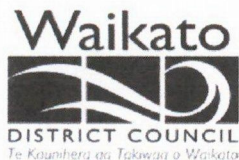


"B"



RMA Form 5

Proposed Waikato District Plan

Submission form

09 OCT 2018

SNA

Time 3:35 Initials Jc

NGARUAWAHIA

ECM Project: DPRPh5-03

ECM #

Submission # 42329

Customer # 26167

Property # 1004538
1004537

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

Closing date for submissions: 5pm on Tuesday 9 October 2018

Submitter details: (please note that the (*) are required fields and must be completed)

SCANNED

Ref No

First name*: MARSHALL & KRISTINE	Last name*: STEAD
Organisation:	
On behalf of:	
Postal address*: 703 B TEKOWHAI RD	
Suburb: TEKOWHAI RD	Town/City*: HAMILTON
Country:	Postal code*: 3288
Daytime phone:	Mobile:
Email address*: jacowils@gmail.com	
Please tick your preferred method of contact* <input checked="" type="checkbox"/> Email <input type="checkbox"/> Postal	
Correspondence to* <input checked="" type="checkbox"/> Submitter <input type="checkbox"/> Agent <input type="checkbox"/> Both	
Trade competition and adverse effects:* <input type="checkbox"/> I could <input checked="" type="checkbox"/> I could not gain an advantage in trade competition through this submission.	
Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part I of Schedule I of the Resource Management Act 1991.	
Would you like to present your submission in person at a hearing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> I do NOT wish to speak in support of my submission and ask that this submission be fully considered.	
If others make a similar submission I will consider presenting a joint case with them at the hearing (do not tick if you would not consider a joint case). <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Please complete the following for every submission point:

Provision number (e.g. 22.4.1.2 P2(a)): 26.2 24.2.8 SNA

Physical address of the property concerned (if relevant to your submission):

703 B Te Kowhai Rd.

Do you:

☐

Support

☒

Oppose

☐

Neutral

The decision I would like is:

① THE SNA IS REMOVED FROM OUR PROPERTY AS THE
LARGE MAJORITY IS MAN MADE NOT NATURAL
WE ACCEPT A SMALL AREA COULD BE INCLUDED

My reasons for the above are:


WE FEEL THE SNA AREA SHOWN IS NOT A TRUE
REFLECTION

THERE ARE 2 MAN MADE PONDS & SOME ^{RECENT} NATIVE PLANTING
IN OUR GROUNDS AND GARDEN WHICH WE PLAN TO PROTECT
AND GARDEN ACCORDINGLY.

OUR DRIVEWAY RUNS THROUGH THE AREA MARKED AND
HAS A LARGE AMOUNT OF MATURE TREES MAINLY, POPLAR,
OAK, PINE, and ^{Plum} PLAIN TREES which the previous owners planted.

Please return this form no later than 5pm on 9 October 2018 to:

Waikato District Council, 151 Galileo Street, Private Bag 544, Ngaruawahia 3742, or e-mail: districtplan@waikato.govt.nz

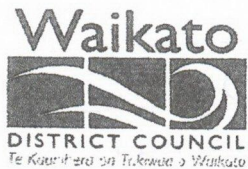
Signed: 

Date: 6-10-18

(A signature is not required if you make your submission by electronic means)

PRIVACY ACT NOTE: Please note that all information provided in your submission will be used to progress the process for this proposed district plan, and may be made publicly available.

indicative Rd



RMA Form 5

Proposed Waikato District Plan
WAIKATO DISTRICT COUNCIL
Submission form
09 OCT 2018
Time 3:35 Initials ja
NGARUAWAHIA

ECM Project: DPRPh5-03
ECM #
Submission #
Customer #
Property #

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

Closing date for submissions: 5pm on Tuesday 9 October 2018

Submitter details: (please note that the (*) are required fields and must be completed)

First name*: MARSHALL KRISTINE	Last name*: STEAD
Organisation:	
On behalf of:	
Postal address*: 703 B. TEKOWHAI RD	
Suburb:	Town/City*: HAMILTON
Country:	Postal code*: 3208
Daytime phone:	Mobile: 021 56787
Email address*: jacowils@gmail.com	

Please tick your preferred method of contact*

☒ Email ☐ Postal

Correspondence to*

☒ Submitter ☐ Agent ☐ Both

Trade competition and adverse effects:*

☐ I could ☒ I could not

gain an advantage in trade competition through this submission.

Note:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Would you like to present your submission in person at a hearing?

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that this submission be fully considered.

If others make a similar submission I will consider presenting a joint case with them at the hearing (do not tick if you would not consider a joint case).

☒ Yes ☐ No

Please complete the following for every submission point:

INDICATIVE ROAD.

Provision number (e.g. 22.4.1.2 P2(a)):

MAP 26.2

TE KOWHAI

Physical address of the property concerned (if relevant to your submission):

Linking Rd Horotiu Rd AND Te KOWHAI RD
697 HOROTIU RD 703(aXb) 663 689 TEKOWHAI RD

Do you:



Support



Oppose



Neutral

The decision I would like is:

We Feel the Indicitive Rd Will provide an ideal connection from Horotiu Rd to Tekowhai Rd.

- ① Support indicative Rd from 697 Horotiu Rd through to 689 Tekowhai Rd.
- ② Let there be some Flexibility to the shape and positioning for this connecting road.

My reasons for the above are:

- ① The land on either side of the indicative road would be ideal for the growth of the Village zoning & keep the Tekowhai Village in a good shape.
- ② To keep with the Village appeal and character, terrain of the properties, and ^{give} ability to ^{Show consideration} ~~cooperate~~ with existing neighbours.
- ③ ~~These~~ ^{owners} All Five properties have disscussed and support this as all are too small to be ^{High} producing farmland.

Please return this form no later than 5pm on 9 October 2018 to:

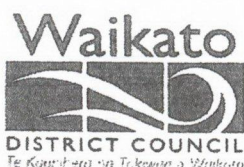
Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742, or e-mail: districtplan@waikato.govt.nz

Signed:

Date: 6-10-18

(A signature is not required if you make your submission by electronic means)

PRIVACY ACT NOTE: Please note that all information provided in your submission will be used to progress the process for this proposed district plan, and may be made publicly available.



RMA Form 5

Proposed Waikato District Council Plan

Submission form

09 OCT 2018

Time 3:35 PM Initials Je

NGARUAWAHIA

ECM Project: DPRPh5-03

ECM #

Submission #

Customer #

Property #

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

Closing date for submissions: 5pm on Tuesday 9 October 2018

Submitter details: (please note that the (*) are required fields and must be completed)

First name*: MARSHALL & KRISTINE Last name*: STEAD

Organisation:

On behalf of:

Postal address*: 703 B TE KOWHAI RD

Suburb:

Town/City*: HAMILTON

Country: NZ

Postal code*: 3288

Daytime phone:

Mobile: 021 567871

Email address*: jacowils@gmail.com

Please tick your preferred method of contact*

☒ Email

☐ Postal

Correspondence to*

☒ Submitter

☐ Agent

☐ Both

Trade competition and adverse effects:*

☐ I could

☒ I could not

gain an advantage in trade competition through this submission.

Note:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Would you like to present your submission in person at a hearing?

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that this submission be fully considered.

If others make a similar submission I will consider presenting a joint case with them at the hearing (do not tick if you would not consider a joint case).

☒ Yes

☐ No

zoning

Please complete the following for every submission point: MAP 26.2

Provision number (e.g. 22.4.1.2 P2(a)):

Physical address of the property concerned (if relevant to your submission):

① 703 B TE KOWHAI RD / ② 697 Horotiu Rd

Do you:

☒ Support ☐ Oppose ☐ Neutral

The decision I would like is:

① Retain the Village Zone on our property as shown on map 26.2

② Change the rural zoning on 697 Horotiu Rd. Donald Sem property.

My reasons for the above are: ③ LAND/PROPERTIES NOT ^{BIG} PRODUCTIVE FARMLAND

① The land is suitable for Village Zoning because it has good terrain, there is good natural drainage and it is adjacent to the existing Te Kowhai Village. which makes good sense. - ~~insure~~

② 697 Horotiu Rd Location and suitability Within the Te Kowhai Village a good access point for the linking of the indicative Rd

Please return this form no later than 5pm on 9 October 2018 to:

Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742, or e-mail: districtplan@waikato.govt.nz

Signed: 

Date: 7-10-18

(A signature is not required if you make your submission by electronic means)

PRIVACY ACT NOTE: Please note that all information provided in your submission will be used to progress the process for this proposed district plan, and may be made publicly available.

WAIKATO DISTRICT COUNCIL
Submission form
09 OCT 2018
Time 3:35 Initials JS
NGARUAWAHIA

ECM Project: DPRPh5-03
ECM #
Submission #
Customer #
Property #

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

Closing date for submissions: 5pm on Tuesday 9 October 2018

Submitter details: (please note that the (*) are required fields and must be completed)

First name*: <u>Marshall and Kristine</u>	Last name*: <u>Stead</u>
Organisation:	
On behalf of:	
Postal address*: <u>703 B TE Kowhai Rd</u>	
Suburb: <u>Te Kowhai Rd</u>	Town/City*: <u>Hamilton</u>
Country:	Postal code*: <u>3288</u>
Daytime phone:	Mobile: <u>021 567871</u>
Email address*: <u>jacowils@gmail.com</u>	

Please tick your preferred method of contact*

☒ Email ☐ Postal

Correspondence to*

☒ Submitter ☐ Agent ☐ Both

Trade competition and adverse effects:*

☐ I could ☒ I could not

gain an advantage in trade competition through this submission.

Note:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Would you like to present your submission in person at a hearing?

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that this submission be fully considered.

If others make a similar submission I will consider presenting a joint case with them at the hearing (do not tick if you would not consider a joint case).

☒ Yes ☐ No

Please complete the following for every submission point:

Provision number (e.g. 22.4.1.2 P2(a)): 27

Physical address of the property concerned (if relevant to your submission):

TE KOWHAI AIRFIELD

Do you:

☒ Support ☐ Oppose ☐ Neutral

The decision I would like is:

① REZONE FROM RURAL TO AIRPARK ZONE

② ^{to} SUPPORT ON PRINCIPLE ^{with} Ongoing discussions regarding our property ~~and~~ ^{and} the Airfield changes - Time

My reasons for the above are: ① A Unique opportunity for like minded aviation enthusiasts to have a community complimenting existing Airfield.

② We agree to support in principle, after a number of ongoing discussions with the Airfield, there are still many questions that do not have answers at this stage. we understand more time will be required to get full and accurate answers ^{to our concerns} as to the effects and consequences on our common boundary and property and the wider community and for generations to come

Please return this form no later than 5pm on 9 October 2018 to:

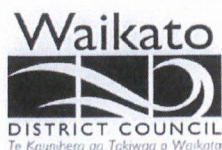
Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742, or e-mail: districtplan@waide.govt.nz

Signed: 

Date: 4-10-18

(A signature is not required if you make your submission by electronic means)

PRIVACY ACT NOTE: Please note that all information provided in your submission will be used to progress the process for this proposed district plan, and may be made publicly available.



RMA Form 5

Proposed Waikato District Plan
Submission form

RECEIVED

09 OCT 2018

email SC

ECM Project: DPRPh5-03

ECM #

Submission #

Customer # 33746

Property # N/A

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

Closing date for submissions: 5pm on Tuesday 9 October 2018

Submitter details: (please note that the (*) are required fields and must be completed)

First name*:	Last name*:
Organisation: McCracken Surveys Ltd	
On behalf of: Various - see attached submission	
Postal address*: PO Box 19182	
Suburb:	Town/City*: HAMILTON
Country:	Postal code*: 3244
Daytime phone: 07 848 1093	Mobile: 0274 936 918 / 0221 358 477
Email address*: danem@mc Cracken Surveys.co.nz / philip@mc Cracken Surveys.co.nz	
Please tick your preferred method of contact* <input checked="" type="checkbox"/> Email <input type="checkbox"/> Postal	
Correspondence to* <input type="checkbox"/> Submitter <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Both	
Trade competition and adverse effects:* <input type="checkbox"/> I could <input checked="" type="checkbox"/> I could not gain an advantage in trade competition through this submission.	
Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part I of Schedule I of the Resource Management Act 1991.	
Would you like to present your submission in person at a hearing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> I do NOT wish to speak in support of my submission and ask that this submission be fully considered.	
If others make a similar submission I will consider presenting a joint case with them at the hearing (do not tick if you would not consider a joint case). <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Please complete the following for every submission point:

Provision number (e.g. 22.4.1.2 P2(a)):

Physical address of the property concerned (if relevant to your submission):

Do you:

☐

Support

☐

Oppose

☐

Neutral

The decision I would like is:

See Attached Submission table

My reasons for the above are:

Please return this form **no later than 5pm on 9 October 2018** to:

Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742, or e-mail: districtplan@waikato.govt.nz

Signed: 

Date: 9/10/18

(A signature is not required if you make your submission by electronic means)

PRIVACY ACT NOTE: Please note that all information provided in your submission will be used to progress the process for this proposed district plan, and may be made publicly available.

Waikato District Council Proposed District Plan - Submission Table Ref 17241

McCracken Surveys Limited seeks the following decision from Waikato District Council:

- (i) The amendments and changes set out in the table below are accepted; and
- (ii) Any consequential amendments necessary as a result of the amendments to grant the relief sought above

McCracken Surveys Limited wishes to be heard in support of its submission.

If others make a similar submission, McCracken Surveys Limited will consider presenting a joint case with them at the hearing.

AMENDED - Chapter 23 Country Living Zone - Client William Hodgson

Client	Chapter/ Heading	Chapter/ Section	Rule #/ Heading	Activity / Activity #	Submission in Opposition / Support
Taman Lands Limited	20 Industrial Zone	Section C 20.5 Nau Mai Business Park			<p>Oppose:</p> <p>Delete the entire chapter and consolidate the Nau Mai Business Park area within the Industrial Zone Chapter 20. If this submission carries weight then consider the following submission requests for the business park area only :</p> <ul style="list-style-type: none"> 20.5.7 Signs General P2(a)(iv) Lot 1 DP 454300 no longer exists due to a recent subdivision. Rule needs amendment to recognise the sign is located within Area BB DP 517948 secured by an existing easement that will endure if the parent Lot 1 DP 517948 is further subdivided. Prohibited Activities, Requires the introduction of a prohibited activity rule to prevent the storage or use of fireworks as per the OPD. The business park area has extensive planted areas and limited firefighting capacity to allow an increase risk this activity creates for buildings. Consider the rule <u>no incineration of rubbish, waster or recreational fires</u>. All OPD fire rules have been drafted in consultation with the NZ Fire Service. Retain 20.5.12 Gross floor area with additional bullet point <u>The reduction of fire risk</u>. The 800m² originated as a fire safety cell maximum area in order to minimise the fire and the spread of fire.

Waikato District Council Proposed District Plan - Submission Table Ref 17241

McCracken Surveys Limited seeks the following decision from Waikato District Council:

- (i) The amendments and changes set out in the table below are accepted; and
- (ii) Any consequential amendments necessary as a result of the amendments to grant the relief sought above

McCracken Surveys Limited wishes to be heard in support of its submission.

If others make a similar submission, McCracken Surveys Limited will consider presenting a joint case with them at the hearing.

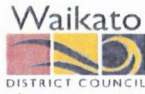
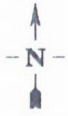
AMENDED - Chapter 23 Country Living Zone - Client William Hodgson

Client	Chapter/ Heading	Chapter/ Section	Rule #/ Heading	Activity / Activity #	Submission in Opposition / Support
Taman Lands Limited	20 Industrial Zone	Section C 20.5 Nau Mai Business Park			<p>Oppose:</p> <p>Delete the entire chapter and consolidate the Nau Mai Business Park area within the Industrial Zone Chapter 20. If this submission carries weight then consider the following submission requests for the business park area only :</p> <ul style="list-style-type: none">20.5.7 Signs General P2(a)(iv) Lot 1 DP 454300 no longer exists due to a recent subdivision. Rule needs amendment to recognise the sign is located within Area BB DP 517948 secured by an existing easement that will endure if the parent Lot 1 DP 517948 is further subdivided.Prohibited Activities, Requires the introduction of a prohibited activity rule to prevent the storage or use of fireworks as per the OPD. The business park area has extensive planted areas and limited firefighting capacity to allow an increase risk this activity creates for buildings. Consider the rule <u>no incineration of rubbish, waster or recreational fires</u>. All OPD fire rules have been drafted in consultation with the NZ Fire Service.Retain 20.5.12 Gross floor area with additional bullet point <u>The reduction of fire risk</u>. The 800m² originated as a fire safety cell maximum area in order to minimise the fire and the spread of fire.

Client	Chapter/ Heading	Chapter/ Section	Rule #/ Heading	Activity/ Activity #	Submission in Opposition / Support
Tasman Lands Limited					<ul style="list-style-type: none"> Create specific rules to retain “effective platform areas” and existing landscape areas which are interlinked to ensure development is contained and the local environment is maintained. Within the business park area there is a need to protect the existing and extensive landscaping and batters created as part of the original and operative land use consent which serves to provide amenity, prevents erosion and therefore helps to improve stream water quality. No protection will result in significant change as the park is developed. A permitted earthwork rule could help to provide that protection by limiting earthworks to repair and maintenance of the batters and replacement of planting. Insert the following rule <u>Any onsite liquid trade waste tanks are to installed, operated and maintained in accordance with manufacturer instructions.</u> Appropriate storage is also important to local Iwi (Ngati Mahanga) Planning Maps : The Nau Mai planning map effective area overlays require hatching for clarity. <p>If the zone is not deleted as submitted then Council will endure a chapter that is no future relevance and without amendment to the Industrial Zone Chapter will risk slow degradation of the business park current environment unless Council remains vigilant.</p> <p>The business park land area is subject to a lawful and land use consent that has not lapsed, has been given effect and has not and will not be surrendered thus being a live consent. The industrial activities authorised by the land use consent are more expansive than the proposed and operative zoning. The land use consent takes precedence over the district plan rules.</p>

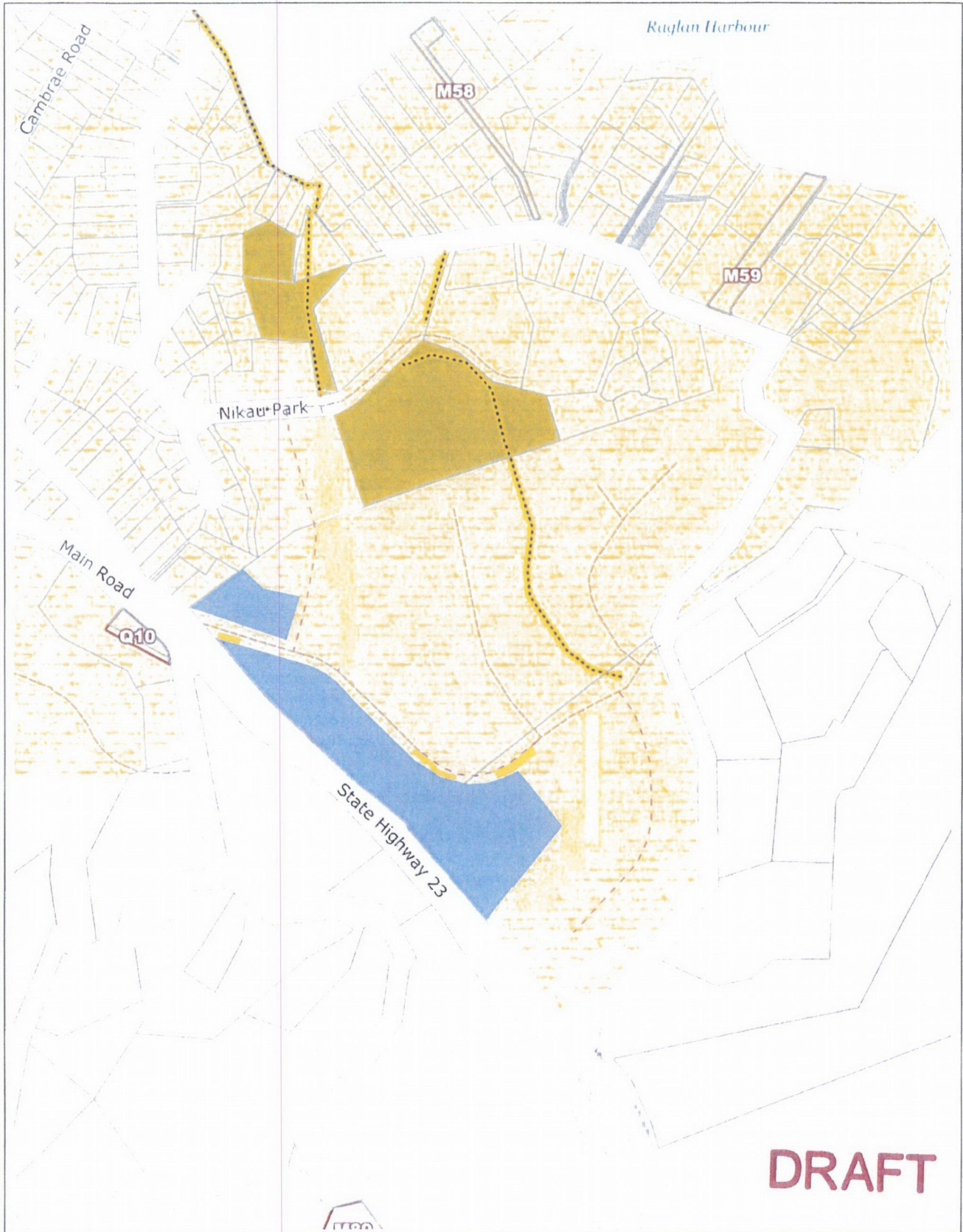
Client	Chapter/ Heading	Chapter/ Section	Rule #/ Heading	Activity/ Activity #	Submission in Opposition / Support
Ellmers Development Ltd	Planning Maps				<p>Currently the Planning maps indicate a Business Zone adjacent SH 23 that is divided in part by a proposed access indicative road.</p> <p>Due to limited Business Zone land in Raglan, this submission request the extension of this business zone to that shown on the attached two plans notated as "Waikato Proposed Plan (Proposed Business Zone and Indicative Road Layout – Submission). These plans show Areas D & E that is currently land zoned Business. Area E is a steep hill area that contains kumara pits to be protected with support from Tainui Hapu Environmental and is not suitable for business development.</p> <p>It is proposed that the Business Zone is:</p> <ul style="list-style-type: none"> (i) Extended in the south east (Area B). This is because Council, via a subdivision application, has requested the access be closed and a new access located further west. This land as road would have taken on Business Zone for planning purposes and so it makes sense that it should remain zoned Business to the south of Moonlight Bay Drive. (ii) Area C is proposed to be rezoned to Business from the current Living Zone. This extension provides additional business land lost to kumara pit protection (Area E) as well as providing a width more appropriate for Business Zone development. (iii) To the northwest (Area A) is an additional business area north of the indicative road and SH 23. This is area is proposed to be rezoned Business to take logical advantage of the Council lead initiative to locate a new access (roundabout) at or near the intersection of SH 23, Hills Road and Lorenzen Bay Road. Note: Existing segregation strips along SH23 will become Business Zone. Note Area A contours are in part steep contour.

Client	Chapter/ Heading	Chapter/ Section	Rule #/ Heading	Activity/ Activity #	Submission in Opposition / Support
Ellmers Development Ltd	16 Residential Zone	Section C 16.1	16.1.2 Permitted Activities	P3	Support: New retirement village as a permitted activity.
				P3(a)	Oppose: The 3.0ha minimum net site area is not appropriate for Raglan contour. This rule requires an explicit exception to allow smaller development without a minimum area to support development in Raglan. There is no apparent reason to apply a minimum in Raglan residential zone. The lack of existing near level land may require two storey structures in Raglan.
	17 Business Zone	Section C 17.1	17.1.2 Permitted Activities	P6	Support: Child Care Facility as a permitted activity.



Waikato Proposed Plan

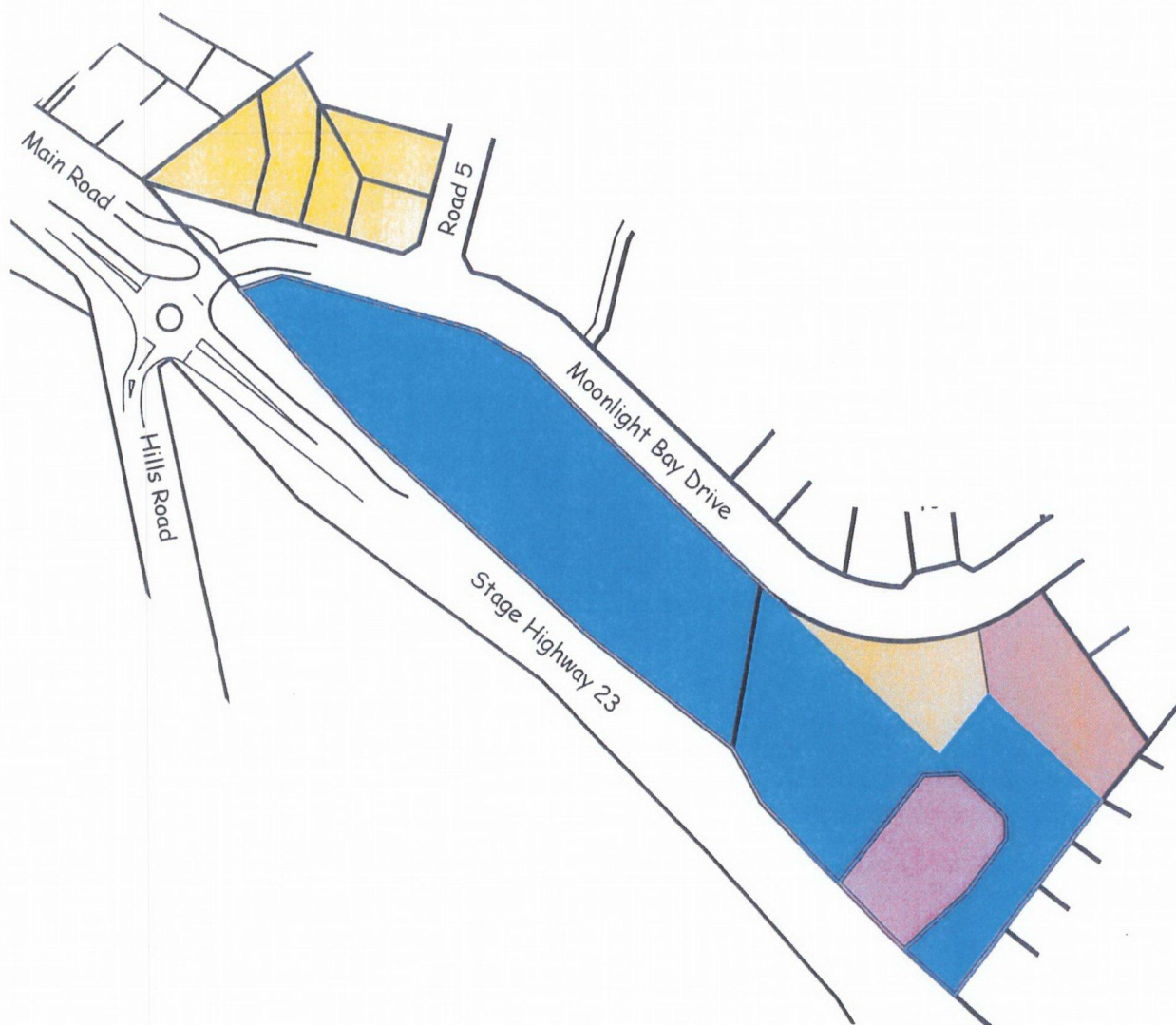
(Proposed Business Zone and Indicative Road Layout - Submission)





Waikato Proposed Plan

(Proposed Business Zone and Indicative Road Layout - Submission)



DRAFT

Key

	Area A = 4100m ²
	Area B = 1630m ²
	Area C = 2370m ²
	Area D = 1.886 Ha.
	Area E = 2250m ²

Total Area Business Zone Current 2.111 Ha. (D & E)
Total Area Business Zone Proposed 2.921 Ha. (A to E)

Client	Chapter/ Heading	Chapter/ Section	Rule #/ Heading	Activity/ Activity #	Submission in Opposition / Support
Clyde Juices Ltd	Planning Map				<p>Support: Property 1003295. Rezoning of this property to Residential is supported.</p> <p>Oppose: Property 1003295. Indicated roads shown on the planning map should be deleted. The rezoning to Residential opens wide the potential for various road layouts. The current locations fail to support proposed Rule 16.4.3</p>
					<p>Subdivision - Te Kauwhata West Residential Area (a)(iv) Where roads are to be vested in Council, they are to follow a grid layout. The indicative roads serve no obvious reasonable purpose.</p> <p>The Reserve Zoning Property 1003295: The Reserve land was taken by Council when the Operative DP was notified. The Reserve contains 13 notable trees. The Reserve Zoning extends beyond the identified notable trees. The land owner seeks the zoning to be reduced to so that land within the Reserve Zone to include the dripline of the (mature) notable trees only. The remainder of the land to be rezoned Residential.</p>
Mark Hickmott	22 Rural Zone	22.4 Subdivision	22.4.1.4 Boundary relocation RD1	(a)(i)	<p>Oppose: Amend (a)(i) as follows: Relocate a common boundary or boundaries between two <u>or more</u> Records of Title that existed prior to 18 July 2018. Boundary relocation between more than two Records of Title will be necessary and there is no reason why boundary relocation should not be able to occur between any number of Records of Title that are created after 18 July 2018.</p>
			22.4.1.5 Rural Hamlet Subdivision RD1	(a)(i) & (iii)	<p>Oppose Clarification is required to confirm that to meet the proposed rule, six existing continuous Records of Title can be relocated to allow for the maximum 5 small lots between 8000m² and 1.6ha and one balance allotment greater than 20ha. The rule should be termed <u>Rural Hamlet Boundary Relocation Subdivision</u>.</p>

Client	Chapter/ Heading	Chapter/ Section	Rule #/ Heading	Activity/ Activity #	Submission in Opposition / Support
Mark Hickmott	22 Rural Zone	22.4 Subdivision	22.4.1.5 Rural Hamlet Subdivision RD1	(a)(i) & (iii)	<p>The rule appears to limit the potential multiple relocation of existing titles to a minimum of perhaps 5 titles that are to be clustered in an attempt to forestall the potential of any and all existing titles from containing a dwelling. This is meant to provide a trade of between the potential for scattered dwellings resulting in a potential diminished rural amenity. Three to five lot clustering is not consistent with the potential number of Records of Title that can be relocated over time and eventually each contains a dwelling.</p> <p>The proposal is that up to 8 Records of Title can be relocated to form an 8 lot cluster and that the minimum lot area is reduced to 5000m² or less (more residential than lifestyle). This has the combined effect of creating a Hamlet that can reasonable be visually integrated in the rural environment subject to landscaping as well as provide an incentive for multiple title land owners to utilise available poor quality soil to locate the hamlets without a significant degree of inconsistency with rural objectives and policy. It provides an improved incentive for landowners with multiple titles not to construct a dwelling in each existing title and create scattered dwellings in the zone. There are ongoing technological advances in farming to lower costs and improve efficiencies to help offset productivity. The fact farmers are willing to subdivide land or relocate existing titles indicates that such cadastral changes do not have adverse effects on their farming operations and by extension the district productive nature of rural farmland.</p>

Client	Chapter/ Heading	Chapter/ Section	Rule #/ Heading	Activity/ Activity #	Submission in Opposition / Support
McCracken Surveys Limited	29 Appendices	Section D Design Guidelines	3.1 Residential Subdivision Guidelines	2. How to use Guidelines	<p>This whole statements need to be in bold and implemented in the intent the words portray to avoid frustration and costs of an application.</p> <p><i>Every application will be different <u>and not all the outcomes sought and design guidelines will be relevant to the assessment of the proposed subdivision application.</u> Each subdivision will be assessed on its merits taking into account its context and specific attributes.</i></p> <p><i>A degree of flexibility in relation to how the proposals respond to the guidelines is reasonable and to be expected. What is important is that the outcomes sought are clearly achieved and that this able to be demonstrated in the proposal.</i></p> <p>Example: The underlined part of the sentence above is potential cause for concern. It states that not all design guidelines will be relevant. Yet the boxes throughout the guideline are ticked or not ticked. Are the ticks in each box to be interpreted as being relevant no matter or can the applicant disagree with Beca and invoke the above statement? Reasonableness must play a part and to ensure that the statements must be given primacy for processing planners.</p> <p>Potential conflicts will arise if the above statement is not held in high regard and consistently implemented by processing planners.</p>

RESIDENTIAL CHAPTER

Client	Chapter/ Heading	Chapter/ Section	Rule #/ Heading	Activity / Activity #	Submission in Opposition / Support
McCracken Surveys Ltd	16 Residential Zone	Section C 16.1.2	P10 Agricultural horticultural and viticulatural activities		The proposed plan continues an inconsistency that allows horticulture as a permitted activity but in the case of kiwifruit operations (farming) resource consent is required for netting. Under both the Operative and Proposed District Plan rules kiwifruit side netting is determined to be a "fence" where it is over 2.0m in height (a building) or fails a setback, resource consent is required. Over height fences with top netting (as is required for some kiwifruit varieties is a building and subject to coverage standards. Kiwi fruit orchards that may require overhead netting in this zone or in the Rural Zone will require resource consent which is otherwise a farming and permitted activity. A review is necessary.
		Section C 16.1.3	RD1 Multi Unit	(c)	Oppose: This rule limits development by requiring a minimum net site area of 300m ² . Apartments are likely to be two storeys and terraced rather than vertical. Net site area minimum is problematic for apartment design. It is proposed that Average Net Site Area is applied to apartments to provide a greater degree of design flexibility in terms of for example placement, separation and outlook, privacy, daylighting and access.
		Section C 16.1.4			Oppose: The general cascading of activity status to discretionary and non-complying. Where a permitted or restricted discretionary performance standard is failed it should remain restricted discretionary to the failed performance standard. The widening to full discretionary not warranted. More generally the proposed plan provides for failure of a permitted standard to full discretionary that has negative and unnecessary implications for increased application costs.

RESIDENTIAL CHAPTER

Client	Chapter/ Heading	Chapter/ Section	Rule #/ Heading	Activity/ Activity #	Submission in Opposition / Support
McCracken Surveys Limited	16 Residential Zone	Section C 16.2.4.1	Earthworks	P1(a)(ii) P3(a)(1)	Oppose: Rule limits earthworks to 250m ³ . A volume of 500m ³ is proposed allowing for variation in topography or ground conditions where 250m ³ can easily be exceeded especially in Raglan. This will avoid penalising steeper sites. The effects of earthworks are well understood and 500m ³ can be managed readily as 250m ² via the performance standards. Sites are of course subject to engineering at BC.
		Section C 16.3.2	Minor dwelling	(a)(i)	Oppose: The rule sets the net site area as 900m ² . The proposed minimum is 600m ² . Experience in other jurisdictions confirms that 600m ² where a maximum of 70m ² is imposed. This still provides a reasonable degree of living space and functionality. Reduction in NSA provides opportunities that has significant benefits for people and communities, young and old living close to families; additional income.
		Section C 16.3.3.1	Height general P1	P1	Oppose: 1 Rule works for near level residential dwelling sites only. Experience shows in Raglan nearly always a LU infringement results due to topography. Height should be taken at the building edge from the highest foundation height projected out and over any slope. This will reduce annoying minor infringements on many sloping sites. Noting that daylight omission rules on more steeper sites from dominating structures.
			Daylight admission	P1	Oppose: The rule is unnecessary restrictive for all sites and lacks consistency with other councils. To allow for a greater degree of flexibility along with height, the proposal is to increase daylighting to 45° north and 37° south measured from 3.0m above the ground level at all boundaries.

RESIDENTIAL CHAPTER

Client	Chapter/ Heading	Chapter/ Section	Rule #/ Heading	Activity/ Activity #	Submission in Opposition / Support
McCracken Surveys Limited	16 Residential Zone	Section C 16.3.7	P1	(a)(iii)	<p>Oppose:</p> <p>Rule requiring 80m² is excessive to provide adequate outdoor living. 60m² is proposed as adequate allowing larger dwellings or additional bedrooms via the additional 20m².</p> <p>Current plan and proposed plan has no requirement for this space not facing south. Consider introducing a similar rule to HCC residential.</p>
		Section C 16.3.9.1	P1	(a)(ii)	<p>Oppose:</p> <p>13m setback from the 'edge' of an indicative road. It is proposed this is amended to <i>"from the centre line of an indicative road."</i> Such roads have no legal boundaries resulting in planning location only. District Plan maps are not of scale that is useful in accurately determining a boundary. The centre of the indicative road provides a useful degree of variance.</p>
		Section C 16.3.9		Contents of this section.	<p>What are and where are Environmental Protection Areas? Not obvious on map. Definition provides for Significant Natural Area (SNA) to be as that identified on the map as SNA. Planning Maps show no area of that same name. More clarity required. Cannot expect layperson to extrapolate or assume what an SNA is in the DP. Be consistent with terminology.</p>
			16.3.9.1 P1	(a)(i)	<p>Support:</p> <p>3.0m build g setback from road boundary.</p>
		Section C 16.4.1	RD1 Subdivision General	(a)(iii)	<p>Oppose: Rule requires where roads are vested <u>must</u> follow a grip layout. This s far too restrictive. A grid is a network of intersecting parallel lines meaning the streets intersect at right angles and form a pattern of squares when viewed from above. This may not always be possible given topography that may require curvilinear layout. Delete the word must and replace with 'should' plus any consequential changes. Use of the word must will result in a forced performance failure and fall to full discretionary.</p>

RESIDENTIAL CHAPTER

Client	Chapter/ Heading	Chapter/ Section	Rule #/ Heading	Activity / Activity #	Submission in Opposition / Support
McCracken Surveys Limited	16 Residential Zone	Section C 16.4.4	RD1 Subdivision Multi unit development	(a)(iv) Table	Oppose: This table is not suited to the subdivision rule. PU areas are subject to land use provisions and not a result of subdivision. Therefore the table is best located in the multi-unit development land use section.
		Section C 16.4	16.4.5 Subdivision Boundary Adjustment	C1(b)	Oppose: There is an inconsistency in terminology between boundary adjustment as the heading and boundary relocation in the specific rule. Amendment is required.
			16.4.6 Subdivision Conversion	C1	Oppose: Conversion as a Controlled Activity. A permitted activity status is proposed. Sites are already developed where conversion causes no additional environmental effects but simply a cadastral change. Any failure to comply should then fall to RD. A discretionary activity status is too onerous for a developed site.
	16 Residential	Section C 16.4	16.4.6 Subdivision Amendments and updates to cross lease	C2(b)(i)	Oppose: The current wording states “purpose of the boundary adjustment”. It is assumed the word ‘boundary’ is in error since the purpose is clear as explained in C2A – the purpose is the need for a plan that show alterations and additions. Delete the performance standard.
			16.4.12 RD1 Subdivision building platform	(a)(i)	Oppose The requirement would be difficult to achieve on many sites typically being 20m in length. There is no obvious planning outcome or support for an 18m standard. The circle should be either inclusive of yards or reduced to 15m and subsequent changes to other residential zones throughout the plan.

RURAL CHAPTER

Client	Chapter/ Heading	Chapter/ Section	Rule #/ Heading	Activity/ Activity #	Submission in Opposition / Support
MSL	22 Rural Zone	Section C 22.4	22.4.1.4 Boundary Relocation	RD1(a)(i)	Oppose: This rule prevents as a RD activity the common need to relocate an approved but not issued small allotment (8000m ² to 1.6ha) created by subdivision to another part of a farm and record of title that is continuous. Where for example, a farm is held in three continuous titles two of which are under 20ha and cannot be subdivided. The larger title is subdivided and consent is granted to create the small lot and the balance land. The small lot prior to issuance of a title should simultaneously be able to be relocated to the third and continuous title. The third might contain low quality soils so the parent larger lot retains the benefit of the land area (that may well be HQS) or is relocation within the land holding being better suited to a small lot such as being remote from the centre of farm operations.
			22.4.7	RD1(b)	Council discretion must also include RMA s230(3) that provides for the requirement for esplanade reserves to be waived through the resource consent process and hence provide the full gambit of possibilities allowed by the RMA notwithstanding identified high priority areas. Too often a presumption in plans is that reserves must be taken in all cases. This presumption is further negatively amplified by Council refusals to help the cost of fencing esplanade reserves (there is no legislation that precludes payments) or reluctance to take responsibility to manage and maintain esplanade reserves.

RURAL CHAPTER

Client	Chapter/ Heading	Chapter/ Section	Rule #/ Heading	Activity/ Activity #	Submission in Opposition / Support
McCracken Surveys Limited	22 Rural Zone	Planning Maps			Oppose: Identify "Outstanding Natural Character Areas" and "High Natural Character Areas" on Planning Maps. These terms appear throughout the District Plan but are not defined on the Planning Maps
		22.1.2 Permitted Activities			Correct an omission. Add "Residential activity" as a permitted activity in the Rural Zone.
			22.1.5 NC Activities	NC1	Oppose: Amend as follows: Construction of a building located on an indicative road <u>that has not yet been vested</u> . To avoid the need for resource consent when a road has been located in a different alignment than shown on the planning maps.
		22.2.3.1 Earthworks General	P1	(a)(iv)	Oppose: Amend as follows iv) A building platform for a residential activity, including accessory buildings <u>and access</u> to include provision of access within the scope of permitted earthworks.
			P2	(a)(iii)	Oppose: Delete (a)(iii). Earthworks within 1.5m of a boundary are inevitable and even the most minor activities such as digging a posthole would trigger a requirement for resource consent.
			P4	(a)(i)	Oppose: Amend as follows not exceed a volume of 200m ³ 1000m ³

RURAL CHAPTER

Client	Chapter/ Heading	Chapter/ Section	Rule #/ Heading	Activity/ Activity #	Submission in Opposition / Support
McCracken Surveys Limited	22 Rural Zone	22.3 Land Use	22.3.1 Number of dwellings within a lot	(a)	Oppose: Amend to replace “lot” with “site”. The term Lot is not defined in Chapter 13.
			22.3.2 Minor dwelling		Oppose: Amend to replace “lot” with “site” The term Lot is not defined in Chapter 13. AND P1 (a) a minor dwelling not exceeding 70m ² gross floor area <u>excluding garage</u> . Garages should be excluded from the area of a minor dwelling.
			22.3.4 Height	P2	Oppose: Amend P2 as follows The maximum height of any dwelling or building must not exceed 7.5m in a Significant Amenity Landscape. A dwelling is a building.
			22.3.7.1 Building setbacks – all boundaries		Amend to replace “Record of Title” with “Site” The term “site” is more appropriate and is defined in Chapter 13. Amend all references to indicative road as follows: ...indicative road <u>that has not yet been vested</u> . to avoid the need for resource consent when a road has been located in a different alignment than shown on the planning maps.
			22.3.7.5 Building setback – water bodies	P1(a)	Oppose: Amend as follows: P1 (a) A building must be setback a minimum of 32m: i) from the margin of any: A Lake <u>with a bed area of 8ha or more or and</u> B Wetland <u>with an area greater than 1ha</u> ; and C River bank other than the Waikato River and Waipa River <u>whose bed has an average width 3m or more</u> . There needs to be parameters as to when this rule applies. Existing parameters from the Operative District Plan are sought.

RURAL CHAPTER

Client	Chapter/ Heading	Chapter/ Section	Rule #/ Heading	Activity/ Activity #	Submission in Opposition / Support
McCracken Surveys Limited	22 Rural Zone	22.4 Subdivision	22.4.1.1 Prohibited Subdivision	PR1	Oppose: Amend PR1 as follows Any subdivision within the Urban Expansion Area involving the creation of any additional lot <u>record of title excluding one containing an dwelling existing as at 18 July 2018.</u> Subdivision of existing dwellings can assist with the creation of large land holdings suitable future urban development.
				PR3(b)	Oppose: Amend(b) to add the following exception <u>v) Rural Hamlet (Rule 22.4.1.5)</u> And if relief in relation to 22.4 is not supported: <u>vi) Boundary Relocation (Rule 22.4.1.4)</u>
				PR3(c)(i)	Oppose: <u>Where the Record of Title was created as a result of a boundary relocation or boundary adjustment under the former District Plan,</u> a boundary relocation or adjustment between Records of Title that existed prior to 6 December 1997; (refer to Rule 22.1.4); or...
			22.4.1.2 General subdivision RD1	(a)(v)	Oppose: Delete (a)(v). The rule is confusing, will be difficult to administer and complicate the consenting process.
			22.4.1.4 Boundary relocation RD1	(a) (i)	Oppose: Amend (a) (i) as follows: Relocate a common boundary or boundaries between two <u>or more</u> Records of Title that existed prior to 18 July 2018. Boundary relocation between more than two Records of Title will be necessary from time to time, and there is no reason why boundary relocation should not be able to occur between Records of Title that are created after 18 July 2018.

RURAL CHAPTER

Client	Chapter/ Heading	Chapter/ Section	Rule #/ Heading	Activity/ Activity #	Submission in Opposition / Support
McCracken Surveys Limited	22 Rural Zone	Subdivision	22.4.1.6 Conservation lot subdivision RD1	(a)(i) & Table	<p>Oppose: Amend (a)(i) to delete the word “contiguous”. Legal and physical protection of Significant Natural Areas should be encouraged regardless of being physically contiguous or not. Table clarification. Does the rule allow landowner that has at least 3.5ha of SNA within the Hamilton basin one lot can be taken but also one additional lot taken because the 2ha to less than 5ha also provides for an additional lot?</p>
			22.4.7 Esplanade reserves and esplanade strips RD1	(b)	<p>Oppose: Amend b) as follows: insert <u>(v) costs and benefits of acquiring the land</u> To allow Council to consider the costs and benefits of land purchase.</p> <p>Council discretion must also include RMA s230(3) that: <u>provides for the requirement for esplanade reserves to be waived</u> (through the resource consent process) and hence provide the full gambit of possibilities allowed by the RMA notwithstanding identified high priority areas. Too often a presumption in plans is that reserves must be taken in all cases. This presumption is further negatively amplified by Council refusals to help the cost of fencing esplanade reserves (there is no legislation that precludes payments) or reluctance to take responsibility to manage and maintain esplanade reserves.</p>

RURAL CHAPTER

Client	Chapter/ Heading	Chapter/ Section	Rule #/ Heading	Activity / Activity #	Submission in Opposition / Support
McCracken Surveys Limited	22 Rural Zone	Subdivision	22.4.9 Subdivision – Building platform RD	(a)	<p>Oppose: Amend (a) as follows: i) <u>A shape factor, being either:</u> <input checked="" type="checkbox"/> <u>A circle with a diameter of at least 30m, exclusive of boundary setbacks,</u> <u>or</u> <input checked="" type="checkbox"/> <u>A rectangle of at least 1000m², exclusive of setbacks, and;</u> <u>Containing a building platform being a circle with a diameter of at least 18m.</u> Has an area of 1000m² exclusive of boundary setbacks.</p> <p>And delete (iii)</p>
			22.4.9 Subdivision – Building platform RD	(a)	<p>Oppose:</p> <p>Seek to retain the existing shape factor and building platform dimensions from the Operative District Plan which have proven to be effective. Certification of a building platform by a geotechnical engineer is not always necessary. Council can apply this on a case by case basis by retaining discretion over this matter under (b) (ii).</p>
			22.4		<p>Oppose:</p> <p>Amend to replace the term “Lot” with “<u>Record of Title</u>” throughout section 22.4. To ensure consistent use of terminology and avoid complicating any boundary relocation given effect to by way of amalgamation.</p>

VILLAGE ZONE

Client	Chapter/ Heading	Chapter/ Section	Rule #/ Heading	Activity / Activity #	Submission in Opposition / Support
Te Kowhai Landowners Group: <ul style="list-style-type: none"> • KL & MR Stead • CH Shaw • D & M Sam • Jason Strangwick • Lloyd Davis • Curry Palace Ltd 	24 Village Zone	Planning map			
		Section C Subdivision	24.3.6.1	P1(a)(ii)	Oppose: 1. Zoning of D & M Sam Lot 1 DPS 80472 (5.3068ha) remaining Rural. This land is proposed to be rezoned to Village Zone since it is located amongst and adjacent Village zoned land and is an obvious omission. There is no logic to the land remaining rural. 2. Set back from indicative road. Rather propose setback from <u>centre line</u> of the indicative road. Support: Te Kowhai Landowners Group supports: 1. The inclusion of D & M Sam as Village Zone. And 2. The indicative road connecting Horotiu Road and Te Kowhai Road 3. 3000m ² minimum net site area.
		Map 24.4.1		RD1(a)	
		Section C 24.3 Land use and Building	24.3.3.2 Height buildings with AOL	P1	Oppose: Not all Te Kowhai land owner properties are directly affected by the proposed extension of the Obstacle Limitation Surface (OLS) but nonetheless they remain supportive of this submission. The proposed OLS extension has the following direct effects on affected landowners: 1. Potential requirement for trees to be topped or removed or prevented from being planted allowing growth to full height over approximately 9000m ² , 9650m ² & 1.85ha of the three affected properties. 2. No clarity of where cost lay to remove any infringing obstacle.

Client	Chapter/ Heading	Chapter/ Section	Rule #/ Heading	Activity / Activity #	Submission in Opposition / Support
<p>Te Kowhai Landowners:</p> <ul style="list-style-type: none"> •D Singh •KL & MR Stead •CH Shaw •D & M Sam •Jason Strangwick •Lloyd Davis •Curry Palace Ltd 	<p>24 Village Zone</p>	<p>Section C 24.3 Land use and Building</p>	<p>24.3.3.2 Height buildings with AOL</p>	<p>P1</p>	<p>3. The northern transverse OLS, for example, effectively increase existing OLS setbacks by a further 1.5m linear and an additional 8.0m linear in terms of setback between the existing 1:4 gradient and the proposed 1:5 gradient to a maximum height of 7.5m.</p> <p>4. Two storey dwellings in particular would be further precluded by up to 8.0m linear.</p> <p>5. It is not known if any other items other than structures will be prohibited or regulated within but not infringing the gradient or whether types of storage or lighting is permissible.</p> <p>There is no clarity of the benefits, or details of other changes and effects or commitment by the Te Kowhai Airfield other than a desire to future proof the aerodrome to accommodate Instrument Flight Rules (IFR).</p> <p>The OLS change is required by CAA rules to implement IFR. However given the information available and reviewed, there is no information that confirms the basis or reason why the 1:5 gradient is necessary. While that may be technical information it is highly relevant.</p> <p>What are the other regulations requiring CAA compliance to allow IFR and what is the potential effect of these regulations on adjoining property owners?</p> <p>What is the degree of commitment of Te Kowhai Airfield to meet those commitments? Will, for example, Te Kowhai Airfield commit to the relocation of their existing structures to the south that infringe the proposed OLS? Will Council enforce the OLS once it is operative?</p> <p>Questions arise concerning the actual level of demand for IFR capability?</p>

Village Zone

Client	Chapter/ Heading	Chapter/ Section	Rule #/ Heading	Activity / Activity #	Submission in Opposition / Support
Te Kowhai Landowners: •D Singh •KL & MR Stead •CH Shaw •D & M Sam •Jason Strangwick •Lloyd Davis •Curry Palace Ltd	24 Village Zone	Section C 24.3 Land use and Building	24.3.3.2 Height buildings with AOL	P1	<p>What are the probable future effects of IFR. Will IFR result in additional take off and landings and if so what is the change and effect? Will it extend operation hours that will have associated effects on adjoining and nearby landowners?</p> <p>Is there an actual need for aircraft operating in poor weather or low visibility that requires IFR and therefore the OLS?</p> <p>Will IFR lead to flight training and associated effects?</p> <p>Generally the landowners anticipate no known or assured benefits resulting from imposition of the proposed OLS that outweigh the dis benefits.</p>
McCracken Surveys Ltd	24 Village Zone	Section C 24.4 Subdivision	24.4.1 Subdivision General	RD1(a) D1	Support: Restricted discretionary 3000m ² minimum net lot area and Discretionary activity status criteria.
			24.4.10 Building platform	RD1 (a)(i)	<p>Oppose:</p> <p>The 18m circle exclusive of yards is too restrictive for many sites. The requirement would be difficult to achieve on many sites typically being 20m in length. There is no obvious planning outcome or support for an 18m standard.</p> <p>The circle should be either inclusive of yards or reduced to 15m and subsequent changes to other residential zones throughout the plan.</p>

VILLAGE ZONE

Client	Chapter/ Heading	Chapter/ Section	Rule #/ Heading	Activity / Activity #	Submission in Opposition / Support
McCracken Surveys Limited McCracken Surveys Ltd	24 Village Zone	Section C 24.4 Subdivision	24.4.10 Subdivision building platform	RD1 (a)(i)	Oppose: The 18m Ø circle is not achievable where a road frontage is 20m (Rule 24.4.9) and side yards (Rule 24.3.6.1) of 1.5m x2. 20-3 = 17m maximum circle exclusive of yards.
			24.4.4 Subdivision conversion to fee simple	C1(a)	Oppose: Amend to Permitted activity subject to Certificate of Compliance Criteria: Amendments shall be for the purpose of showing alterations to existing buildings or additional lawfully established buildings. The alteration shall be either permitted or otherwise lawfully established. These lots are usually fully developed without additional adverse effects. This will avoid unnecessary consent applications and streamline the process that has no adverse impacts. The CoC could be declined and controlled RC required.
McCracken Surveys Limited & EA & GF Smith	Planning Maps				Support the Village Zone. However a change to the planning maps to include within the Village Zone land contained in 648 Te Kowhai Road (Lot 3 DP 361630 21.5ha) that falls within the RPS Urban Limit 2008. The land lies adjacent to the Village Zone to the west and south of Te Kowhai Road; is within the Urban Limits; supports the long term need for expansion; has the same attributes as land zoned Village; is adjacent to the village; rezoning would otherwise be a matter of timing subject to demand.

INFRASTRUCTURE & ENERGY ZONE

Client	Chapter/ Heading	Chapter / Section	Rule #/ Heading	Activity / Activity #	Submission in Opposition / Support
McCracken Surveys Ltd	14 Infrastructure and Energy		Table 14.12.5.14 Residential Village, business	Road Type	<p>Oppose:</p> <p>Access leg to an allotment residential, village Road /ROW reserve width is 3.0m not 4.0m and seal width of 3.0m up to 6 units or lots. More than 6 units or lots 5.5m – to 6.0m not 8.0m and 4.0m seal width. These widths would be consistent with other Council residential widths. What is the justification that widths differ from other Councils?</p> <p>Access lot residential, village - Delete since the tenure (access lot per se) is no justification for minimum width. Width of access to be based on usage, not tenure as tenure is irrelevant in determining access formation requirements. The change must apply to all zones.</p>

COUNTRY LIVING ZONE

Client	Chapter/ Heading	Chapter/ Section	Rule #/ Heading	Activity / Activity #	Submission in Opposition / Support
McCracken Surveys Ltd	23 Country Living Zone	Section C 23.2.3 Earthworks	23.2.3.1 Earthworks general P1	(a)(iii)	Oppose: Rule to insert inclusion of access / driveway. This is part of the residential earthworks to establish a dwelling.
		Section C 23.3 Land Use	23.3.7.5 Building Setback Water Bodies P1	(a)	Oppose: There needs to be workable and known parameters as to when this rule applies. Existing parameters from the Operative District Plan are sought.
		Section C 23.4 Subdivision	23.4.12 RD1 Esplanade Reserves Strips	(b)	Oppose: Amend (b) as follows: insert (vi) costs and benefits of acquiring the land To allow Council to consider the costs and benefits of land purchase. Council discretion must also include RMA s230(3) that: provides for the requirement for esplanade reserves to be waived. (Through the resource consent process) and hence provide the full gambit of possibilities allowed by the RMA notwithstanding identified high priority areas. Too often a presumption in plans is that reserves must be taken in all cases. This presumption is further negatively amplified by Council refusals to help the cost of fencing esplanade reserves (there is no legislation that precludes payments) or reluctance to take responsibility to manage and maintain esplanade reserves.

COUNTRY LIVING ZONE

Client	Chapter/ Heading	Chapter/ Section	Rule #/ Heading	Activity / Activity #	Submission in Opposition / Support
William Hodgson	23 Country Living Zone	Section C 23.4 Subdivision	23.4.2 General Subdivision RD1	(a)(ii) & (iii)	Oppose: The rule is too restrictive and has not prevented the significant development of dwellings within the Airport Subdivision Control Boundary or inside the SEL 95 Boundary. The rule has created an anomaly of larger lots over 1.1 ha whereas the majority of surrounding lots are closer to 5000m ² . There is no longer a valid reason to retain the average.