. Amend or delete as necessary to accord to the solution being adopted for the Development Area. 2. Amend (t) to give direction that water supply infrastructure is to be vested in Council.
Emerald Hills Joint Venture Limited	PREC2 - Mission Residential Precinct /Assessment criteria /PREC2-AC1: All subdivision and development	128.27	Amend	PREC2-AC1(u) - Satisfying the requirements of ‘good ground’ under the New Zealand Building Code: NZBC B1/AS4 is not the only method of ensuring suitable foundation solutions.	Amend to enable ‘alternative solutions’ that achieve the same outcome as advised by a suitably qualified expert.
Emerald Hills Joint Venture Limited	PREC2 - Mission Residential Precinct /Assessment criteria /PREC2-AC1: All subdivision and development	128.28	Amend	The General Residential Zone assessment criteria should only apply to landuse.	Remove reference to the assessment criteria of the General Residential Zone when assessing subdivision applications.
Emerald Hills Joint Venture Limited	DEV3 - Mission Development Area /Assessment criteria /DEV3-AC1: All subdivision and development	128.29	Oppose	Oppose DEV3-AC1(b) - The extent to which the objectives and policies for the Mission Development Area will be achieved is a section 104(1)(a) matter and does not need to be re-traversed in an assessment criteria.	Delete (b).
Emerald Hills Joint Venture Limited	DEV3 - Mission Development Area /Assessment criteria /DEV3-AC1: All subdivision and development	128.30	Amend	DEV-AC1(g)-(h) - The stormwater solution for the Development Area is regulated by the HBRC stormwater discharge permit – meaning (g) – (h) are not necessary. Further, use of the word ‘wetland’ may be misleading i.e. low impact stormwater solutions involving attenuation and planted swales may appear as wetlands but may not meet the strict definition of wetlands.	Delete (g) and (h).
Emerald Hills Joint Venture Limited	DEV3 - Mission Development Area /Assessment criteria /DEV3-AC1: All subdivision and development	128.31	Amend	Amend DEV3-AC1(i) - Design Outcome 2 of the ODP as developed through the Plan Change process included a statement that stormwater infrastructure is to be vested in Council. This direction should remain.	Amend (i) to give direction that stormwater infrastructure is to be vested in Council.
Emerald Hills Joint Venture Limited	DEV3 - Mission Development Area /Assessment criteria /DEV3-AC1: All subdivision and development	128.32	Oppose	Oppose DEV3-AC1(n)-(q) - These provisions were determined as part of the original Plan Change to apply to the landscape and Visitor Precinct / Rural Production Precinct / Rural Residential Precinct.	Amend to clarify they do not apply to the Residential Precinct.
Emerald Hills Joint Venture Limited	DEV3 - Mission Development Area /Assessment criteria /DEV3-AC1: All subdivision and development	128.33	Oppose	Oppose DEV3-AC1(o) - (iii) refers to planting of the Eastern Hill face being for the purpose of screening houses in the Residential Precinct when viewed from Church Road. The owner of land within which the Residential Precinct is located does not own the eastern hill face so has no way of implementing this outcome.	Amend (iii) to refer to softening rather than screening as strict implementation of (iii) in its current form is not possible.
Emerald Hills Joint Venture Limited	SUB - Subdivision /Assessment criteria /	128.34	Oppose	The planning framework for the Mission Development Area was developed through a specific Plan Change process which produced a specific assessment criteria to guide development. It is not necessary to introduce additional matters.	Exclude consideration of the subdivision within the Mission development Area from SUB assessment criteria.
Emerald Hills Joint Venture Limited	SUB - Subdivision /Assessment criteria /SUB-AC1: General, applies to all subdivision (including boundary adjustments)	128.35	Oppose	Oppose SUB-AC1(a) - Compliance or otherwise with rules is the reason for an activity needing to be assessed against an assessment criteria and should not be re traversed. Similarly, whether a subdivision is consistent with all objectives and policies is a section 104(1)(a) matter and does not need to be re-traversed in an assessment criteria. Further, ‘consistent with’ is not the test in any case.	Delete (a).

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Emerald Hills Joint Venture Limited	SUB - Subdivision /Assessment criteria /SUB-AC2: Subdivision of three sites or more in residential, rural, commercial, and industrial zones (Number of allotments created SUB-S6)	128.36	Oppose	SUB-AC2(d) - Cul-de-sac options are enjoyed by the community and should not be limited to the circumstances stated.	Amend to allow flexibility based onsite specific characteristics, and not be so prohibitive.
Emerald Hills Joint Venture Limited	SUB - Subdivision /Assessment criteria /SUB-AC2: Subdivision of three sites or more in residential, rural, commercial, and industrial zones (Number of allotments created SUB-S6)	128.37	Oppose	Oppose SUB-AC2(h) - There is insufficient guidance to the community as to how this assessment criteria would be implemented.	Clarify the circumstances where vesting of infrastructure would not be accepted.
Emerald Hills Joint Venture Limited	SUB - Subdivision /Assessment criteria /SUB-AC2: Subdivision of three sites or more in residential, rural, commercial, and industrial zones (Number of allotments created SUB-S6)	128.38	Oppose	Oppose SUB-AC2(n)(ii) - Objectives and Policies should not be included as part of an assessment criteria. Further, none are proposed for consideration as part of this process.	Delete or amend to be more specific as to the matters to be considered.
Emerald Hills Joint Venture Limited	SUB - Subdivision /Assessment criteria /SUB-AC2: Subdivision of three sites or more in residential, rural, commercial, and industrial zones (Number of allotments created SUB-S6)	128.39	Oppose	Oppose SUB-AC2(a) - Objectives and Policies should not be included as part of an assessment criteria. Further, none are proposed for consideration as part of this process.	Delete (a).
Emerald Hills Joint Venture Limited	PREC7 - Mission Rural Residential Precinct /Assessment criteria /PREC7-AC2: All standard infringements (PREC7-S1 - PREC7-S2)	128.40	Oppose	Oppose PREC7-AC2(d) - The GRZ-AC1 assessment criteria applies to the General Residential Zone and is likely to be inappropriate for a Rural Residential Zone.	Delete (d).