

Submitter: Ian McAlley

Submission number: 368

| Submission number | Further submitter name | Further submitter oppose/support | Summary of decision requested | Decision | Decision report where this subject matter is addressed |
|-------------------|---|----------------------------------|---|-----------------------|--|
| 368.1 | | | Amend the Proposed District Plan to ensure direction related to maximising the potential of the urban/residential land resource is maintained. | Accept in part | Various decision reports |
| <i>FS1061.1</i> | <i>Campbell Tyson</i> | <i>Support</i> | | <i>Accept in part</i> | |
| 368.2 | | | Amend the Proposed District Plan to maintain the commitment to the Future Proof Outcomes, in particular the desire to achieve a more compact and concentrated urban form over time. | Accept in part | Various decision reports |
| <i>FS1061.2</i> | <i>Campbell Tyson</i> | <i>Support</i> | | <i>Accept in part</i> | |
| <i>FS1385.9</i> | <i>Mercury NZ Limited for Mercury B</i> | <i>Oppose</i> | | <i>Accept in part</i> | |
| <i>FS1176.52</i> | <i>Watercare Services Ltd</i> | <i>Support</i> | | <i>Accept in part</i> | |
| <i>FS1377.67</i> | <i>Havelock Village Limited</i> | <i>Support</i> | | <i>Accept in part</i> | |
| 368.3 | | | Amend Section 3.3 Outstanding Natural Features and Landscapes, to ensure that limitations on development only apply to Outstanding Natural Features and Landscapes that are specifically identified in the District Plan. | Accept | Decision Report 10: Landscapes |
| <i>FS1345.111</i> | <i>Genesis Energy Limited</i> | <i>Support</i> | | <i>Accept</i> | |

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| <i>FS1386.558</i> | <i>Mercury NZ Limited for Mercury C</i> | <i>Oppose</i> | | <i>Reject</i> | |
| 368.4 | | | Amend Objective 3.4.1(a) Significant Amenity Landscapes, to clearly identify that the objective only relates to specifically identified Significant Amenity Landscapes. | Reject | Decision Report 10: Landscapes |
| <i>FS1345.112</i> | <i>Genesis Energy Limited</i> | <i>Support</i> | | <i>Reject</i> | |
| <i>FS1386.559</i> | <i>Mercury NZ Limited for Mercury C</i> | <i>Oppose</i> | | <i>Accept</i> | |
| 368.5 | | | Amend Section 3.5 Natural Character, to ensure that any limitations to development are only for those areas specifically identified in the District Plan as having High and Outstanding Natural Character. | Accept | Decision Report 10: Landscapes |
| 368.6 | | | Amend Policy 4.1.9(a) maintaining Landscape Characteristics, to recognise that subdivision and development processes on land zoned for a particular purpose will change the shape, contour and landscape characteristics of this land. | Reject | Decision Report 32: Miscellaneous Matters |
| <i>FS1061.3</i> | <i>Campbell Tyson</i> | <i>Support</i> | | <i>Reject</i> | |
| <i>FS1261.8</i> | <i>Annie Chen</i> | <i>Support</i> | | <i>Reject</i> | |
| <i>FS1297.12</i> | <i>CSL Trust & Top End Properties Limited</i> | <i>Support</i> | | <i>Reject</i> | |

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| FSI377.68 | Havelock Village Limited | Support | | Reject | |
| 368.7 | | | Amend Objective 4.2.14 – Earthworks, to read as follows; <i>Earthworks facilitate efficient subdivision, use and development.</i> | Reject | Decision Report 14: Residential Zone |
| 368.8 | | | Amend Policy 4.2.15(a)(iv) - Earthworks, to read as follows: <i>The importation and exportation of cleanfill is avoided in the Residential Zone.</i> | Reject | Decision Report 14: Residential Zone |
| FSI061.4 | Campbell Tyson | Oppose | | Accept | |
| FSI308.22 | The Surveying Company | Oppose | | Accept | |
| 368.9 | | | Delete Policy 4.2.15(d) - Earthworks. | Reject | Decision Report 14: Residential Zone |
| FSI061.5 | Campbell Tyson | Support | | Reject | |
| FSI377.69 | Havelock Village Limited | Support | | Reject | |
| 368.10 | | | Retain Objective 4.2.16 Housing Options and AND Retain Policy 4.2.17 Housing Types AND Retain Policy 4.2.18 Multi-Unit Development AND Amend rules to ensure the directions in the objectives and policies and the associated rules align. | Accept in part | Decision Report 14: Residential Zone |
| 368.11 | | | Delete Policy 4.2.2 Character OR Amend the Proposed District Plan to identify the view points from public spaces and extent of views to be retained. | Reject | Decision Report 14: Residential Zone |
| FSI386.560 | Mercury NZ Limited for Mercury C | Oppose | | Accept | |

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| 368.12 | | | Amend Objective 4.7.1 Subdivision and land use integration, to read as follows: <i>Subdivision layout and design facilitates the land use outcomes sought for the residential, business, industrial, reserve and specific purpose zones, ensuring development occurs in the most efficient means possible to achieve the defined purpose of the zone.</i> | Reject | Decision Report 32: Miscellaneous Matters |
| FS1377.70 | Havelock Village Limited | Oppose | | Accept | |
| FS1386.561 | Mercury NZ Limited for Mercury C | Oppose | | Accept | |
| 368.13 | | | Delete Policy 4.7.2 (a)(i) Subdivision location and design. | Reject | Decision Report 32: Miscellaneous Matters |
| FS1386.562 | Mercury NZ Limited for Mercury C | Oppose | | Accept | |
| 368.14 | | | Add to Policy 6.5.2 – Construction and operation of the land transport network the following: <i>(ix) Recognition that any adverse effects of the development of an integrated and effective land transport network can often be mitigated in a short term time-frame in comparison to the lifetime of the infrastructure</i> | Reject | Decision Report 13: Infrastructure |
| 368.15 | | | Amend Section 8.2, to clearly state it relates to existing Reserves. | Reject | Decision Report 23: Reserves |
| 368.16 | | | Amend Policy 8.2.2 - Natural Values, to relate to outstanding natural landscapes, outstanding natural features, natural character areas and significant natural areas that are identified on the District Plan Maps. | Reject | Decision Report 23: Reserves |

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| 368.17 | | | Amend Rule 14.12.1. 1(6)(1)(f), to delete specific requirements for development within the Te Kauwhata Structure Plan area. | Reject | Decision Report 13: Infrastructure |
| <i>FS1061.6</i> | <i>Campbell Tyson</i> | <i>Support</i> | | <i>Reject</i> | |
| 368.18 | | | Delete figures 14.12.5.19, 14.12.5.20 and 14.12.5.21 from the Proposed District Plan. | Reject | Decision Report 13: Infrastructure |
| <i>FS1061.7</i> | <i>Campbell Tyson</i> | <i>Support</i> | | <i>Reject</i> | |
| 368.19 | | | Add Show homes as a permitted activity in the Residential Zone AND Add a carpark requirement for show homes over and above that which applies to a standard residential dwelling such that two additional car park spaces be provided AND Add controls on signage for show homes in keeping with Rule 16.2.7.1 Signs permitted activity for real estate signs. | Reject | Decision Report 14: Residential Zone |
| <i>FS1386.563</i> | <i>Mercury NZ Limited for Mercury C</i> | <i>Oppose</i> | | <i>Accept</i> | |
| 368.20 | | | Retain Rule 16.1.3 Restricted Discretionary Activities, as notified AND Add rules for multi unit development to enable it in all residential areas of the District where connection is available, or will be available to reticulated services. | Reject | Decision Report 14: Residential Zone |
| <i>FS1061.8</i> | <i>Campbell Tyson</i> | <i>Support</i> | | <i>Reject</i> | |
| 368.21 | | | Amend Rule 16.2.4.1 Earthworks, to enable the assessment of bulk earthworks as part of a subdivision to be assessed as permitted activity where consent has been received from the Waikato Regional Council for those earthworks. | Reject | Decision Report 14: Residential Zone |

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| <i>FS1061.9</i> | <i>Campbell Tyson</i> | <i>Support</i> | | <i>Reject</i> | |
| 368.22 | | | Delete Rule 16.2.4.1 NCI- Earthworks - General, the assessment of the importation of cleanfill to a site as a non-complying activity. | Reject | Decision Report 14: Residential Zone |
| <i>FS1061.10</i> | <i>Campbell Tyson</i> | <i>Support</i> | | <i>Reject</i> | |
| 368.23 | | | Amend Rule 16.2.4.1, to only require assessment of amenity and landscape effects related to earthworks where the earthworks are occurring in an area clearly defined in the Plan as being protected for its landscape and/or natural character values. | Reject | Decision Report 14: Residential Zone |
| <i>FS1061.11</i> | <i>Campbell Tyson</i> | <i>Support</i> | | <i>Reject</i> | |
| <i>FS1308.20</i> | <i>The Surveying Company</i> | <i>Support</i> | | <i>Reject</i> | |
| 368.24 | | | Amend Rule 16.3.4.P2 Fences or Walls - Road boundaries and reserve Zone boundaries, to read as follows: Any Fences or walls between the erected within the applicable building setbacks under Rule 16.3.9 on a site and along on the northern common boundary of the Residential Zone between Wayside Road and Travers Road, Te Kauwhata, adjacent to the and Country Living Zones between Wayside Road and Travers Road, Te Kauwhata must be of a rural-type post and wire or post and rail construction. | Accept in part | Decision Report 14: Residential Zone |
| 368.25 | | | Amend Rule 16.3.5 Daylight Admission, to enable the height control plane to be measured from the top of a retaining wall where that retaining wall was included in the design of the subdivision and constructed as part of the subdivision prior to individual houses being built. | Reject | Decision Report 14: Residential Zone |

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| 368.26 | | | Amend Rule 16.3.6 P2 Building Coverage, to make the building coverage allowance in the Te Kauwhata Residential West Area the same as the Residential Zone 40%. | Reject | Decision Report 14: Residential Zone |
| <i>FS1061.12</i> | <i>Campbell Tyson</i> | <i>Support</i> | | <i>Reject</i> | |
| 368.27 | | | Amend Rule 16.4.1(a)(4) Subdivision - General, to enable 25% of lots to be rear lots. | Accept in part | Decision Report 14: Residential Zone |
| <i>FS1061.13</i> | <i>Campbell Tyson</i> | <i>Support</i> | | <i>Accept in part</i> | |
| <i>FS1386.564</i> | <i>Mercury NZ Limited for Mercury C</i> | <i>Oppose</i> | | <i>Accept in part</i> | |
| 368.28 | | | Amend Rule 16.4.1 (b) Subdivision - General, to ensure it only relates to structure plans or master plans notified within the Proposed Plan. | Reject | Decision Report 14: Residential Zone |
| <i>FS1386.565</i> | <i>Mercury NZ Limited for Mercury C</i> | <i>Oppose</i> | | <i>Accept</i> | |
| 368.29 | | | Delete Rule 16.4.3 Subdivision - Te Kauwhata West Residential Area AND Amend the Proposed District Plan to apply the standard residential subdivision provisions to this area. | Accept | Decision Report 14: Residential Zone |
| <i>FS1318.4</i> | <i>Viaduct Harbour Nominees Limited</i> | <i>Support</i> | | <i>Accept</i> | |
| <i>FS1061.14</i> | <i>Campbell Tyson</i> | <i>Support</i> | | <i>Accept</i> | |

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| <i>FSI386.566</i> | <i>Mercury NZ Limited for Mercury C</i> | <i>Oppose</i> | | <i>Reject</i> | |
| 368.30 | | | Retain Rule 16.4.4 A Multi-Unit development, except for the amendments sought below AND Amend rules for multi unit development to enable them in all residential areas of the District where connection is available, or will be available to reticulated services. | Reject | Decision Report 14: Residential Zone |
| 368.31 | | | Amend the reference in Rule 16.4.4(b)(viii) Multi Unit development, to structure and master planning to clarify that it only refers to structure or master plans that are contained within the notified version of the Proposed Plan. | Reject | Decision Report 14: Residential Zone |
| <i>FSI386.567</i> | <i>Mercury NZ Limited for Mercury C</i> | <i>Oppose</i> | | <i>Accept</i> | |
| 368.32 | | | Amend Rule 16.4.13 Subdivision creating reserves, and the associated matters that Council has restricted its discretion to with regard to structure and master planning to clarify that these references only relate to structure or master plans that are contained within the notified version of the Proposed Plan. | Reject | Decision Report 14: Residential Zone |
| 368.33 | | | Amend Section 3 of Appendix 3.1 Residential Subdivision Guidelines, to limit the consideration of the "site and contextual analysis" to how the subdivision/development will integrate with the immediately surrounding existing and/or proposed development. | Reject | Decision Report 32: Miscellaneous Matters |
| <i>FSI386.568</i> | <i>Mercury NZ Limited for Mercury C</i> | <i>Oppose</i> | | <i>Accept</i> | |

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| 368.34 | | | Amend the Zoning of the property at 24 Wayside Road Te Kauwhata from Te Kauwhata West Residential Zone to Residential Zone. | Accept | Decision Report 28E: Zoning - Te Kauwhata |
| <i>FS1061.15</i> | <i>Campbell Tyson</i> | <i>Support</i> | | <i>Accept</i> | |
| <i>FS1386.569</i> | <i>Mercury NZ Limited for Mercury C</i> | <i>Oppose</i> | | <i>Reject</i> | |
| 368.35 | | | Retain the extent of reserve proposed near 24 Wayside Road, Te Kauwhata. | Reject | Decision Report 28E: Zoning - Te Kauwhata |
| 368.36 | | | Delete the Walkway/Cycleway on the Planning Maps located on near 24 Wayside Road, Te Kauwhata. | Accept | Decision Report 13: Infrastructure |
| <i>FS1061.16</i> | <i>Campbell Tyson</i> | <i>Support</i> | | <i>Accept</i> | |
| 368.37 | | | Retain the indicative roading pattern, for 24 Wayside Road, Te Kauwhata AND Delete the proposed connection shown to 62 D Wayside Road (CTSA62B/833). | Accept | Decision Report 13: Infrastructure |
| <i>FS1061.17</i> | <i>Campbell Tyson</i> | | | <i>Accept</i> | |
| 368.38 | | | Amend the Objectives and Policies to promote the efficient development of Residential Zoned land for that purpose. | Accept in part | Decision Report 14: Residential Zone |
| 368.39 | | | Delete Policy 4.7.2 (a)(iii) Subdivision location and design. | Reject | Decision Report 32: Miscellaneous Matters |
| <i>FS1386.570</i> | <i>Mercury NZ Limited for Mercury C</i> | <i>Oppose</i> | | <i>Accept</i> | |
| 368.40 | | | Delete Policy 4.7.2 (a)(vii) Subdivision location and design. | Reject | Decision Report 32: Miscellaneous Matters |

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| FS1061.18 | Campbell Tyson | Support | | Reject | |
| FS1308.21 | The Surveying Company | Support | | Reject | |
| FS1377.71 | Havelock Village Limited | Support | Support in part. | Reject | |
| 368.41 | | | Amend Policy 4.7.13 (b) Residential zone Te Kauwhata Ecological and West Residential Areas, as follows: (b)Subdivision is designed and located in the Te Kauwhata West Residential Area to achieve the minimum lot size. and recognise the views of natural features and landscapes. OR Delete Policy 4.7.13 -Residential Zone -Te Kauwhata Ecological and West Residential Areas and rely on the standard Residential Zone provisions. | Reject | Decision Report 32: Miscellaneous Matters |
| FS1061.19 | Campbell Tyson | Support | | Reject | |
| FS1386.571 | Mercury NZ Limited for Mercury C | Oppose | | Accept | |
| 368.42 | | | Amend Policy 4.7.14 Structure and Master Planning to clarify that it only refers to structure or master plans that are contained within the notified version of the Proposed Plan. | Accept | Decision Report 32: Miscellaneous Matters |
| FS1386.572 | Mercury NZ Limited for Mercury C | Oppose | | Reject | |
| 368.43 | | | Retain Chapter 6.4 - Objectives and Policies, as notified. | Accept in part | Decision Report 13: Infrastructure |
| FS1176.53 | Watercare Services Ltd | Support | | Accept in part | |

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| <i>FS1386.573</i> | <i>Mercury NZ Limited for Mercury C</i> | <i>Oppose</i> | | <i>Accept in part</i> | |