

Submission relief, s42A recommendations and submitter response

Submitter #	Topic	Provision	Submission relief	Accept/reject	S42A recommendation	Submitter response
<b>Culture, Archaeology and Heritage – Section 8 Plan Provisions</b>						
NKNT 22.0 (8.73, 8.74)	Culture, Archaeology and Heritage	Appendix 5, Policy 2.9 Appendix 5, Performance Standard 2.4.4.6.10.	We note that the Plan Change 2: Pukehāngi Heights, Provisions for Notification, Appendix 5, Policy 2.9 refers only to 'cultural sites and areas within the Development Area ...'. We recommend that this be extended to include areas downstream affected by the development, eg, cultural sites at Tarewa.  Appendix 5, Performance Standard 2.4.4.6.10 refers to Protection of Cultural Identity and Sites of Archaeological or Cultural Importance. We recommend that this include cultural sites identified by traditional stories despite no physical evidence remaining. For example, Ngāti Kea Ngāti Tuarā have identified from traditional stories the approximate location within the development area of an ancient pā, Puketapu Pā, but no physical evidence was discovered in the archaeological investigation. This raises two points:  1. We recommend that all sites of cultural importance be identified and protected, not just those for which there is archaeological evidence.  2. We are conscious that some physical evidence may be uncovered during large-scale earthworks. Although there are heritage protocols and processes in place it is unclear how or whether any development plans will be amended to take account of such finds. This performance standard needs to take such an event into account.	Accept in part (8.136)	8.141 That the following amendments are made to A5.2A Pukehāngi Heights Development Area – Introduction:  <b>A5.2A PUKEHĀNGI HEIGHTS DEVELOPMENT AREA</b> <b>A5.2A.1 Introduction</b>  ...  While few archaeological features remain, the Cultural Impact Assessment prepared by Ngāti Kea Ngāti Tuarā <del>identifies</del> <u>cultural assessments prepared identifies</u> the area's cultural and historical significance, with settlement occurring over 500 years ago. The whole area is significant for Ngāti Kea Ngāti Tuarā as a meeting point between their ancestors' traditional homes of Horohoro, Tihi-o-Tonga, Tārewa and Patetere. Key cultural features include the old pā sites - Pukehāngi and Puketapu and the north-facing slopes from the kāinga at Papatara towards the north-west (along what is now Pukehāngi Road) that were used extensively by tangata whenua as mahinga kai.  <u>The area is also significant for other iwi and hapū with associations with the cultural landscape including downstream sites and values.</u>  ...  8.142 That the following amendments are made to Policy 2.9 Cultural Identity, Landscapes and Values: <b>Policy 2.9 Cultural: Identity, Landscapes and Values</b>  Ensuring that subdivision, use and development expresses the cultural history and identity of Tangata Whenua, recognises the cultural landscape, and recognises and protects the values of <u>archaeological and</u> cultural sites and areas within the Development Area by: <ul style="list-style-type: none"><li>Consulting with Tangata Whenua through the design and planning stages of development;</li><li>Expressing cultural identity through measures such as the inclusion of structures or art in public spaces, interpretation plaques, a cultural trail, place naming;</li><li>Recognising that the Development Area forms part of a wider cultural landscape for Ngāti Kea Ngāti Tuarā;</li><li><u>Recognising the interests of other Te Arawa iwi and hapū with associations with the cultural landscape including downstream sites and values;</u></li><li>Identifying <u>archaeological and</u> cultural sites and areas, and providing legal and practical access for Tangata Whenua;</li><li>Assessing the values and associations of identified <u>archaeological and</u> cultural sites and areas, and the wider cultural landscape; and</li><li>Mitigating adverse effects on the values and associations of identified sites and areas, <u>and other sites and areas that may be discovered during development,</u></li></ul> <del>Information on the cultural history of the area is included in a Cultural Impact Assessment report provided in the by Ngāti Kea Ngāti Tuarā: Cultural Impact Assessment – An Assessment of the Cultural Impact of the Proposed Pukehāngi Heights Development (Te Rūnanga o Ngāti Kea Ngāti Tuarā, May 2019).</del>  8.143 That the following amendments are made to Rule A5.2.3.1.11 11. Subdivision where the site includes a <u>site</u> of archaeological or cultural importance. <u>site</u> , RD	
TALT 10.0 (8.75)  NW 42.0 (8.75)	Culture, Archaeology and Heritage	Introduction Policy 2.9	Retain recognition of the Cultural Impact Assessment prepared by Te Rūnanga o Ngāti Kea Ngāti Tuarā and add to the introduction and policy 2.9 a recognition of the potential for cultural impacts on other iwi and hapū and the wider cultural landscape including downstream sites and values.	Accept (8.134)	<ul style="list-style-type: none"><li><u>Recognising the interests of other Te Arawa iwi and hapū with associations with the cultural landscape including downstream sites and values;</u></li><li>Identifying <u>archaeological and</u> cultural sites and areas, and providing legal and practical access for Tangata Whenua;</li><li>Assessing the values and associations of identified <u>archaeological and</u> cultural sites and areas, and the wider cultural landscape; and</li><li>Mitigating adverse effects on the values and associations of identified sites and areas, <u>and other sites and areas that may be discovered during development,</u></li></ul>	Acceptable
TALT 10.1 (8.75, 8.77)  NW 42.1 (8.75, 8.77)	Culture, Archaeology and Heritage	Performance Standards for Subdivision A5.2.3.4.10 and A5.2.4.4.6  Performance Standards for Land Use A5.2.3.3 and A5.2.4.3 Structure Plan Key	Retain and expand performance standards to include reference to potential cultural impacts on other iwi and hapū and introduce similar performance standards to be applied to land use applications.  Label identified sites on structure plan as both Cultural and Archaeological sites.	Accept (8.134)	<del>Information on the cultural history of the area is included in a Cultural Impact Assessment report provided in the by Ngāti Kea Ngāti Tuarā: Cultural Impact Assessment – An Assessment of the Cultural Impact of the Proposed Pukehāngi Heights Development (Te Rūnanga o Ngāti Kea Ngāti Tuarā, May 2019).</del>  8.143 That the following amendments are made to Rule A5.2.3.1.11 11. Subdivision where the site includes a <u>site</u> of archaeological or cultural importance. <u>site</u> , RD	Acceptable
TALT 10.2 (8.78, 8.79)	Culture, Archaeology and Heritage	Policy 2.9	Retain and amend to include reference to potential cultural impacts on other iwi and hapū, their associations to the area and the wider cultural landscape including downstream sites.	Accept (8.134)	8.146 That the following amendments are made to Performance Standards A5.2.3.4.10 and A5.2.4.4.6 <b>Protection of Cultural Identity and Sites of Archaeological or Cultural Importance:</b>	Acceptable

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NW 42.2 (8.78, 8.79)			Add to the policy a process for altering subdivision and development plans to accommodate the discovery of culturally significant sites within the area. This could be achieved by amending the last bullet point of policy 2.9 to refer to mitigating, remedying or avoiding adverse effects on discovered, as well as already identified, cultural sites and areas.		<p><b>10 Protection of Cultural Identity and Sites of Archaeological or Cultural Importance</b></p> <p>The application shall:</p> <ol style="list-style-type: none"> <li>a. Report on the outcomes of consultation with Ngāti Kea Ngāti Tuarā <u>and, where relevant, with other Te Arawa iwi and hapu with associations with the cultural landscape including downstream sites and values;</u></li> <li>b. <u>Report on the outcomes of consultation with Heritage NZ if the subdivision includes an archaeological or cultural site;</u></li> <li>c. Identify measures that express the cultural identity of Ngāti Kea Ngāti Tuarā with the land, including: <ol style="list-style-type: none"> <li>i. Incorporate landmark features such as traditional or contemporary art works, into the street network that reflect the history of the area;</li> <li>ii. Identify names of streets that reflect cultural associations of Tangata Whenua with the area;</li> </ol> </li> <li>d. <u>Identify measures that recognise and protect the interests of other Te Arawa iwi and hapu with associations with the cultural landscape including downstream sites and values;</u></li> <li>e. Identify measures to recognise the wider cultural landscape;</li> <li>f. Identify the location, extent and scale of the proposal in relation to any identified <u>cultural and archaeological sites and areas;</u></li> <li>g. <u>Identify the process and protocols that will be applied if other cultural and archaeological sites and areas are discovered prior to or during site works or development;</u></li> <li>h. Identify how <u>cultural and archaeological sites and areas</u> heritage values will be protected, including: <ol style="list-style-type: none"> <li>i. How <u>archaeological sites and areas</u> will be integrated into the development;</li> <li>ii. <u>How sites and areas will be separated or buffered from urban activities;</u> and</li> <li>iii. Monitoring of the effects of development on <u>archaeological sites and areas;</u></li> </ol> </li> <li>i. Include proposals for the provision of access by Tangata Whenua to any <u>cultural and archaeological sites</u> and the on-going management of these sites; and</li> <li>j. Include mechanisms, for example, cultural awareness training or pre-start meetings, to ensure contractors are aware of the potential for archaeological discoveries, and the protocols to be followed should evidence be discovered.</li> </ol> <p><b>Advice Notes:</b></p> <ol style="list-style-type: none"> <li>1. <u>Ngāti Kearoa Ngāti Tuarā Environmental Management Plan provides policies and protocols relating to wāhi tapu, wāhi whakahirahira and the discovery of koīwi tangata (remains) or taonga tuturu (traditional artefacts).</u></li> <li>2. <u>An Archaeological Authority is required from Heritage NZ for the modification or damage of an archaeological site, either recorded or unrecorded.</u></li> </ol> <p>8.147 That the following amendments are made to Rule A5.2.4.1.</p> <p>7. Subdivision where the site includes a <u>n</u> site of archaeological or cultural importance <u>site</u>. RD</p> <p>8.148 That the following Land Use Performance Standards are included in A5.2.3.3 and A5.2.4.3:</p> <p><u>1. The performance standards in A5.2.3.4 Performance Standards – Subdivision shall apply, where relevant, to any proposed land use that occurs prior to subdivision.</u></p> <p><u>9. The performance standards in A5.2.4.4 Performance Standards – Subdivision shall apply, where relevant, to any proposed land use that occurs prior to subdivision.</u></p> <p>8.149 That the Structure Plan key is amended as follows:</p> <p><u>Cultural and</u> Archaeological Sites</p>	

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TALT 10.3 (8.75, 8.611)  NW 42.3 {8.611}	Non-Notification (Residential and Rural Residential Zones)	Introductory Principles A5.2.3.2 A5.2.4.2 A5.2.5.2 (Non-notification provisions)	Reword the structure plan principles to ensure it is Tangata Whenua who determine if the recognition and proception of cultural values is appropriate and the expression of those values provided for; and Revise the non-notification provisions to provide for Tangata Whenua as affected parties.	Accept (8.134)	8.144 That the following amendments are made to Rules A5.2.3.2: <b>Non-Notification:</b> Any application for resource consent for the activities listed in Table A5.2.3.1a4 -11 shall be considered without public notification or limited notification <del>or the need to obtain the written approval from affected parties</del> if the Land Use and/or Subdivision are consistent with the principles of the Pukehāngi Development Area Structure Plan <u>Pukehāngi Development Area Structure Plan and Performance Standards, with the exception that any application that has potential effects on culturally significant sites, downstream water quantity, downstream water quality or Lake Rotorua water quality will require the written approval of Te Rūnanga o Ngāti Kearoa Ngāti Tuarā Trust, Ngāti Whakaue, and Te Arawa Lakes Trust in order to proceed without limited notification.</u> 8.145 That the equivalent changes to Rules A5.2.4.2 and A5.2.5.2: Non-Notification are also made, recognising that the reference to the rule table within the rule will differ from that quoted above.	Acceptable
<b>Flooding and Stormwater – Section 8 Plan Provisions</b>						
NKNT 22.2 (8.204)	Natural Hazards	Storm water	Increased volume of storm-water flowing into the Mangakakahi and Utuhina Streams. Ngāti Kearoa Ngāti Tuarā supports the Rotorua Lakes Council undertaking of further catchment modelling, as outlined in Provisions for Notification, Appendix 5, Policy 3.1, but we want to be assured that any downstream flooding to areas including Riri Street, Sunset Road, and our kāinga at Tārewa Pounamu, will be avoided.  The plan change policies should clearly state that developments which do not demonstrate a reduction in flood risk and an improvement in water quality be refused consent.	Accept in part (8.262)	Objective 3: Pukehāngi Heights Development Area – Flood Hazard Risk Management Ensure that development within the Pukehāngi Heights Development Area achieves and maintains a low level of flood hazard risk within the Development Area, and that risk is not increased for urban areas in the downstream catchment.  Policy 3.1 Flooding and Stormwater Ensure that risk from flooding is managed by: <ul style="list-style-type: none"> <li>• Prior to subdivision and development, undertaking a flood risk assessment using a detailed catchment-wide model (which may include detailed hydrological and hydraulic modelling and hazard mitigation) to show how low flood risk will be achieved and maintained within the Development Area without increasing flood risk to downstream urban areas;</li> <li>• Providing overland flow paths for events that are greater than that designed for; and</li> <li>• Providing for other treatment measures that may arise because of site specific assessments.</li> </ul>	
TALT 10.4 (8.205, 8.257)	Three Waters	Objective 2 Policy 2.3 Objective 3 Policy 3.1	Retain objective 2 and expand to include surrounding areas and downstream water quality improvements. Retain Policy 2.3 and low impact design principles throughout the Structure Plan. Retain Objective 3 and policy 3.1. Add a policy stating that applications which do not demonstrate that they will avoid an increase in downstream flood risk will be refused consent.	Accept in part (assume 8.262 applies)	8.263 Amend Subdivision Performance Standards A5.2.3.4.7 in the Residential Zone as follows: “A Stormwater Management Plan shall be provided which shall address; <ul style="list-style-type: none"> <li>• The scale and form of foreseeable urban development in the <del>applicable catchment</del> <u>Development Area</u>;</li> <li>• An assessment of effects on stormwater water quality and quantity, including erosion and flooding hazards, in the <del>applicable catchment</del> <u>Utuhina Catchment</u> for the full reach downstream to Lake Rotorua;</li> </ul>	Acceptable
NW 42.6 (8.206)	Three Waters		To ensure this, the Pukehāngi Development Area Structure Plan must <u>require</u> development incorporating green infrastructure and water sensitive design to the highest possible standard to ensure no flooding or negative impacts on water quality occur downstream as part of any development plan. i.e: <ul style="list-style-type: none"> <li>• <u>Require</u> integrated management of land use and storm water.</li> <li>• <u>Require</u> the management of water quality and quantity through the application of low impact design including the development of “treatment trains” using measures that distribute storm water management across the development sites including: <ul style="list-style-type: none"> <li>• Source Control – individual lot level storm water management including soak holes for</li> </ul> </li> </ul>	Accept in part 8.262	8.264 Amend Subdivision Performance Standards A5.2.4.4.4 in the Rural Zone as follows: “A Stormwater Management Plan shall be provided which shall address; <ul style="list-style-type: none"> <li>• The scale and form of foreseeable urban development in the <del>applicable catchment</del> <u>Development Area</u>;</li> <li>• An assessment of effects on stormwater water quality and quantity, including erosion and flooding hazards, in the <del>applicable catchment</del> <u>Utuhina Catchment</u> for the full reach downstream to Lake Rotorua;</li> </ul> 8.265 Amend Table A5.2.3.1 a Pukehāngi Heights Development Area Residential 1 to include the following: <u>15 Subdivision that would otherwise be a Restricted Discretionary Activity and that does not comply with A5.2.3.4.7 Stormwater Management and A5.2.3.4.8 Natural Hazard Risk Management NC</u>	

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			<p>capturing roof runoff, rain gardens, rainwater harvesting;</p> <ul style="list-style-type: none"> <li>Site Control – collecting and conveying runoff from a collection of lots through to smaller storm water management facilities including dry attenuation zones and swales;</li> <li>Regional Control – larger dedicated catchment facilities, such as detention basins, ponds and wetlands</li> </ul> <ul style="list-style-type: none"> <li><b>Require</b> storm water infiltration measures based on a geotechnical assessment to achieve and maintain a low level of risk of landslip or liquefaction within the Development Area without increasing risk elsewhere;</li> <li><b>Require</b> the minimising of the formed width of roads to reduce storm water run-off while ensuring that road function and safety are maintained;</li> <li><b>Require</b> the Integrated use of open space for storm water management and recreation including <ul style="list-style-type: none"> <li>the provision and protection of adequate space to safely accommodate detention ponds; and</li> <li>overland flow paths; and</li> <li>ensuring that appropriate storm water infrastructure is provided at the right time and that costs are shared on an equitable basis.</li> </ul> </li> </ul>		<p>8.266 Amend Table A5.2.4.1 a Pukehāngi Heights Development Area Residential 1 to include the following:</p> <p><u>10 Subdivision that would otherwise be a Restricted Discretionary Activity and that does not comply with A5.2.3.4.4 Stormwater Management and A5.2.3.4.5 Natural Hazard Risk Management NC</u></p> <p>8.267 Amend the Structure Plan to show the locations of Stormwater Attenuation/Public Open Space area with indicative symbols and a notation in the legend: <b>“Final Location and Layout subject to Final Design in accordance with subdivision performance standards and compliance with Stormwater Discharge Consent Conditions”</b> and to show notations indicating the potential to incorporate downstream measures in the Catchment Management Plan.</p>	
<b>Water Quality and Stormwater – Section 7 Objectives and Section 8 Plan Provisions</b>						
TALT 10.4 (7.11, 7.32, 8.271)	Three Waters	Objective 2 Policy 2.3 Objective 3 Policy 3.1	Summarised above	Reject (7.40) Accept in part (8.281)	Objective 2: Pukehāngi Heights Development Area – Integrated Urban Design The environmental quality, character, amenity and cultural values of the Pukehāngi Heights Development Area are developed and then maintained and enhanced through appropriate urban planning and design <u>including stormwater treatment design which protects downstream water quality.</u>	Acceptable with amendment (shown blue).
NW 42.4 (7.11, 7.32)	Natural Hazards	Lake Rotorua Water Quality	Policy within the plan needs to ensure that resource consent applications which do not reduce flood risk to our whānau, hapu and iwi living downstream from the development are rejected. (Retain Objective 2 and expand to include surrounding areas and downstream water quality improvements. Retain Policy 2.3 and low impact design principles throughout the Structure Plan. Retain Objective 3 and Policy 3.1 Add a policy stating that applications which do not demonstrate that they will avoid an increase in downstream flood risk and negative impact on water quality will be refused consent.)	No recommendation (assume reject and 7.40 applies)	Policy 2.3 Integration of Land Use and Stormwater Management Provide for integrated management of land use and stormwater by: <ul style="list-style-type: none"> <li>Management of water quality and quantity through the application of low impact design principles with the development of a “treatment train” using measures that distribute stormwater management across the site including: <ul style="list-style-type: none"> <li>Source Control - individual lot level stormwater management approaches such as soak holes for capturing roof runoff, rain gardens, rainwater harvesting;</li> <li>Site Control – collecting and conveying runoff from a collection of lots through to smaller stormwater management facilities such as dry attenuation zones, swales, through to;</li> <li>Regional Control - larger dedicated catchment facilities, such as detention basins, ponds and wetlands.</li> </ul> </li> <li>Designing stormwater infiltration measures based on a geotechnical assessment to achieve and maintain a low level of risk of landslip or liquefaction within the Development Area without increasing risk elsewhere;</li> <li>Minimising the formed width of roads to reduce stormwater run-off while ensuring that road function and safety is maintained;</li> </ul>	
NKNT 22.3 (7.14, 7.35, 8.272)	Three Waters	Water quality	Water quality problems with increased contamination from waste-water of streets and sumps, oils and plastics, silt and faecal coliforms from birds and animals, all washing downstream into the Mangakakahi, Otamatea, and Utuhina Streams and	Reject (7.40) Accept in part (8.281)		

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			<p>into Lake Rotorua. Ngāti Kearoa Ngāti Tuarā support the proposed Pukehāngi development using a low impact urban design for storm-water and recommend that all developers of each subdivision be required to use low impact design for storm water to decrease the potential impact on the Utuhina stream. We want to be assured that this development will not lead to a decrease in water quality in the Mangakakahi and Utuhina streams and further degradation of Lake Rotorua.</p> <p>Ngāti Kearoa Ngāti Tuarā want to be assured that Rotorua Lakes Council recognises and provides for the national significance of freshwater and Te Mana o te Wai through giving effect to the National Policy Statement for Freshwater Management 2014.</p> <p>The Policy Statement requires Council to consult and engage with our communities, to set objectives for the state of fresh water bodies in its region and to set limits to meet these objectives. That includes requirements to:</p> <ul style="list-style-type: none"> <li>• engage with tangata whenua to identify the values they have for freshwater;</li> <li>• involve iwi and hapū in decision-making and management of freshwater; and</li> <li>• determine the appropriate set of methods for the objectives and limits.</li> </ul>		<ul style="list-style-type: none"> <li>• Integrating the use of open space for stormwater management and recreation including the provision and protection of adequate space to safely accommodate detention ponds and overland flow paths; and</li> <li>• Ensuring that appropriate stormwater infrastructure is provided at the right time and that costs are shared on an equitable basis.</li> </ul> <p>As above.</p> <p>Amend Subdivision Performance Standards A5.2.3.4.7 and 8 in the Residential Zone</p> <p>Amend Subdivision Performance Standards A5.2.4.4.4 and 5 in the Rural 2 Zone</p> <p>Amend Subdivision Performance Standards A5.2.4.4.4 and 5 in the Rural 2 Zone to include new Rule 15, NC</p> <p>Amend Table A5.2.4.1 a Pukehāngi Heights Development Area Residential 1 to include new Rule 10, NC.</p>	
NW 42.6 (8.273)	Three Waters		Summarised above	Accept in part (8.281)		
NW 42.7 (8.274)	Three Waters		<p>Ngāti Whakaue want to be assured that Rotorua Lakes Council takes into effect the national significance of freshwater and Te Mana o te Wai through the National Policy Statement for Freshwater Management 2014. The Policy Statement requires Council to consult and engage with our communities, to set objectives for the state of freshwater bodies in its region and to set limits to meet these objectives. That includes requirements to:</p> <ul style="list-style-type: none"> <li>• engage with tangata whenua to identify the values they have for freshwater;</li> <li>• involve iwi and hapū in decision-making and management of freshwater; and</li> <li>• determine the appropriate set of methods for the objectives and limits.</li> </ul>	No recommendation		
<b>Lake Rotorua Nutrient Management – Section 6 Strategic Issues, Section 7 Objectives and Section 8 Plan Provisions</b>						
TALT 10.3 (6.47)	Non-Notification	Non-notification provisions	Summarised above	Addressed in Section 7 and Section 8 (6.68)	As above for non-notification provisions	Acceptable

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NW 42.5 (6.47, 7.10,7.19)	Three Waters	Lake Rotorua Water Quality	The plan change should not proceed without robust modelling which demonstrates that nutrient flows within the Rotorua Lake catchment will be reduced.	Accept Section 7.29	7.30 Add the following to the "General Principles" in the Introduction A5.2A.1: <u>Development that is designed within nutrient management limits and demonstrates no-net-increase reductions in nitrogen entering Lake Rotorua.</u>	
TALT 10.5 (6.47, 8.157?)	Three Waters	Nutrient Flows	The plan change should not proceed without robust modelling which demonstrates that nutrient flows within the Rotorua Lake catchment will be reduced.	Addressed in Section 7 and Section 8 (6.68) Accept in part (8.180?)	7.31 Add the following to A5.2A.2 Objectives and Policies: <u>Objective 5: Pukehāngi Heights Development Area – Nutrient Management</u> <u>Development within the Pukehāngi Heights Development Area results in no-net-increase decreases in nutrient losses thereby contributing to water quality improvements in Lake Rotorua.</u>	Acceptable with amendment (shown <u>blue</u> ).
NKNT 22.3 (8.157?)	Three Waters	Water quality	Summarised above.	Accept in part (8.180?)	8.181 Add the following policies <u>Policy 5.1 Subdivision and land use shall, where practicable, be designed to achieve nutrient losses within the nutrient limits of the land.</u> <u>Policy 5.2 Any nutrient losses from subdivision and land use shall not exceed the nutrient limits of the land unless those losses are offset by nutrient loss reductions on other land.</u> <u>Policy 5.3 The assessment of nutrient losses shall follow best practice and be in accordance with any Council approved policy or guidelines, including any Nitrogen Allocation Transfer Plan (or equivalent) certified under the discharge consent for the Rotorua Wastewater Treatment Plant</u>	
NKNT 22.4 (8.157?)	Three Waters		Rotorua Lakes Council already has issues with sewerage management and an additional 700-800 houses will increase this burden. Ngāti Kearoa Ngāti Tuarā want to be assured that the sewerage from this development does not lead to any further degradation of Mangakakahi and Utuhina streams or Lake Rotorua.	Accept in part (8.180?)	8.182 Add the following Rules A5.2.3.4 Performance Standards – Subdivision (Residential 1) <u>14 Nutrient Management</u> <u>A Nutrient Management Plan for the entire site, including any balance area, shall be submitted that includes:</u> <u>a. Confirmation of the Nitrogen Discharge Allocation for the parent Rural property;</u> <u>b. Calculation of the nitrogen losses from the proposed development of the land in accordance with any Council approved policy or guidelines, and undertaken by a suitably qualified person;</u> <u>c. Where the losses from the development exceed the Nitrogen Discharge Allocation for the Rural property, proposals for nutrient loss reductions. This may include the application of a Council-operated offset regime.</u> <u>d. Nutrient management requirements to be met at full development and, where stated, at each stage of development.</u> A5.2.4.4 Performance Standards – Subdivision (Rural 2) <u>10 Nutrient Management</u> <u>A Nutrient Management Plan for the entire site, including any balance area, shall be submitted that includes:</u> <u>a. Confirmation of the Nitrogen Discharge Allocation for the parent Rural property;</u> <u>b. Calculation of the nitrogen losses from the proposed development of the land in accordance with any Council approved policy or guidelines, and undertaken by a suitably qualified person;</u> <u>c. Where the losses from the development exceed the Nitrogen Discharge Allocation for the Rural property, proposals for nutrient loss reductions. This may include the application of a Council-operated offset regime.</u> <u>d. Nutrient management requirements to be met at full development and, where stated, at each stage of development.</u>	