

Further Submission Form

In support of, or in opposition to,
 submission/s on notified:

ECM Project: DPRPh5-04
 ECM #
 FS #
 Customer #
 Property #

Proposed Waikato District Plan – Stage 1

Clause 8 of Schedule 1, Resource Management Act 1991

Closing date for further submissions: 9am on Monday 27 May 2019

To submit electronically please go to: www.waikatodistrict.govt.nz/pdp

1. Further Submitter details: (mandatory information)	
Full name of individual/organisation making further submission:	Blue Wallace Surveyors Ltd
Contact person (if different from above)	Tim Lester
Email address for service	tim.lester@bluewallace.co.nz
Postal address for service	PO Box 38, Hamilton 3240
	Postcode: 3240
Preferred method of contact	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone numbers	Daytime:
	Mobile: 021 993223
Correspondence to	<input type="checkbox"/> Submitter <input checked="" type="checkbox"/> Contact person <input type="checkbox"/> Both

2. Eligibility to make a further submission (for information on this section go to RMA Schedule 1, clause 8)
I am:
<input checked="" type="checkbox"/> A person representing a relevant aspect of the public interest; <i>In this case, also specify below the grounds for saying that you come within this category; or</i>
<input checked="" type="checkbox"/> A person who has an interest in the proposal greater than the interest that the general public has. <i>In this case, also specify below the grounds for saying that you come within this category; or</i>
My reasons for selecting the category ticked above are:
Land Development professional service provision

3. Request to be heard at a hearing
<input checked="" type="checkbox"/> Yes, I wish to be heard at the hearing in support of my further submission; or
<input type="checkbox"/> No, I do not wish to be heard at the hearing in support of my further submission

4. Joint submission
If others make a similar submission, I will consider presenting a joint case with them at the hearing
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no


5. Checklist for further submission being made

- I have filled in the table on the next page with details of my further submission.
- I have added 21 further pages/sheets that form part of my further submission.
- I understand that I am responsible for serving a copy of my further submission on the original submitter(s) within 5 working days after it is served on Council.

6. Signature of further submitter *(a signature is not required if you make your submission by electronic means)*

Signature of further submitter (or person authorised to sign on their behalf)

Signature: _____



Date: _____

14/7/2019

(type name if submitting electronically)

7. Return this form no later than 9am Monday 27 May 2019 by:

- Delivery to any Waikato District Council office or library
- Post to Waikato District Council, Private Bag 544, Ngaruawahia 3742
- Email to districtplan@waidc.govt.nz

8. Important notes to person making a further submission:

A. Content of further submission

A further submission must be limited to a matter in support of, or in opposition to, an original submission.

A further submission cannot introduce new matters that were not raised in original submissions.

Please note that your further submission (or part of your further submission) may be struck out if the authority is satisfied that at least one of the following applies to the further submission (or part of the further submission):

- it is frivolous or vexatious
- it discloses no reasonable or relevant case
- it would be an abuse of the hearing process to allow the further submission (or the part) to be taken further
- it contains offensive language
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

B. Serving a copy of your further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on Council.

C. Privacy Information

Council will make all further submissions, including name and contact details, publicly available on Council's website. Personal information will also be used for the administration of the submission process and will be made public.



Blue Wallace Surveyors Ltd.

Our Ref: 18067
Client: Blue Wallace Surveyors Ltd

16 July 2019

Waikato District Plan Review Team

Waikato District Council

Private Bag 544

Ngaruawahia 3742

New Zealand

Murray Wallace B.Surv., MNZIS
Tony Tynan B.Surv., MNZIS

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Ph: 07 839 7799
Fax: 07 839 4455
www.bluewallace.co.nz

- Registered Land & Engineering Surveyors
- Land Development Consultants
- Resource Management Planners
- Members of the Consulting Surveyors of New Zealand 
- Registered Professional Surveyors

Phone 07 839 7799

Transmittal via e-mail: districtplan@waidc.govt.nz

Attention: District Plan Review Team

RE: Further Submission by Blue Wallace Surveyors Ltd on the Proposed Waikato District Plan

To Whom it may concern,

Please find attached a Further Submission lodged by Blue Wallace Surveyors Ltd (original Submitter No. 662) in regard to the notified Proposed Waikato District Plan (PWDP).

Submitter details are as follows:

Organisation	Blue Wallace Surveyors Ltd
Attention	Tim Lester
Email	tim.lester@bluewallace.co.nz
Phone No.	021993223
Postal Address	PO Box 38, Hamilton 3240
I am not a person who could gain an advantage in trade competition through this submission.	
I wish to be heard	Yes

Blue Wallace Surveyors Ltd (Blue Wallace) is a Hamilton based firm of Surveyors, Engineers and Planners with over 20 years' experience in land development matters within the Waikato Region.

Blue Wallace deals primarily with resource management planning, land development engineering design and cadastral surveying to private individuals, local body authorities, companies and developers.

Blue Wallace has had a close working relationship with the Waikato District Council – particularly in the areas of subdivisions in the District. As a consequence, we feel that it is important to be meaningfully engaged with the PWDP development so as to provide our perspective on current and future subdivision and land use regulation in the Waikato District.

As a result of Blue Wallace’s land development interest in the district, the following set of PWDP further submissions have been prepared for Council’s consideration.

Blue Wallace (original Submitter No. 662) has provided a number of specific submissions which relay support, support in part, or opposition to the notified draft provisions of the PWDP. Such submissions reflect our own professional judgement on land development matters, as well as being reflective of the commercial reality of land development that ensure that we can act as efficiently and effectively as possible for our broad range of Clients.

Whilst each of the submission points are self-explanatory in their reasons and decisions sought, we contend a more detailed reasoning to the decisions sought can, and will, be provided during the hearing phase of the process; hence, Blue Wallace wish to be heard in support of the submissions below.

Any conformation of the points raised in the submission below can be made to Blue Wallace Surveyors Ltd via tim.lester@bluewallace.co.nz.

Regards

A handwritten signature in blue ink, appearing to read 'Tim Lester', with a stylized flourish at the end.

Tim Lester

For Blue Wallace Surveyors Ltd

<i>Original Submitter</i>	<i>Address</i>	<i>Original Submitter No.</i>	<i>Submission Point</i>	<i>Support or Oppose</i>	<i>Reason</i>	<i>Decision Sought</i>
Kewwa Low Geotec Low Ltd	klow@xtra.co.nz	45	1	Support	The Submitter agrees with the point that the proposed rezoning of the land located at 2044 River Road to Rural will have an isolated and 'unfair' economic impact on the landowner without any identified beneficial environmental outcome for the Site or surrounding areas (which is dominated by Rural Residential land use).	Blue Wallace seek that Council accept the submission point and retain the property's Country Living Zone status in the PDP.
Gary McMahon	mahoon@xtra.co.nz	50	1	Support	The Submitter agrees with this point as it is consistent with the Blue Wallace Surveyors Ltd (BWS) submission and provides necessary flexibility for appropriate development within the Country Living Zone.	Blue Wallace seek that the submission point be allowed in full.
Waikato Regional Council	Lisette.balsom@waikatoregion.govt.nz	81	143	Support	The submission point shares the view of the Submitter that the objective is appropriate to guide development.	Blue Wallace seek that the submission point be allowed in full.
Waikato Regional Council	Lisette.balsom@waikatoregion.govt.nz	81	166	Oppose	The submission point is opposed as the Submitter contends the prohibition of land for subdivision is too	Blue Wallace seek that the submission be rejected, and a

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					heavy handed. It is considered that a co-operative approach would be more appropriate, and a more equitable solution could be developed.	more appropriate compromise be implemented.
Waikato Regional Council	Lisette.balsom@waikatoregion.govt.nz	81	167	Oppose	This will further restrict the ability for farmers to be able to retain rural lifestyle following retirement (succession planning). The 20ha area is considered to be appropriate.	Blue Wallace seek that the submission point be declined in full.
Waikato Regional Council	Lisette.balsom@waikatoregion.govt.nz	81	173	Oppose	The submitter opposes this submission point as it will increase the lot size requirement and restrict farmers ability to retain rural lifestyle following retirement (i.e., succession planning). The 20ha area is appropriate.	Blue Wallace seek that the submission point be rejected and the current 20ha area be retained as written.
Martin Lynch	mslynch@xtra.co.nz	161	1	Support	BWS agrees with this point in that rezoning the property located 2044 River Road from Country Living to Rural is illogical in consideration of the surrounding rural-residential environment. Further, by rezoning the land to Rural in the PDP, reverse	Blue Wallace seek that Council accept the submission point and retain the property's Country Living Zone status in the PDP.

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					sensitivity effects will ensue on established rural residential land use surrounding the Site.	
Martin Lynch	mslynch@xtra.co.nz	161	2	Support	The Submitter supports this point as prohibiting subdivision in the Country Living Zone UEPA is unreasonable given that provision for future urbanisation can still be provided at the subdivision stage of development. The Submitter seeks that provision for Subdivision in the UEPA is provided for, albeit with an expectation that a higher density concept plan is approved as part of the assessment process.	That Council accept the submission point and provide a mechanism to be able to subdivide Country Living Zone Land contained within the UEPA.
Katherine Wilson (Property Council New Zealand)	rona@propertynz.co.nz	198	7	Support	This submission point shares the view by Blue Wallace, in that the dwelling quantum set by this objective is too rigid and greater consideration should be given to market demand.	That the submission be accepted by Council.
EnviroWaste New Zealand Ltd	jeremyt@barker.co.nz	302	44	Support	The Submitter supports this submission point as it acknowledges that non-rural	Blue Wallace seek that the submission point

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					activities can be provided within the rural zone in appropriate instances.	be accepted in full.
EnviroWaste New Zealand Ltd	jeremyt@barker.co.nz	302	31	Support	The Submitter supports this submission point as it recognises that there is environmental benefit to extending significant areas of vegetation and this should be acknowledged in the District Plan.	Blue Wallace seek that the submission point be allowed in Full.
Metro Planning Ltd	brian@metroplanning.co.nz	312	2	Support	The Submitter supports the submission point requesting the activity status be converted to noncomplying, as the prohibition of subdivision is unnecessarily heavy handed by Council and precludes collaboration.	Blue Wallace seek that the submission point be allowed in full.
Gwyneth & Barrie Smith	neil@subdivision.co.nz	332	9	Support	The Submitter supports this submission point, as it acknowledges that the prohibition of subdivision is too heavy handed. The submitter also supports the replacement of the term 'lot' with 'record of title'.	Blue Wallace seek that the submission point be allowed in full.
Auckland Council	unitaryplan@aucklandcouncil.govt.nz	372	19	Oppose	The submission point is opposed as the Submitter contends the prohibition of	Blue Wallace seek that the submission be

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					land for subdivision is too heavy handed. It is considered that a co-operative approach would be more appropriate, and a more equitable solution could be developed.	rejected, and a more appropriate compromise be implemented.
Alan Bekhuis	alan@casedimage.com	396	1	Oppose	The Submitter opposes this submission point as topographical constraints and slope do not necessarily prevent development at a residential density. Points made in the submission relating to transportation are noted; however, a comprehensive Traffic Impact Assessment can be provided for any future residential development whereby connections to the wider transportation network can be assessed and provided for based on merit. In providing a rural-residential 'belt' to the south-east of the Ngaruawahia Township will restrict population growth and expectation that could	Blue Wallace seek that Council reject the submission point – and retain the proposed residential zoning to the south-east of Rangimarie as currently notified in the PDP.

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					be provided for one of the Waikato Districts key growth areas.	
Heather Perring (BTW)	info@btw.nz	445	4	Support	The Submitter supports this submission point to the extent that it acknowledges more flexibility is required considering that the future proof strategy is subject to change after 2017.	Blue Wallace seek that the submission be allowed in full.
Perry Group Limited	aaron.collier@aurecongroup.com	464	1	Support	This submission point is supported for the following reasons: - It identifies that flexibility is needed when considering future growth areas. - Future Proof will be subject to future amendments. - There are other relevant documents to guide development in the district - Growth should not be restricted to within towns.	Blue Wallace seek that the submission be supported in full.
CKL	andrew.wood@ckl.co.nz	471	44	Support	The Submitter supports this submission point in principle, as it is substantively similar to the Blue Wallace submission point and acknowledges that it is not always practical to follow a	Blue Wallace seek that the submission point be allowed in full.

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					grid layout. The less definitive wording is more appropriate than how it is currently worded.	
CKL	andrew.wood@ckl.co.nz	471	2	Support	The Submitter supports this submission point as it is appropriate for accessways to be included as a permitted activity considering that they are inherent to subdivision development.	Blue Wallace seek that the submission point be allowed in full.
Anna Noakes	noakesa@gmail.com	524	43	Support	This submission point shares the view of the Submitter that the objective is suitable and should be retained.	Blue Wallace seek that the submission point be allowed in full.
Lance Vervoort (Hamilton City Council)	laura.galt@hcc.govt.nz	535	77	Oppose	BWS does not consider that the Hamilton City Council submission point is accurate when stating that a prohibited activity status is imperative in the UEPA to ensure that the objectives and policies are achieved. Similar to urban expansion areas within Hamilton City (i.e., Peacockes Stage 2) the provision of a concept plan addressing future integration with impending urbanised land use can, and should be	Blue Wallace seek that the point is rejected based on a more considered planning solution that will rationalise both parties' interests.

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					considered as a sensible approach to development in the PDP urban expansion areas opposed to a catch-all prohibited 'space saving' approach. A more appropriate and equitable planning solution for development in the UEPA is that of collaboration between landowners and affected parties (i.e., HCC) to achieve mutually beneficial outcomes.	
Lance Vervort (HCC)	laura.galt@hcc.govt.nz	535	12	Oppose	The Submitter appreciates the submitters support for this objective; however, the Submitter contends that mapping areas would require an extensive planning process and may place unnecessary restrictions on land not identified in these mapped areas. The Submitter suggests that the objective as written is appropriate and that lower-level consent assessments will be appropriate to determine the suitability of growth areas.	That the second portion of this submission point which specifically references adding tables, maps and growth areas, be declined by Council.

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Hamilton City Council	laura.galt@hcc.govt.nz	535	72	Oppose	The submission point is opposed as the Submitter contends the prohibition of land for subdivision is too heavy handed. It is considered that a co-operative approach would be more appropriate, and a more equitable solution could be developed.	Blue Wallace seek that the submission be rejected, and a more appropriate compromise be implemented.
Transpower New Zealand Ltd	pauline.whitney@boffamiskell.co.nz	576	49	Support (in part)	The Submitter supports in part this point as it is agreed, the absolute nature of the wording... within Section 1.4.3.2(b) that "Non-rural activities must occur in towns, villages and defined growth areas, and the expansion of such areas should be managed so that adverse effects on rural areas are minimised."	
Terry Withers	john@planmanconsultants.co.nz	598	10	Support	This submission point shares the view of the Submitter that the objective is suitable and should be retained.	Blue Wallace seek that the submission point be allowed in full.
Michael Draper	ms.draper@xtra.co.nz	608	1	Support	BWS support this submission point as it confirms the	Blue Wallace seek that Council

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					intent of rezoning land to residential to the north of the Ngaruawahia Township.	accept this submission for the reasons provided in the initial submission.
Paul Liddle	26 King Street Ngaruawahia 3720	665	1	Support	The Submitter supports this submission point as it confirms the intent of rezoning land to residential to the north of the Ngaruawahia Township.	Blue Wallace seek that Council accept this submission for the reasons provided in the initial submission.
Bruce Stirling	20 Starr Road Ngaruawahia 3791	674	1	Support	BWS support this submission point as it confirms the intent of rezoning land to residential to the north of the Ngaruawahia Township.	Blue Wallace seek that Council accept this submission for the reasons provided in the initial submission.
Federated Farmers of New Zealand	plemiere@fedfarm.org.nz	680	234	Support	BWS support this point in that it is agreed that a prohibited activity status for rural zone subdivisions is unduly restrictive – and hence does not enable (or even consider that) a proposed development to be assessed on its merit.	BWS seek that this submission point is accepted by Council.

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Sharp Planning Solutions Ltd	sharp.k19@gmail.com	695	145	Support	The Submitter considers that this point appropriately advises users of the district plan that demographic changes (i.e., growth) are not constant – but rather are subject to population ‘spikes’ that cannot be accurately forecast.	Blue Wallace seek that Council accept the submission point.
Sharp Planning Solutions Ltd	sharp.k19@gmail.com	695	155	Support	The Submitter supports this point to the extent that provision for uneven population growth should be provided across the Waikato District. The Submitter supports an increase in growth in the Taupiri Township given the effect that the Huntly bypass section of State Highway 1 will have on the transportation dynamic of the area (i.e. decrease in traffic associated with the re-routed SH1).	The Submitter seeks that Council accept this submission point – and further, that additional consideration be provided to increasing residential development capacity in an around the Taupiri Township to account for uneven population growth, as well as the effect of eth SH1 Huntly bypass.

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Sharp Planning Solutions	sharp.k19@gmail.com	695	170	Support	The submitter supports this submission point to the extent that it creates consistency between other Councils and will allow for housing greater housing choice.	Blue Wallace seek that the submission point be accepted in full.
Waikato District Council	will.gauntlett@waidc.govt.nz	697	560	Oppose	The Submitter considers that undersized lots can be appropriate in certain instances so opposes the definitive nature of this submission point. The amendment sought by Blue Wallace will provide appropriate flexibility in subdivision design.	Blue Wallace seek that the submission point be rejected.
Eastside Heights Ltd (c\ - CKL)	jade.shepherd@ckl.co.nz	699	1	Support	The Submitter agrees that retaining the residential land use zoning of the properties specified will facilitate orderly and well managed urban growth in the Huntly township	Blue Wallace seek that Council accept the submission point for the reasons specified.
Sue Robertson Tamahere Community Committee	tamaherecommunitycommittee16@gmail.com	724	15	Support	The Submitter supports this point as it corresponds with our initial submission. A smaller rural-residential allotment should be provided for so as to allow	Blue Wallace seek that Council accept the submission point in its entirety.

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					flexibility for farm succession planning (i.e., a smaller rural residential allotments for retiring farmers). An 8,000m ² minimum allotment is neither practical from a farming (productivity) or lifestyle perspective.	
New Zealand Transport Agency (NZTA)	kim.harriscottle@nzta.govt.nz	742	18	Oppose	BWS does not support the broad-scale amendment sought by this submission point to defer or withdraw the 'Live' zoning from the PDP planning maps. The reasons for the point – whilst acknowledged by the Submitter - do not recognise that development within the proposed zones will be subject to robust Transportation Impact Assessments that will involve meaningful consideration of the State highway network as appropriate. The degree of relief sought by the submission point will undermine areas whereby integration of the surrounding and wider transportation network can	The Submitter seeks that Council reject this submission point due to its broad over-reaching coverage across the district, as well for its ambiguity in regard to and within the district that can appropriately integrate with the surrounding State highway network.

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					readily be achieved (i.e., Taupri post SH1 Huntly bypass commissioning).	
Kim Harris-Cottle (NZTA)	kim.harriscottle@nzta.govt.nz	742	20	Support (in part)	The Submitter supports this submission point to the extent that it promotes higher density development. This will contribute to creating a compact urban form.	Blue Wallace seek that Council allow the portion of the submission point that refers to higher density development.
Kim Harris-Cottle (NZTA)	kim.harriscottle@nzta.govt.nz	742	84	Support	The Submitter supports this submission point as artificial and managed watercourses should not be put through the same restrictive requirements as natural water courses. Defining a 'watercourse' will help to distinguish these water bodies.	Blue Wallace seek that the submission point be allowed in full.
NZTA	kim.harriscottle@nzta.govt.nz	742	231	Oppose	The Submitter opposes this submission point to the extent that it supports the 60m road frontage. It is considered that the 60m width is superfluous and other means would be better used to maintain road safety.	Blue Wallace seek that the submission point be rejected.
The Surveying Company	leigh@subdivision.co.nz	746	108	Support (in part)	The Submitter supports this submission point to the	Blue Wallace seek that Council

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					extent that it promotes higher density development in appropriate locations. This will contribute to creating a compact urban form.	accept the submission point to the extent that it refers to higher density development.
The Surveying Company	leigh@subdivision.co.nz	746	96	Support (in part)	The Submitter partially supports this submission point as it acknowledges that a grid layout may not always be the most appropriate road design.	Blue Wallace seek that the point be allowed in part where it suggests amending the policy.
The Surveying company	leigh@subdivision.co.nz	746	97	Support	The Submitter supports this submission point as it promotes smaller lots sizes around existing centres as they represent an appropriate area for intensification.	Blue Wallace seek that the submission point be accepted in full.
The Surveying Company	leigh@subdivision.co.nz	746	116	Support	The Submitter supports this submission point as it acknowledges that rural activities need a larger permitted earthworks volume. 500m ² is a more suitable volume.	Blue Wallace seek that the submission point be allowed in full.
Madsen Lawrie Consultants	ben@madsen-lawrie.co.nz	838	17	Support	Blue Wallace agrees with this point as it is consistent with the BWS submission and provides necessary flexibility	Blue Wallace seek that the submission point be allowed in full.

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					for appropriate development in the Country Living Zone.	
Waikato District Health Board	Richard.Wall@waikatodhb.health.nz	923	68	Support	The submission point shares the view of the Submitter that the objective is appropriate to guide development.	Blue Wallace seek that the submission point be accepted in full.
Brian Nabbs and Margaret Forsyth	brian@briannabbs.co.nz	978	1	Support	BWS agree with the submitter that further archaeological assessment needs to take place before cultural significance certainty can be applied to the property.	Blue Wallace seek that the submission point is accepted – and the at the cultural significance notation on the PDP Planning Map is removed and not reapplied until the significance is confirmed.