

Appendix I: Table of submission points

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
|-------------------|---------------------------|------------------|--|----------------|--|
| 81.1 | Waikato Regional Council | Not stated | Amend the Proposed District Plan to clarify the strategic objectives and policies in each policy chapter, and how they relate to the issues identified in Chapter 1. | Accept | 4 |
| FS1223.1 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 4 |
| FS1223.1 | Mercury Energy Limited | Support | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 4 |
| FS1062.4 | Andrew and Christine Gore | Support in part | <i>It is important to have accurate clarification of policies and how they relate to issues.</i> | Accept in part | 4 |
| FS1191.9 | Shand Properties | Oppose | <i>While Shand Properties supports this submission in principle and agrees that inappropriate use and development should be discouraged, further work is still to be done on identifying areas that may be subject to natural hazards and without knowing where these areas are it is not yet possible to say whether they have been appropriately identified. Rules should not be introduced without clearly identifying when and where they will apply and ensuring that the areas to which they apply have been identified through a sufficiently robust process.</i> | Reject | 4 |
| FS1330.1 | Middlemiss Farm Holdings | Oppose | <i>There may be merit in the WRC concerns but it is not specified in detail at this stage.</i> | Reject | 4 |

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| FS1340.3 | TaTa Valley | Support | <i>The submitter supports submission 81.1 which promotes best practice drafting to identify and link issues to supporting objectives and policies.</i> | Accept | 4 |
| FS1379.8 | Hamilton City Council | Support | <i>HCC supports the submission, which seeks better relationships between the strategic objectives and policies, and the issues. The result would be an easier-to-use, better cross-referenced document.</i> | Accept | 4 |
| 606.2 | Future Proof Implementation Committee | Neutral/Amend | Retain the strategic directions and objectives in Section 1.12, but move these so that they are contained in a single chapter with other strategic directions and how they relate to the issues identified in Chapter 1. | Accept | 4 |
| 742.3 | New Zealand Transport Agency | Neutral/Amend | Amend Section 1.12 Strategic directions and objectives for the district to include clarification in 1.12 as to the purpose of the strategic directions and objectives and how they function within the wider framework of the Plan. AND Request any consequential changes | Accept | 4 |
| FS1387.835 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 4 |
| FS1273.1 | Auckland Transport | Support | Auckland Transport supports the retention of strategic directions and objectives in the Proposed Plan (submission points 742.3, 939.2 and 749.92), and supports amendments that provide clarity to their purpose and function (submission point 742.3). | Accept | 4 |
| 742.4 | New Zealand Transport Agency | Neutral/Amend | Retain Section 1.12.8 Strategic objectives, except for the amendments sought AND Amend 1.12.8 Strategic objectives to delete reference to "paragraphs 4.1.1- 4.1.7" and replace with "paragraphs 1.12.1- 1.12.7". AND Request any consequential changes necessary to give effect to the relief sought in the submission. | Accept | 4 |
| FS1387.836 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an</i> | Reject | 4 |

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| | | | <i>appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| FS1273.6 | Auckland Transport | Support | Auckland Transport supports taking a balanced and considered approach to the strategic objectives of this Proposed District Plan, consistent with the purpose and intent of the Resource Management Act 1991 ('RMA') and direction in the Waikato Regional Policy Statement ('WRPS'). | Accept | 4 |
| 923.23 | Waikato District Health Board | Neutral/Amend | Amend Sections 1.12.1-1.12.8- Strategic directions and objectives for the District by redrafting them as a set of specific objectives and policies. | Accept | 4 |
| FS1387.1481 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 4 |
| 697.314 | Waikato District Council | Neutral Amend | Amend to locate the strategic objectives into a standalone chapter. | Accept | 4 |
| 330.45 | Andrew and Christine Gore | Not stated | No specific decision sought, however submission refers to Section 1.12 Strategic directions and objectives for the district. | Reject | 4 |
| FS1386.429 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 4 |
| 749.92 | Housing New Zealand Corporation | Support | Retain Section 1.12 Strategic directions and objectives for the district as notified. | Accept | 4 |

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| FS1387.1026 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 4 |
| FS1087.24 | Ports of Auckland Limited | Support | Ports of Auckland Limited agrees with the submitter that the strategic directions and objectives are appropriate. | Accept | 4 |
| FS1273.3 | Auckland Transport | Support | Auckland Transport supports the retention of strategic directions and objectives in the Proposed Plan (submission points 742.3, 939.2 and 749.92), and supports amendments that provide clarity to their purpose and function (submission point 742.3). | Accept | 4 |
| FS1379.295 | Hamilton City Council | Support | HCC supports in part the retention of the Section 1.12, subject to the amendments sought in its original submission. | Accept | 4 |
| 939.2 | Waipa District Council | Support | Retain the strategic directions and objectives as set out in Section 1.12- Strategic directions and objectives for the district. | Accept | 4 |
| FS1273.2 | Auckland Transport | Support | Auckland Transport supports the retention of strategic directions and objectives in the Proposed Plan (submission points 742.3, 939.2 and 749.92), and supports amendments that provide clarity to their purpose and function (submission point 742.3). | Accept | 4 |
| FS1387.1558 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 4 |
| 81.76 | Waikato Regional Council | Neutral/Amend | Amend Section 1.12.2 Natural environment to clarify whether these are to be considered as strategic objectives or desired outcomes. If they are to be objectives, rewrite in the style of objectives, indicate the connections to relevant policies, and consider other relief sought for a separate chapter on the Strategic Direction of the Proposed Plan, and whether these sections would sit better there. | Accept | 4 |
| FS1340.10 | TaTa Valley | Support | The submitter supports the principles of the submissions subject to acceptable drafting. | Accept | 4 |

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| 81.77 | Waikato Regional Council | Neutral/Amend | Amend Section 1.12.3 Built environment to clarify whether these are to be considered as strategic objectives or desired outcomes. If they are to be objectives, rewrite in the style of objectives, indicate the connections to relevant policies, and consider other relief sought for a separate chapter on the Strategic Direction of the Proposed Plan, and whether these sections would sit better there. | Accept | 4 |
| FS1340.11 | TaTa Valley | Support | <i>The submitter supports the principles of the submissions subject to acceptable drafting.</i> | Accept | 4 |
| 81.78 | Waikato Regional Council | Neutral/Amend | Amend Sections 1.12.4 Ease of movement to clarify whether these are to be considered as strategic objectives or desired outcomes. If they are to be objectives, rewrite in the style of objectives, indicate the connections to relevant policies, and consider other relief sought for a separate chapter on the Strategic Direction of the Proposed Plan, and whether these sections would sit better there. | Accept | 4 |
| FS1340.12 | TaTa Valley | Support | <i>The submitter supports the principles of the submissions subject to acceptable drafting.</i> | Accept | 4 |
| 330.49 | Andrew and Christine Gore | Not stated | No specific decision sought, however submission refers to Section 1.12.4 Ease of movement. Strategic directions and objectives for the district. | Reject | 4 |
| FS1386.432 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate</i></p> | Accept | 4 |
| 81.79 | Waikato Regional Council | Neutral/Amend | Amend Sections 1.12.1.12.5 Community wellbeing to clarify whether these are to be considered as strategic objectives or desired outcomes. If they are to be objectives, rewrite in the style of objectives, indicate the connections to relevant policies, and consider other relief sought for a separate chapter on the Strategic Direction of the Proposed Plan, and whether these sections would sit better there. | Accept | 4 |
| FS1340.13 | TaTa Valley | Support | <i>The submitter supports the principles of the submissions subject to acceptable drafting.</i> | Accept | 4 |
| 330.50 | Andrew and Christine Gore | Not stated | No specific decision sought, however submission refers to Section 1.12.5 Community wellbeing. | Reject | 4 |

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| 81.80 | Waikato Regional Council | Neutral/Amend | Amend Sections 1.12.6 Employment and economic growth to clarify whether these are to be considered as strategic objectives or desired outcomes. If they are to be objectives, rewrite in the style of objectives, indicate the connections to relevant policies, and consider other relief sought for a separate chapter on the Strategic Direction of the Proposed Plan, and whether these sections would sit better there. | Accept | 4 |
| FS1223.11 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 4 |
| FS1340.14 | TaTa Valley | Support | <i>The submitter supports the principles of the submissions subject to acceptable drafting.</i> | Accept | 4 |
| 330.51 | Andrew and Christine Gore | Not stated | No specific decision sought, however submission refers to Section 1.12.6 Employment and economic growth. | Reject | 4 |
| FS1386.433 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 4 |
| 81.81 | Waikato Regional Council | Neutral/Amend | Amend Sections 1.12.7 Managing change to clarify whether these are to be considered as strategic objectives or desired outcomes. If they are to be objectives, rewrite in the style of objectives, indicate the connections to relevant policies, and consider other relief sought for a separate chapter on the Strategic Direction of the Proposed Plan, and whether these sections would sit better there. | Accept | 4 |
| FS1223.12 | Mercury Energy Limited | Support | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> | Accept | 4 |

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| | | | <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| FS1340.15 | TaTa Valley | Support | <i>The submitter supports the principles of the submissions subject to acceptable drafting.</i> | Accept | 4 |
| 330.52 | Andrew and Christine Gore | Not stated | No specific decision sought, however submission refers to Section 1.12.7 Managing change. | Reject | 4 |
| FS1386.434 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 4 |
| 81.82 | Waikato Regional Council | Neutral/Amended | Amend Section 1.12.8 Strategic objectives to clarify whether these are to be considered as strategic objectives or desired outcomes. If they are to be objectives, rewrite in the style of objectives, indicate the connections to relevant policies, and consider other relief sought for a separate chapter on the Strategic Direction of the Proposed Plan, and whether these sections would sit better there. | Accept | 4 |
| FS1223.13 | Mercury Energy Limited | Support | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 4 |
| FS1273.8 | Auckland Transport | Support | <i>Auckland Transport supports amendments that provide clarity to the purpose of these provisions, as these would help with the overall interpretation of the plan and its direction/outcome sought.</i> | Accept | 4 |
| FS1340.16 | TaTa Valley | Support | <i>The submitter supports the principles of the submissions subject to acceptable drafting</i> | Accept | 4 |

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| 330.53 | Andrew and Christine Gore | Not stated | No specific decision sought, however submission refers to Section 1.12.8 Strategic objectives for the district. | Reject | 4 |
| FS1386.435 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 4 |
| 81.121 | Waikato Regional Council | Neutral/Amend | Amend provisions to provide more detailed guidance about the future urban outcomes (including residential, business and industrial uses) for the centres, particularly in relation to density, location of growth areas, the timing and staging of new development, and its integration with the existing towns. | Reject | 5 |
| 695.161 | Sharp Planning Solutions Ltd | Neutral/Amend | Amend the Proposed District Plan to include a more structured approach to growth in periphery areas beyond the Country Living Zone of 5,000m2 lots. | Reject | 5 |
| FS1305.34 | Andrew Mowbray | Support | <i>I support the growth and development along with the investigation in how to develop rural villages in proximity to Hamilton so as to ensure planning is undertaken to ensure that increased population density can be realised without significant resource depletion.</i> | Reject | 4 |
| FS1379.261 | Hamilton City Council | Oppose | <i>HCC opposes the relief sought, which seeks additional growth in lifestyle blocks within the CLZ or the periphery of Hamilton.</i> | Accept | 5 |
| 423.7 | Watercare Services Limited | Not Stated | Amend the Proposed District Plan to include appropriate objectives, policies and rules to refuse resource consent for development that is unable to be serviced by infrastructure in an efficient and cost effective manner. AND Any consequential amendments or further relief to address the matters raised in the submission. | Reject | 5 |
| FS1110.1 | Synlait | Oppose | <i>The submitter is seeking provisions that allow refusal of resource consents for development that is unable to be serviced by infrastructure that is efficient and cost effective. Such provisions would potentially have the effect of creating a prohibited activity status. An assessment of 'efficient' and 'cost effective' require judgement to be exercised and lacks certainty. It is preferable to consider proposals having regard to likely improvements of infrastructure and environmental effects.</i> | Accept | 5 |
| FS1202.13 | NZTA | Support | <i>The Transport Agency supports the integration of land use and infrastructure provisions to achieve liveable communities.</i> | Reject | |

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| FS1269.121 | Housing NZ | Oppose | <i>Housing New Zealand opposes the proposed amendment; to the extent it is inconsistent with its primary submission.</i> | Accept | |
| FS1281.13 | Pokeno Village Holdings Limited | Support | <i>PVHL supports appropriate objectives, policies and implementation methods in order to refuse resource consent to develop that cannot be serviced.</i> | Reject | |
| FS1322.40 | Synlait | Oppose | <i>The submitter is seeking provisions that allow refusal of resource consents for development that is unable to be serviced by infrastructure that is efficient and cost effective. Such provision would potentially have the effect of creating a prohibited activity status. An assessment of 'efficient' and 'cost effective' require judgement to be exercised and lacks certainty. It is preferable to consider proposals having regard to likely improvements of infrastructure and environmental effects.</i> | Accept | |
| 198.5 | Property Council New Zealand | Neutral/Amend | Amend the Proposed District Plan to strongly support urban growth in a way that does not rely solely on the Future Proof 2010 data, and to use more ambitious growth estimates in the region to support urban growth. AND No specific decision sought, but the submitter considers that Policy 4.1.3(b) Location of development is counterproductive, given that the predictions and data used by Future Proof date back to 2010. | Reject | 5 |
| FS1202.7 | NZTA | Oppose | <i>The Transport Agency is a partner to the Future Proof Growth Strategy and supports the adopted Future Proof Strategy 2017 being the guiding document for the location of development.</i> | Accept | 5 |
| FS1269.95 | Housing NZ | Support | <i>Housing New Zealand supports the proposed amendment; to the extent it is consistent with its primary submission.</i> | Reject | |
| FS1377.40 | Havelock Village Limited | Support | <i>HVL supports amendments to the Plan that provide for a greater development potential and a wider variety of densities and zones and supports the development of Havelock Village. HVL support growth to achieve targets for Pokeno provided that any live zoning is supported by adequate technical analysis (including development principles in the RPS) and/or is capable of being serviced by the necessary infrastructure.</i> | Reject | |
| 198.23 | Property Council New Zealand | Support | Retain the strategic approach to growth ensuring infrastructure and services are provided for and aligning infrastructure and urban development to provide for growth and connectivity. | Accept | 5 |
| 923.93 | Waikato District Health Board | Oppose | Amend Chapter One: Introduction by establishing a stronger objective, policy and rule framework than is proposed for un-serviced urban residential areas where there is uncertainty about the funding, staging and timing for infrastructure provision. | Reject | 5 |
| FS1387.1481 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> | Accept | 5 |

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| | | | <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| FS1387.1523 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 5 |
| FS1308.169 | The Surveying Company | Oppose | <p><i>We support a stronger objective and policy framework for un-serviced urban residential areas where there is uncertainty about the funding, staging and timing for infrastructure provision. We do not support the deferral of live zoning for residential areas.</i></p> <p><i>Infrastructure provision and development of infrastructure can sit alongside the District Plan. There is no need to identify this staging within the District Plan as properties can be live zoned and developed where infrastructure is available.</i></p> | Accept | 5 |
| FS1377.294 | Havelock Village Limited | Support | <i>HVL supports integrated development and amendments to the proposed plan that better achieve that outcome. However, there are a number of different mechanisms that can be included in the PWDP to achieve that outcome including development standards and triggers for release of live zoned residential land or the creation of a future urban zone/deferred zone.</i> | Reject | 5 |
| 12.3 | Carl Ammon | Neutral/Amend | Retain Section 1.12 Strategic directions and objectives for the district, in particular the focus on limiting urban spread and loss of productive and valuable land, except for the amendments sought below AND Amend Section 1.12 Strategic directions and objectives for the district to provide a stronger priority on environmental issues in respect to water and soil and the restoration of the natural environment. AND Amend Section 1.12 Strategic directions and objectives for the district to provide greater flexibility for alternative approaches in the urban development model, like housing. | Accept | 5 |
| FS1386.6 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> | Reject | 5 |

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| | | | <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| 535.5 | Hamilton City Council | Oppose | Amend Section 1.12.1 Strategic direction, to provide an understanding of the location and forms of development that are sought and how the district will accommodate the growth projected in the National Policy Statement - Urban Development Capacity. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission. | Reject | 5 |
| FS1388.682 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 5 |
| FS1168.29 | Horticulture NZ | Support | <i>There needs to be consultation on how the district will give effect to the NPS-UDC</i> | Reject | 5 |
| FS1206.4 | Ohinewai Land Limited | Support | <i>The Proposed District Plan should confirm how and where growth is anticipated to accommodate the projections of the National Policy Statement- Urban Development Capacity.</i> | Reject | 5 |
| FS1208.2 | Rangitahi Limited | Support | <i>The Proposed Plan should confirm how and where growth is anticipated to accommodate the projections of the National Policy Statement- Urban Development Capacity.</i> | Reject | 5 |
| FS1269.138 | Housing NZ | Support | <i>Housing New Zealand supports the proposed amendment; to the extent it is consistent with its primary submission.</i> | Reject | 5 |
| FS1273.5 | Auckland Transport | Support | <i>Auckland Transport supports this submission point as clear guidance is required as to the quantum and sequencing of development in areas zoned/earmarked for growth and the necessity for infrastructure capacity to be planned/available to service development.</i> | Reject | 5 |
| FS1377.127 | Havelock Village Limited | Support | <i>HVL supports additional clarity on the location and forms of development and where these will be accommodated in the district is sought and the Proposed Plan must give effect to the National Policy Statement on Urban Capacity (NPS-UDC).</i> | Reject | 5 |
| 535.6 | Hamilton City Council | Neutral/Amended | Amend Section 1.12.3 Built environment, by identifying the growth areas and articulate the variety and location of housing types. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission. | Reject | 5 |

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| FS1388.683 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Accept | 5 |
| FS1269.139 | Housing NZ | Support | Housing New Zealand supports the proposed amendment; to the extent it is consistent with its primary submission. | Reject | 5 |
| 330.48 | Andrew and Christine Gore | Not stated | No specific decision sought, however submission refers to Section 1.12.3 Built environment. | Reject | 5 |
| FS1386.431 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Accept | 5 |
| 198.10 | Property Council New Zealand | Support | Retain the objective of ensuring that subdivisions are located, designed and staged to support infrastructure such as stormwater, parks and open space networks. AND Provide the important linkages from future planned urban development settlements in both residential and commercial areas to the expressway, and to invest in areas that are along the transport corridor. | Accept | 5 |
| FS1386.212 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an</p> | Reject | 5 |

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| | | | <i>appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| FS1110.11 | Synlait | Support | <i>Synlait is supportive of provisions which enhance connectivity and efficient transport. Ease of transport is a key consideration for employees as well essential for the transportation of product to the site and the dispatch of processed goods. Allow in part as relevant to matters relating to connectivity as part of the district's growth potential, the extension of passenger rail services between Pukekohe and Pokeno and the development of transport hubs.</i> | Accept | 5 |
| FS1176.37 | Watercare | Support | <i>Watercare supports this submission point as clear guidance is required as to the sequencing of development in areas zoned/earmarked for growth and the necessity for infrastructure capacity to be planned/available to service development in an efficient and cost effective manner.</i> | Accept | 5 |
| FS1322.24 | Synlait | Support | <i>Synlait is supportive of provisions which enhance connectivity and efficient transport. Ease of transport is a key consideration for employees as well essential for the transportation of product to the site and the dispatch of processed goods.</i> | Accept | 5 |
| 598.4 | Withers Family Trust | Oppose | Delete Section 1.12.1 (b) and (c) Strategic direction. | Reject | 6 |
| FS1388.1005 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 6 |
| FS1379.202 | Hamilton City Council | Oppose | <i>The submission seeks the retention of Section 1.12.1(a) and deletion of Sections 1.12.1(b) and (c). HCC seeks amendments to these sections, not the deletion of them in their entirety.</i> | Accept | 6 |
| 330.46 | Andrew and Christine Gore | Not stated | No specific decision sought, however submission refers to Section 1.12.1 Strategic direction. | Reject | 6 |
| FS1386.430 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to</i> | Accept | 6 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| | | | <i>include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| 524.10 | Anna Noakes | Neutral/Amend | Retain Section 1.12.1 Strategic direction, except for the amendments sought below AND Delete Section 1.12.1.(b) and (c) Strategic direction. | Reject | 6 |
| FS1379.194 | Hamilton City Council | Oppose | <i>The submission seeks the deletion of 1.12.1(b) and (c). HCC seeks amendments to these sections as detailed in its original submission, not the deletion of them in their entirety.</i> | Accept | 6 |
| 445.1 | BTW Company | Support | Retain the urban growth and strategic development directions in Section 1.12.1 Strategic direction AND Amend or add provisions to encourage structure planned growth cells and comprehensively developed areas where they are in accordance with urban design guidelines and settlement patterns, and where it can be demonstrated that the adverse effects of land use and development can be adequately avoided, remedied or mitigated. | Accept | 6 |
| FS1377.101 | Havelock Village Limited | Support | <i>HVL supports integrated development and amendments to the proposed plan that better achieve that outcome. However, there are a number of different mechanisms that can be included in the PWDP to achieve that outcome including development standards and triggers for release of live zoned residential land or the creation of a future urban zone/deferred zone. Structure plans are not an essential precursor to development.</i> | Accept | 6 |
| FS1379.150 | Hamilton City Council | Oppose | <i>HCC does not support the amendments sought by the submitter. In particular, HCC does not wish to see residential subdivision around the outside of towns. HCC considers the placement of growth, including the use of urban limits, as a key principle to the effective management of growth and provision of infrastructure, rather than focusing only on avoiding, remedying or mitigating effects.</i> | Reject | 6 |
| FS1388.289 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 6 |
| 598.27 | Withers Family Trust | Not stated | Clarify what is meant by “master plans”, as referenced in various provisions such as Section 1.12.1(f) and Policy 4.7.14, and where they are reference in the rules. | Accept | 6 |
| 742.2 | New Zealand Transport Agency | Neutral/Amend | Retain Section 1.12.1 Strategic direction, except for the amendments sought below AND Amend Section 1.12.1 Strategic direction to include a new clause (g) as follows : <u>Work is currently being undertaken on the Hamilton-Auckland Corridor Plan. This work will generate a vision for</u> | Reject | 7 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| | | | <i>managing urban growth and development in significant parts of the Waikato District. It is anticipated that plan changes will be required to reflect the contents of the Corridor Plan once finalised.</i> AND Request any consequential changes necessary to give effect to the relief sought in the submission. | | |
| FS1062.92 | Andrew and Christine Gore | Oppose | <i>It is important that roading does not generate a vision for growth. It is important to manage roading carefully considering conservation, biodiversity and effects on the environment.</i> | Accept | 7 |
| FS1108.131 | Waikato Tainui | Support | <i>Support submission in principle.</i> | Reject | 7 |
| FS1387.834 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 7 |
| FS1224.8 | New Zealand Transport Agency | Support | <i>NZTA seeks to identify work being carried out on the Hamilton-Auckland Corridor Plan will likely result in the need to make changes to the content of the district plan.</i> | Reject | 7 |
| FS1273.4 | Auckland Transport | Oppose | <i>Auckland Transport agrees that the completion of the Hamilton-Auckland Corridor Plan may result in changes in strategy that the District Plan is giving effect to, however, a specific clause referenging this document at this point in time is not considered appropriate given it is currently a work in progress, and accordingly does not yet have legal weight as a matter Disgtrict Plans must have regard to under RMA s74. The existing strategic direction is covered at length in section 1.12.1 as drafted.</i> | Accept | 7 |
| FS1309.5 | Bryan Morris | Support | <i>To allow the inclusion of a clause that identifies the HACP.</i> <i>The NZTA seeks to identify work being carried out on the Hamilton - Auckland Corridor Plan will likely result in the need to make changes to the content of the District Plan.</i> | Reject | 7 |
| FS1313.20 | Perry Group Limited | Support | <i>We consider it is appropriate to give recognition to the Auckland Corridor Plan. However, this plan does not yet exist and is a 'work in progress.' The submission seeks that a further provision is added to state that it is anticipated that plan changes will be required to reflect the contents of the Corridor Plan once finalised. We consider this addition to be unnecessary.</i> | Reject | 7 |
| FS1379.283 | Hamilton City Council | Support | <i>HCC supports the submission that the 'Strategic' section of the plan should be amended to include reference to the Hamilton-Auckland Corridor Plan, and that there will be consequential changes to the remainder of the plan.</i> | Reject | 7 |

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| 680.20 | Federated Farmers of New Zealand | Oppose | Amend Section 1.12.2 Natural Environment as follows: <i>(a) A district that <u>values</u> protects its natural habitat and ecology at values and retains its significant landscape features.</i> <i>(b) A district that <u>acknowledges the tension between the private cost and public benefit of maintaining or enhancing the District's natural environment.</u></i> <i>(c) A district that where retains the natural character of its rural areas and has <u>access to the public open space</u> is available <u>for public enjoyment and use</u> and well used by the community.</i> AND Any consequential changes needed to give effect to this relief. | Reject | 8 |
| FS1223.183 | Mercury Energy Limited | Oppose | Mercury has an interest in the submission points listed in paragraphs 11.1 and 11.2 above. Mercury supports the protection of outstanding natural features and outstanding natural landscapes in the context of section 6(b) of the RMA, where there has been a robust expert assessment undertaken to describe the values supporting an assessment of what is outstanding. The Waikato RPS Table 12.2 sets out factors that District Councils are to consider when undertaking such an assessment. Mercury considers that such a robust assessment has not been undertaken as part of the preparation of the PWDP. | Accept | 8 |
| FS1045.3 | Ben Wilson | Oppose | The proposed new words do not set a clear strategic direction or strategy as the section is designed to. The original wording is clear and should be retained. | Accept | 8 |
| FS1108.43 | Te Whakakitenga o Waikato Incorporated on behalf of Waikato Tainui | Oppose | Inappropriate addition. | Accept | 8 |
| FS1139.34 | Turangawae Trust Board | Oppose | Inappropriate addition. | Accept | 8 |
| FS1168.30 | Horticulture New Zealand | Support | The submitter seeks wording changes that better reflects the intent of the Plan. | Reject | 8 |
| 330.47 | Andrew and Christine Gore | Not stated | No specific decision sought, however submission refers to Section 1.12.1 Strategic direction. | Reject | 8 |
| 367.41 | Mercer Residents and Ratepayers | Neutral/Amend | Add noise restrictions and guidelines to Section 1.12.5 Community well-being. | Reject | 9 |
| 297.3 | Counties Manukau Police | Neutral/Amend | Amend Section 1.12.5 Community well-being to include conforming to the four principles of CPTED and the seven qualities of safer places contained within the National Guidelines for Crime Prevention through Environmental Design in New Zealand. | Reject | 9 |

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| 198.16 | Property Council New Zealand | Support | Retain the promotion of the outcomes in the urban design guidelines | Accept | 9 |
| FS1386.214 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 9 |
| FS1377.42 | Havelock Village Limited | Support | <i>The urban design guidelines are an effective tool for ensuring good design outcomes with subdivision and development.</i> | Accept | 9 |
| 680.21 | Federated Farmers of New Zealand | Support | Retain Section 1.12.7 Managing change as notified. | Accept | 10 |
| FS1387.159 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 10 |
| 330.52 | Andrew and Christine Gore | Not stated | No specific decision sought, however submission refers to Section 1.12.7 Managing change. | Reject | 10 |
| FS1386.434 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> | Accept | 10 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| | | | <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| 419.100 | Horticulture New Zealand | Neutral/Amend | <p>Add two new clauses (vii) and (viii) to Section 1.12.8 (b) Strategic objectives as follows: (b) In summary, the overarching directions include the following: ... <i><u>(vii) promote the on-going operation and development of rural production activities, including rural industry and services</u></i> <i><u>(viii) plan for future development and growth that supports the district's rural communities and rural economy.</u></i> AND Any consequential or additional amendments as a result of changes sought in the submission.</p> | Accept | 11 |
| FS1333.2 | Fonterra | Support | <i>For the reasons stated in the submission.</i> | Accept | |
| 680.22 | Federated Farmers of New Zealand | Oppose | <p>Amend Section 1.12.8 (b) (vi) Strategic objectives as follows : <i><u>(vi) Protect and enhance public green-open space, outstanding landscapes and areas of cultural, ecological, historic, and environmental significance from inappropriate use and development.</u></i> AND Add to Section 1.12.8 (b) Strategic objectives the following: <i><u>(vii) Reconciling the tension between the private cost and public benefit of maintaining or enhancing the District's natural environment and historic heritage.</u></i> <i><u>(viii) Acknowledge the continued use of rural areas for productive rural activities and other land and soil resource-dependent rural-based activities, as well as access to and the extraction of mineral resources, are important to the economic health and well-being of the district and wider subregion.</u></i> <i><u>(ix) Active participation of landowners is seen as vital to the maintenance and enhancement of indigenous biodiversity. The Council will work with landowners, recognise their stewardship and current management practices, and will promote the use of non-regulatory methods, including assistance with the establishment of protective covenants, service delivery, education, and other incentives.</u></i> AND Any consequential changes needed to give effect to this relief.</p> | Accept | 11 |
| FS1223.184 | Mercury Energy Limited | Oppose | <i>Mercury has an interest in the submission points listed in paragraphs 11.1 and 11.2 above. Mercury supports the protection of outstanding natural features and outstanding natural landscapes in the context of section 6(b) of the RMA, where there has been a robust expert assessment undertaken to describe the values supporting an assessment of what is outstanding. The Waikato RPS Table 12.2 sets out factors that District Councils are to consider when</i> | Reject | 11 |

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| | | | <i>undertaking such an assessment. Mercury considers that such a robust assessment has not been undertaken as part of the preparation of the PWDP.</i> | | |
| FS1108.44 | <i>Te Whakakitenga o Waikato Incorporated on behalf of Waikato Tainui</i> | Oppose | <i>Inappropriate addition.</i> | Reject | 11 |
| FS1139.35 | <i>Turangawae wae Trust Board</i> | Oppose | <i>Inappropriate addition.</i> | Reject | 11 |
| FS1168.31 | <i>Horticulture New Zealand</i> | Support | <i>The submitter seeks wording changes that are more consistent with the RMA.</i> | Accept | 11 |
| FS1171.64 | <i>T & G Global</i> | Support | <i>This submission seeks amendments to Section 1.12.8 (b)(vi) Strategic objectives. The amendments seek to ensure that the importance of the continued use of rural areas of rural production activities is reflected in the strategic objectives of the Plan.</i> | Accept | 11 |
| FS1198.7 | <i>Bathurst Resources Limited and BT Mining Limited</i> | Support | <i>The importance of the minerals industry to the economic wellbeing of the Waikato District needs to be recognised and provided for.</i> | Accept | 11 |
| FS1275.2 | <i>Zeala Limited trading as Aztech Buildings</i> | Support | <i>Include the additional and amended bullet points (b) (vi)-(ix) as per the submission and ensure that Policies in other areas of the Plan support these strategic objectives. As noted in the submission, the strategic objective appears too urban focused and fails to recognise the importance of the rural environment and associated primary production, economic benefit and environmental management generated by the rural community.</i> | Accept | 11 |
| FS1319.21 | <i>New Zealand Steel Holdings Limited</i> | Support | <i>The extraction of mineral resources is a productive rural activity and existing extractive activities contribute to the wellbeing of the district.</i> | Accept | 11 |
| FS1323.5 | <i>Heritage New Zealand Pouhere Taonga</i> | Oppose | <i>HNZPT opposes the inclusion of this objective into the WaiDC PDP as this proposed amendment has the potential to re-litigate the heritage scheduling process undertaken at the time of the District Plan development, at the time of each resource consent. This is inappropriate given the protection role that the District Plan has regarding historic heritage. In addition WaiDC has funding for heritage projects as does HNZPT and the Ministry of Culture and Heritage.</i> | Reject | 11 |
| FS1333.3 | <i>Fonterra</i> | Support | <i>For the reasons stated in the submission.</i> | Accept | 11 |
| 986.4 | <i>KiwiRail Holdings</i> | Neutral/Amend | <i>Amend Section 1.12.8 Strategic objectives as follows (or similar amendments to achieve the requested relief):</i> | Accept | 11 |

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| | Limited (KiwiRail) | | (a) The matters set out in paragraphs 4.1.1–4.1.7 <u>1.12.1 – 1.12.7</u> provide the overarching directions for the development of the objectives, policies and other provisions within the district plan. (b) In summary, the overarching directions include the following: (i) Urban development takes place within areas identified for the purpose in a manner which utilises <u>and integrates</u> land and infrastructure most efficiently AND Any consequential amendments to link and/or accommodate the requested changes. | | |
| FS1273.7 | Auckland Transport | Support | <i>Auckland Transport supports the efficient utilisation of infrastructure, and protection of infrastructure from the adverse effects of inappropriate development.</i> | Accept | 11 |
| 827.40 | New Zealand Steel Holdings Ltd | Oppose | Amend Section 1.12.8 Strategic objectives as follows (or words to similar effect): (a) The matters set out in paragraphs 1.4.1.1 - 4.1.7 <u>1.4.4</u> provide the overarching... <u>(vii) Supporting productive rural activities, including mineral extraction...</u> AND Any other further or consequential amendments required. | Accept | 11 |
| FS1198.5 | Bathurst Resources Limited and BT Mining Limited | Support | <i>It is appropriate to recognise the strategic importance of mineral extraction in the Waikato District and the need to locate operations where mineral resources exist.</i> | Accept | 11 |
| FS1273.7 | Auckland Transport | Support | <i>Auckland Transport supports the efficient utilisation of infrastructure, and protection of infrastructure from the adverse effects of inappropriate development.</i> | Accept | 11 |
| 297.4 | Counties Manukau Police | support | Retain Section 1.12.8 (b)(ii) Strategic Objectives. | Accept | 11 |
| FS1386.308 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 11 |
| 367.42 | Mercer Residents and Ratepayers | Support | Retain Section 1.12.8(vi) Strategic objectives. | Accept | 11 |

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| FS1386.556 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 11 |
| 923.92 | Waikato District Health Board | Neutral/Amend | Amend Strategic Objectives and Policies in each Policy Chapter so they relate more strongly to the purpose of the RMA as encapsulated by section 5 in terms of objectives related to the natural and built environment resources and their contributions to community health and wellbeing outcomes. | Accept | 12 |
| FS1387.1522 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 12 |
| 330.54 | Andrew and Christine Gore | Not stated | No specific decision sought, however submission refers to Section B Objectives and Policies. | Reject | 12 |
| FS1386.436 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Accept | 12 |

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| 164.2 | Hiini Kapa | Support | No specific decision sought, however submission states support for Chapter 3 Natural Environment | Accept | 12 |
| 923.27 | Waikato District Health Board | Neutral/Amended | Add a new policy (or policies) to explicitly 'give effect to' Objective 4.1.1- Strategic. | Reject | 13 |
| FS1387.1484 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 13 |
| 12.5 | Carl Ammon | Neutral/Amended | Amend Chapter 4 Urban Environment to be flexible to address the needs in varying communities, share costs for infrastructure, and protect the cultural identity of areas when under growth pressures and add more emphasis on cycling, walking, small buses and public areas rather than cars and retail. | Reject | 13 |
| FS1386.7 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 13 |
| FS1276.217 | Whaingaroa Environmental Defence Inc. Society. | Support | <p><i>For the reasons given in the submission, they would make the plan accord better with the purpose of the RMA.</i></p> <p><i>Climate Change is inseparable from the reset of the plan.</i></p> | Reject | 13 |
| 923.94 | Waikato District Health Board | Oppose | Amend Chapter Four: Urban Environment by establishing a stronger objective, policy and rule framework than is proposed for un-serviced urban residential areas where there is uncertainty about the funding, staging and timing for infrastructure provision. | Reject | 13 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| FS1387.1524 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Accept | 13 |
| 697.361 | Waikato District Council | Neutral/Amended | Amend in Chapter 4 Urban Environment lists of matters to the following format: 1. Semi colon at the end of each matter; and 2. Inclusion of the word 'and' at the end of the penultimate matter | Accept | 13 |
| FS1387.546 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 13 |
| 182.2 | Kirriemuir Trustee Limited | Support | No specific decision sought, but submission states general support for Chapter 4 Urban Environment except as otherwise noted in supplementary points within the submission document. | Accept | 13 |
| FS1386.163 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 13 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
|-------------------|---------------------------------------|------------------|--|----------------|--|
| 579.66 | Lakeside Developments 2017 Limited | Support | No specific decision sought, but submission supports the objectives and policies in Chapter 4 Urban Environment. | Accept | 13 |
| FS1388.928 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 13 |
| FS1087.12 | Ports of Auckland Limited | Support | Ports of Auckland Limited supports the submitter that the District Plan needs to provide for growth in the Waikato. | Accept | 13 |
| 606.4 | Future Proof Implementation Committee | Support | Retain Section 4.1 Strategic Direction, except for the amendments sought below; AND Amend Section 4.1 Urban Environment and the policies for each of the urban areas, to reflect the Hamilton-Auckland Corridor Plan as required. | Accept | 13 |
| FS1223.117 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 13 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
|-------------------|---------------------------------|------------------|--|----------------|--|
| FS1141.3 | Shand Properties | Support | <i>Future Proof identifies that there is work currently underway on a Hamilton-Auckland Corridor Plan and that the PDP may be needed to be updated to reflect the outcomes of this work. In particular, they identify that changes to the policies for the urban environments may be required. Given the nature of the work, it is likely that the growth pattern of the Waikato District will change and require some amendment to the policies that dictate land use. This particularly relevant for Huntly, this is located within the Growth Corridor.</i> | Accept | 13 |
| FS1191.13 | Shand Properties | Support | <i>Shand Properties agrees that variations/changes to the district plan will be needed to implement the Hamilton-Auckland Corridor Plan, and the local area blueprints. These processes will be particularly relevant to Ohinewai, given its location and access to strategic transport infrastructure.</i> | Accept | 13 |
| FS1202.43 | NZTA | Support | <i>The Transport Agency supports Section 4.1 and is also a partner to the Hamilton to Auckland Corridor Plan and supports its further consideration throughout the plan.</i> | Accept | 13 |
| FS1224.4 | Ambury Properties | Support | <i>FPIC identifies that there is work currently underway on the Hamilton to Auckland Corridor Plan and that the District Plan may need to be updated to reflect the outcomes of this work. In particular, they identify that changes to the policies for the urban environments may be required. Given the nature of the work, it is likely that the growth pattern of Waikato District will be changed and require some amendment to the policies that dictate land use. This is particularly relevant for Ohinewai, which is located within the Growth Corridor.</i> | Accept | 13 |
| FS1309.3 | Bryan Morris | Support | <i>The district plan may require additional objectives, policies and methods to implement the Hamilton to Auckland Corridor Plan, particularly in Huntly north. Future proof identifies that there is work currently underway on a Hamilton - Auckland Corridor Plan and that the PDP may need to be updated to reflect the outcomes of this work. In particular, they identify that changes to the policies for the urban environments may be required. Given the nature of the work, it is likely that the growth pattern of Waikato District will change and require some amendment to the policies that dictate land use. This is particularly relevant for Huntly, which is located within the Growth Corridor.</i> | Accept | 13 |
| FS1379.207 | Hamilton City Council | Support | <i>HCC supports the requested change to signal the current work on the Hamilton to Auckland Corridor Plan.</i> | Accept | 13 |
| 749.94 | Housing New Zealand Corporation | Neutral/Amended | Amend Objectives and Policies in Section 4.1 Strategic Direction to emphasise: The compact urban development model for concentrating growth in and around existing towns and villages, and Avoid unplanned encroachment into rural land through being contained within defined urban areas to avoid rural residential fragmentation and rural land subdivision. AND Amend the | Reject | 13 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
|-------------------|--------------------------|------------------|--|----------------|--|
| | | | Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary. | | |
| FS1387.1027 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Accept | 13 |
| FS1168.32 | Horticulture New Zealand | Support | <p>The submitter seeks amendments to Objectives and Policies in Section 4.1 Strategic Direction to emphasise:</p> <p>The compact urban development model for concentrating growth in and around existing towns and villages, and</p> <p>Avoid unplanned encroachment into rural land through being contained within defined urban areas to avoid rural residential fragmentation and rural land subdivision.</p> <p>The submission supports HortNZs position on urban growth and the need to avoid loss of rural production land.</p> | Reject | 13 |
| FS1202.45 | NZTA | Support | The Transport Agency supports consolidation of existing urban areas. This is consistent with the principles of the Future Proof Growth Strategy of which the Transport Agency is a partner | Reject | 13 |
| FS1308.124 | Surveying Company | Support | Agree with the direction outline in this section. | Reject | 13 |
| FS1377.262 | Havelock Village Limited | Support | HVL supports integrated development and amendments to the proposed plan that better achieve that outcome. However, not all growth can be accommodated in existing urban areas. Conversion of rural to residential land may be appropriate in certain circumstances. | Reject | 13 |
| FS1379.296 | Hamilton City Council | Support | HCC supports the suggested amendment to Section 4.1, as it would relate to HCC's Area of Interest. However, as noted in its original submission, the whole of Section 4.1 as notified requires significant amendment to overcome HCC's concerns. | Reject | 13 |
| 535.10 | Hamilton City Council | Oppose | Amend Section 4.1 Strategic Direction, by creating a separate strategic direction for towns and villages. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission. | Reject | 13 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
|-------------------|--------------------------|------------------|--|----------------|--|
| FS1388.685 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Accept | 13 |
| FS1202.44 | NZTA | Support | The Transport Agency supports the proposed change as it would provide greater clarity and direction for what are two quite different urban forms. | Reject | 13 |
| 535.11 | Hamilton City Council | Neutral/Amended | Retain Objective 4.1.1(b) Strategic Direction except for the amendments sought below AND Amend Objective 4.1.1(b) - Strategic Direction, so that it aligns with the medium and long term housing targets in the National Policy Statement - Urban Development Capacity plus a buffer for the 2018-2046 period. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission. | Reject-Accept | 13 |
| FS1388.686 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Accept Reject | 13 |
| FS1269.140 | Housing NZ | Support | Housing New Zealand supports the proposed amendment; to the extent it is consistent with its primary submission. | Reject-Accept | 13 |
| FS1377.128 | Havelock Village Limited | Support | The Proposed Plan must give effect to the National Policy Statement on Urban Capacity (NPS-UDC). | RejectAccept | 13 |
| 243.1 | Shaun McGuire | Support | Retain Section 4.1 Strategic Direction and its policies and objectives. | Accept | 13 |
| FS1386.233 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management | Reject | 13 |

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| | | | <p>perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | | |
| FS1379.52 | Hamilton City Council | Oppose | HCC opposes the retention of the suite of objectives and policies in Section 4.1 as notified, for the reasons outlined in its original submission and subject to the relief sought. | Reject | 13 |
| 299.1 | 2SEN Limited and Tuakau Estates Limited | Support | Retain Section 4.1 Strategic Direction as notified except where specific modification is sought elsewhere in the submission. | Accept | 13 |
| FS1386.328 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 13 |
| FS1379.65 | Hamilton City Council | Oppose | HCC opposes the retention of the suite of objectives and policies in Section 4.1 as notified, for the reasons outlined in its original submission and subject to the relief sought. | Reject | 13 |
| 367.49 | Mercer Residents and Ratepayers Committee | Support | Retain Section 4.1 Strategic Direction. | Accept | 13 |
| FS1386.557 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. | Reject | 13 |

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| | | | <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| 923.25 | Waikato District Health Board | Support | Retain Section 4.1 Strategic Direction. | Accept | 13 |
| FS1387.1482 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 13 |
| 182.5 | Kirriemuir Trustee Limited | Support | Retain the Objectives and Policies in Section 4.1 Strategic Direction as notified. | Accept | 13 |
| FS1379.45 | Hamilton City Council | Oppose | <i>HCC opposes the retention of the suite of objectives and policies in Section 4.1 as notified for the reasons outlined in its original submission.</i> | Reject | 13 |
| FS1386.166 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 13 |
| 198.7 | Property Council New Zealand | Neutral/Amended | Amend Objective 4.1.1 Strategic to be more ambitious and flexible to incorporate Future Proof Phase 2 and the upcoming Statistics NZ data. | Reject | 13 |

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| FS1075.9 | Steven & Teresa Hopkins | Support | <p>The direction of the objective is logical but flexibility should be provided as opposed to outlining set parameters for a desired increase in dwellings.</p> <p>The objective should also be more flexible to incorporate updates to the Future Proof strategy and any other relevant strategic information/documents.</p> | Reject | 13 |
| FS1386.211 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Accept | 13 |
| FS1269.97 | Housing NZ | Support | Housing New Zealand supports the proposed amendment; to the extent it is consistent with its primary submission. | Reject | 13 |
| FS1287.9 | Blue Wallace Surveyors | 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. | Reject | 13 |
| FS1292.2 | McPherson Resources Limited | Support | Objective 4.1.1(b) should be more flexible to incorporate information such as Phase 2 of the Future Proof Strategy and Statistic New Zealand data. | Reject | 13 |
| 798.5 | Ngati Te Ata | Neutral/Amend | <p>Add a new clause (c) to Objective 4.1.1 Objective - Strategic as follows: <u>(c)natural waterbodies are maintained or enhanced within integrated development for all towns promote park edge development for all open spaces, especially adjacent to water bodies.</u></p> <p>AND</p> <p>Add the following to all town centre objectives: <u>natural waterbodies are maintained or enhanced within integrated development for all towns promote park edge development for all open spaces, especially adjacent to water bodies.</u></p> | Reject | 13 |
| FS1387.1280 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Accept | 13 |

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| FS1108.34 | Te Whakakitenga o Waikato Incorporated on behalf of Waikato Tainui | Support | General agreement with this submission. | Reject | 13 |
| 567.3 | Ngati Tamaoho Trust | Neutral/Amend | Add clause (c) to Objective 4.1.1 - Strategic, as follows: <u>c) natural waterbodies are maintained or enhanced within integrated development for all towns and promote park edge development for all open spaces, especially adjacent to waterbodies</u> | Reject | 13 |
| FS1108.96 | Te Whakakitenga o Waikato Incorporated on behalf of Waikato Tainui | Support | General support for the principle. | Reject | 13 |
| FS1308.80 | Surveying Company | Oppose | We agree with the maintenance and enhancement of water bodies where it is practical and realistic. Urban infrastructure forms part of the 'environment' as defined in the RMA. There are instances where natural water bodies may need to be piped or drained to realise the development potential of urban land. In some instances, the urban environment may take precedence over the natural environment to achieve the best environmental outcome from an urban perspective. | Accept | 13 |
| FS1340.86 | TaTa Valley | Oppose | Management of natural waterbodies is important for the District but it may not be possible to maintain and enhance all water bodies during urban growth and development. Park edge development for all open spaces adjacent to water bodies may not be appropriate. | Accept | 13 |
| FS1377.136 | Havelock Village Limited | Oppose | Management of natural waterbodies is important for the District but it may not be possible to maintain and enhance all water bodies during urban growth and development. Park edge development for all open spaces adjacent to water bodies may not be appropriate. | Accept | 13 |
| 326.1 | Raglan Chamber of Commerce | Neutral/Amend | Amend Objective 4.1.1 (a) Strategic, as follows: Liveable, thriving, <u>affordable</u> , and connected communities that are sustainable, affordable, efficient and coordinated. | Reject | 13 |
| FS1386.379 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to | Accept | 13 |

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| | | | include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | | |
| 310.3 | Whaingaroa Raglan Affordable Housing Project | Neutral/Amend | Amend Objective 4.1.1 (a) Strategic, to read as follows: (a) Liveable, thriving, <u>affordable</u> , and connected communities that are sustainable, affordable, efficient and co-ordinated. | Reject | 13 |
| FS1386.362 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 13 |
| FS1269.34 | Housing NZ | Support | Housing New Zealand supports the proposed amendment; to the extent it is consistent with its primary submission. | Reject | 13 |
| FS1276.8 | Whaingaroa Environmental Defence Inc. Society. | Support | Affordable housing is needed. | Reject | 13 |
| 824.6 | Raglan Community Board | Neutral/Amend | Amend Objective 4.1.1 (a) Strategic, as follows; (a) Livable, thriving, <u>affordable</u> , and communities that are sustainable, affordable, efficient and co-ordinated. | Reject | 13 |
| FS1387.1308 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 13 |
| FS1276.11 | Whaingaroa Environmental | Support | Affordable housing is needed. | Reject | 13 |

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| | <i>I Defence Inc. Society.</i> | | | | |
| 445.3 | BTW Company | Neutral/Amend | Amend Objective 4.1.1 (b) Strategic, to provide flexibility for Future Proof updates, as follows: (b) An additional 13,300-17,500 <u>or greater</u> dwellings are created during the period 2018-2045. | Reject | 13 |
| <i>FS1388.290</i> | <i>Mercury Energy Limited</i> | <i>Oppose</i> | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | <i>Accept</i> | 13 |
| <i>FS1377.102</i> | <i>Havelock Village Limited</i> | <i>Support</i> | <i>HVL supports amendments to the Plan that provide for a greater development potential and assist to achieve the growth targets for Pokeno.</i> | <i>Reject</i> | 13 |
| 81.112 | Waikato Regional Council | Neutral/Amend | Amend Objective 4.1.1 Strategic as follows to:- Clarify whether it applies to both urban and rural communities - More explicitly refer to planned growth and development that is integrated with infrastructure provision; - Specify what proportion of the additional dwellings to be created between 2018-2045 are to be provided within the 10 year timeframe for this district plan and whether they will be serviced; and - Identify what portion of the additional dwellings to be provided are anticipated to be located within the district's urban environments. | Reject | 13 |
| <i>FS1202.47</i> | <i>NZTA</i> | <i>Support</i> | <i>The changes requested would add additional clarity to the plan and assist with understanding Councils proposed development framework.</i> | <i>Reject</i> | 13 |
| <i>FS1377.21</i> | <i>Havelock Village Limited</i> | <i>Support</i> | <i>HVL supports integrated development and amendments to the proposed plan that better achieve that outcome. However, there are a number of different mechanisms that can be included in the PWDP to achieve that outcome including development standards and triggers for release of live zoned residential land or the creation of a future urban zone/deferred zone.</i> | <i>Reject</i> | 13 |
| 923.26 | Waikato District Health Board | Neutral/Amend | Amend Objective 4.1.1- Strategic to more explicitly refer to planned growth and development that is integrated with infrastructure (core and community infrastructure). | Reject | 13 |
| <i>FS1387.1483</i> | <i>Mercury Energy Limited</i> | <i>Oppose</i> | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> | <i>Accept</i> | 13 |

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| | | | <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| FS1377.283 | Havelock Village Limited | Support | <i>HVL supports integrated development and amendments to the proposed plan that better achieve that outcome. However, there are a number of different mechanisms that can be included in the PWDP to achieve that outcome including development standards and triggers for release of live zoned residential land or the creation of a future urban zone/deferred zone.</i> | Reject | 13 |
| 297.5 | Counties Manukau Police | Neutral/Amended | Amend Objective 4.1.1(a) Strategic as follows: Liveable, <u>safe</u> , thriving and connected communities that are sustainable, efficient, and coordinated. | Reject | 13 |
| FS1386.309 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 13 |
| FS1269.8 | Housing NZ | Support | <i>Housing New Zealand supports the proposed amendment; to the extent it is consistent with its primary submission.</i> | Reject | 13 |
| 822.4 | Bob MacLeod | Not Stated | Amend Objective 4.1.1(a) Objective – Strategic, as follows: (a) Liveable, thriving and connected communities that are sustainable, affordable, efficient and co-ordinated. | Reject | 13 |
| FS1387.1305 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 13 |
| FS1276.9 | Whaingaroa Environmental | Support | <i>Affordable housing is needed.</i> | Reject | 13 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| | <i>I Defence Inc. Society.</i> | | | | |
| 942.14 | Tainui | Neutral/Amend | Amend Objective 4.1.1(b) Strategic to identify the towns and their predicted housing development to cater for growth based on evidence. | Reject | 13 |
| 606.5 | Future Proof Implementation Committee | Neutral/Amend | Amend Section 4.1 Strategic Direction in Chapter 4 Urban Environment, so that a distinction is made between the growth of towns and villages and a greater concentration of growth in the townships. | Reject | 13 |
| FS1223.118 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 13 |
| FS1223.118 | Mercury Energy Limited | Support | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>-Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 13 |
| FS1091.25 | GD Jones | Support | <i>The concentration of growth to existing towns (including Tuakau) is supported, on the basis that the extent of townships include the adjoining Village zone.</i> | Reject | 13 |
| FS1191.14 | Shand Properties | Oppose | <i>Ohinewai is an example of a village that if appropriately serviced would meet all of the requirements for a growth node being well served by existing transport infrastructure and well located in terms of proximity to Huntly and Te Kauwhata, and further afield to Auckland and Hamilton. Shand Properties is concerned that amending the section as sought will result in such opportunities for appropriate intensification of existing villages being overlooked.</i> | Accept | 13 |
| FS1379.208 | Hamilton City Council | Support | <i>HCC supports the need to differentiate between towns and villages, with greater growth concentration within towns.</i> | Reject | 13 |
| 693.1 | Alstra (2012) Limited | Support | Retain Objective 4.1.1 - Strategic as notified. | Accept | 13 |

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| FS1387.371 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 13 |
| 598.5 | Withers Family Trust | Support | Retain Objective 4.1.1 (a) and (b) Strategic. | Accept | 13 |
| FS1388.1006 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 13 |
| 579.34 | Lakeside Developments 2017 Limited | Support | Retain Objective 4.1.1 Strategic as notified. | Accept | 13 |
| 524.11 | Anna Noakes | Neutral/Amended | Retain Objective 4.1.1 Strategic, except for the amendments sought below AND Amend the policies associated with Objective 4.1.1 (a) and (b) Strategic, to provide policies and support for additional residential zoning opportunities to cater for anticipated demand for the next 27 years; AND Amend the Planning Maps to increase the residential zoned areas around existing established communities in line with Future Proof expectations. | Accept | 13 |
| FS1388.618 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> | Reject | 13 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| | | | <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| 662.34 | Blue Wallace Surveyors Ltd | Neutral/Amend | Retain Objective 4.1.1 Strategic, except for the amendments sought below AND Amend Objective 4.1.1 (b) Strategic as follows: (b) AN a Additional 13,300–17,500 dwellings are created during the period 2018 - 2045 <u>to reflect market demands.</u> | Reject | 13 |
| FS1387.113 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 13 |
| 81.110 | Waikato Regional Council | Neutral/Amend | Retain Objective 4.1.1 Strategic, except for the amendments sought below OR Amend Objective 4.1.1 Strategic to ensure that these provisions provide a focused, integrated strategic direction in respect of the districts urban environments. OR Add to Objective 4.1.1 Strategic additional Objectives to ensure that these provisions provide a focused, integrated strategic direction in respect of the district's urban environments. | Reject | 13 |
| FS1377.19 | Havelock Village Limited | Support | <i>HVL supports integrated development and amendments to the proposed plan that better achieve that outcome. However, there are a number of different mechanisms that can be included in the PWDP to achieve that outcome including development standards and triggers for release of live zoned residential land or the creation of a future urban zone/deferred zone.</i> | Reject | 13 |
| 451.2 | Steven & Teresa Hopkins | Support | Retain Objective 4.1.1 Strategic. | Accept | 13 |
| FS1388.320 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an</i></p> | Reject | 13 |

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| | | | <i>appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| FS1075.2 | Steven & Teresa Hopkins | Support | <i>We continue to support our original submission for Village zoning across the submission area as we consider this is the most appropriate zoning and will positively support the growth of Pokeno. In the interim following the close of the first submission period, a geotechnical feasibility assessment has been commissioned for the site (enclosed within Appendix A) which concludes that the majority of the site is located on land that is "considered to be suitable for residential development and should provide safe and stable conditions" (Pg.3). This report supports the Village zoning that is sought ensuring that the character and landscape can be retained without the need for significant modification.</i> | Accept | 13 |
| 986.11 | KiwiRail Holdings Limited (KiwiRail) | Support | Retain Objective 4.1.1(a) Strategic as notified. | Accept | 13 |
| 749.95 | Housing New Zealand Corporation | Neutral/Amended | Amend 4.1.2 Objective – Urban growth and development as follows (or similar wording): (a) Future settlement pattern is consolidated in and around existing towns and villages in the district <u>to support a compact urban form</u> . AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary. | Accept | 14 |
| FS1387.966 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 14 |
| FS1387.1028 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an</i> | Reject | 14 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| | | | <i>appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| FS1168.34 | Horticulture New Zealand | Support | <p>The submitter seeks to amend 4.1.2 Objective – Urban growth and development as follows (or similar wording): (a) Future settlement pattern is consolidated in and around existing towns and villages in the district <u>to support a compact urban form.</u></p> <p>The submission supports HortNZs position on urban growth and the need to avoid loss of rural production land.</p> | Accept | 14 |
| 923.28 | Waikato District Health Board | Neutral/Amended | Amend Objective 4.1.2- Urban growth and development to state more clearly that urban growth and development is only to occur within and around towns and villages identified in the Future Proof Strategy settlement pattern and Waikato Regional Policy Statement. | Accept | 14 |
| FS1387.1485 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 14 |
| FS1377.284 | Havelock Village Limited | Support | HVL supports amendments identifying that residential growth should generally occur in and around Pokeno in accordance with the Future Proof Strategy. | Accept | 14 |
| 81.113 | Waikato Regional Council | Neutral/Amended | Amend Objective 4.1.2 Urban Growth and Development to: - Clarify that urban growth and development is only to occur within and around towns and villages identified in the settlement pattern set out in the Future Proof Strategy and WRPS; and - Direct that urban growth and development will only occur where there is existing or planned supporting infrastructure. | Accept | 14 |
| FS1223.14 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 14 |

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| FS1223.14 | Mercury Energy Limited | Support | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. -Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Accept | 14 |
| FS1062.8 | Andrew and Christine Gore | Oppose | It is important to recognise that some growth and development will occur where there is no infrastructure currently. | Reject | 14 |
| FS1202.50 | NZTA | Support | The Transport Agency is a partner to the Future Proof Growth Strategy and supports its appropriate incorporation into the Plan. | Accept | 14 |
| FS1224.2 | Ambury Properties | Oppose | WRC seeks to amend Objective 4.1.2 to clarify that urban growth and development is only to occur within and around towns and villages identified in Future Proof and the WRPS. Elsewhere in its submission, WRC has identified that the District Plan needs to be amended to provide for the Auckland to Hamilton Corridor Plan, and this may not be consistent with the towns and villages identified in Future Proof and the WRPS which were prepared prior to the Corridor Plan infrastructure. | Reject | 14 |
| FS1281.3 | Pokeno Village Holdings Limited | Support | PVHL support this submission and seeks that development is enabled in areas with appropriate structure planning and infrastructure provision. | Accept | 14 |
| FS1369.2 | Ngati Tamoho Trust | Support | The recommendations from WRC provide for stronger environmental outcomes and will align the Plan to the Regional Policy Statement and Future Proof Strategy, policies and outcomes. | Accept | 14 |
| FS1379.9 | Hamilton City Council | Support | HCC supports the relief sought by WRC in relation to clarifying that growth occurs only in towns and villages identified in the settlement pattern set out in the Future Proof Strategy and the WRPS, and where there is existing or planned infrastructure. | Accept | 14 |
| 598.6 | Withers Family Trust | Support | Retain Objective 4.1.2 - Urban growth and development. | Accept | 14 |
| FS1388.1007 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an | Reject | 14 |

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| | | | <i>appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| FS1377.177 | Havelock Village | Support | The consolidation of future settlement patterns in and around existing towns and villages represents good planning practice. | Accept | 14 |
| 524.12 | Anna Noakes | Support | Retain Objective 4.1.2 (a) Urban growth and development, as notified. | Accept | 14 |
| FS1388.619 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate</i></p> | Reject | 14 |
| 986.12 | KiwiRail Holdings Limited (KiwiRail) | Support | Retain Objective 4.1.2 Urban growth and development as notified | Accept | 14 |
| FS1297.6 | CSL Trust & Top End Properties Limited | Support | <i>Future settlement should be consolidated in and around towns and villages as this represents well-established planning principles.</i> | Accept | 14 |
| 466.32 | Balle Bros Group Limited | Support | Retain Objective 4.1.2 Urban growth and development as notified. | Accept | 14 |
| FS1388.416 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 14 |

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| FS1168.33 | Horticulture New Zealand | Support | <i>The submitter supports the consolidation of future settlement in and around towns and villages, if the rezoning protects high-class soils where it is appropriate to do so. It is noted that the rezoned land in and around Tuakau is predominantly located on high-class soils, which is currently inconsistent with the objectives and policies of the Plan. The submission supports HortNZs position on urban growth and the need to avoid loss of rural production land.</i> | Accept | 14 |
| FS1297.4 | CSL Trust & Top End Properties Limited | Support | <i>Future settlement should be consolidated in and around towns and villages as this represents well-established planning principles.</i> | Accept | 14 |
| 535.12 | Hamilton City Council | Neutral/Amended | Retain Objective 4.1.2 Urban growth and development except for the amendments sought below. AND Add to Objective 4.1.2 Urban growth and development, a table/map that identifies growth areas. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission. | Reject | 14 |
| FS1388.687 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 14 |
| FS1091.18 | GD Jones | Oppose | <i>Growth of townships shall be in accordance with the extent of zoning, with a separate growth map being superfluous.</i> | Reject | 14 |
| FS1110.16 | Synlait | Support | <i>Further identification of growth areas for Pokeno within the District Plan is essential to provide certainty for future infrastructure provision, to enable the management of environmental effects and ensure that incompatible activities are appropriately separated.</i> | Reject | 14 |
| FS1269.141 | Housing NZ | Support | <i>Housing New Zealand supports the proposed amendment; to the extent it is consistent with its primary submission.</i> | Reject | 14 |
| FS1287.22 | Blue Wallace Surveyors | Oppose | <i>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</i> | Accept | 14 |
| FS1322.12 | Synlait | Support | <i>Further identification of growth areas for Pokeno within the District Plan is essential to provide certainty for future infrastructure provision, to enable the management of environmental effects and ensure that incompatible activities are appropriately separated.</i> | Reject | 14 |

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| 419.101 | Horticulture New Zealand | Support | Retain Objective 4.1.2 Urban growth and development, as notified. | Accept | 14 |
| FS1388.224 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 14 |
| FS1297.3 | CSL Trust & Top End Properties Limited | Support | Future settlement should be consolidated in and around towns and villages as this represents well-established planning principles. | Accept | |
| 680.50 | Federated Farmers of New Zealand | Support | Retain Objective 4.1.2 Urban growth and development, as notified. | Accept | 14 |
| FS1171.65 | T & G Global | Support | This submission seeks to retain Objective 4.1.2 Urban growth and development as notified. The objective recognises that future settlement development should be appropriately directed to areas with existing infrastructure and services. | Accept | 14 |
| FS1297.5 | CSL Trust & Top End Properties Limited | Support | Future settlement should be consolidated in and around towns and villages as this represents well-established planning principles. | Accept | 14 |
| 81.111 | Waikato Regional Council | Neutral/Amend | Retain Objective 4.1.2 Urban growth and development, except for the amendments sought below AND Amend Objective 4.1.2 Urban growth and development to ensure that these provisions provide a focused, integrated strategic direction in respect of the district's urban environments. OR Add to Objective 4.1.1 Urban growth and development additional Objectives to ensure that these provisions provide a focused, integrated strategic direction in respect of the district's urban environments. | Reject | 14 |
| FS1377.20 | Havelock Village Limited | Support | HVL supports integrated development and amendments to the proposed plan that better achieve that outcome. However, there are a number of different mechanisms that can be included in the PWDP to achieve that outcome including development standards and triggers for release of live zoned residential land or the creation of a future urban zone/deferred zone. | Reject | 14 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| 579.35 | Lakeside Developments 2017 Limited | Support | Retain Objective 4.1.2 Urban growth and development, except for the amendments sought below AND Amend Objective 4.1.2 Urban growth and development as follows: (a) Future settlement pattern is consolidated in and around existing towns and villages in the district <u>and along the rail corridor</u> . AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission. | Reject | 14 |
| FS1388.913 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 14 |
| FS1272.7 | KiwiRail Holdings Ltd | Not stated | KiwiRail is not opposed to the relief sought but has a direct interest in any growth or development along the rail corridor. | Reject | 14 |
| 445.11 | BTW Company | Neutral/Amended | <p>Add a new policy after Policy 4.1.3 Location of development, as follows:</p> <p><u>Structure Planning</u></p> <p><u>Provide for and encourage planned, integrated and flexible development through both developer and council led structure planning for areas consistent with the Future Proof settlement pattern, and in accordance with relevant urban design guidelines. Encourage residential development within those approved structure planned areas through permitted activity status where effects can be managed. Multi-unit developments Encourage comprehensive residential developments outside of structure planned areas, by way of multi-unit developments.</u></p> | Reject | 15 |
| FS1388.298 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 15 |
| FS1202.51 | NZTA | Support | The Transport Agency supports structure planning as a tool to appropriately integrate land use and infrastructure. | Reject | 15 |

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| FS1377.104 | Havelock Village Limited | Support | HVL supports integrated development and amendments to the proposed plan that better achieve that outcome. However, there are a number of different mechanisms that can be included in the PWDP to achieve that outcome including development standards and triggers for release of live zoned residential land or the creation of a future urban zone/deferred zone. Structure plans are not always an essential precursor to development. | Reject | 15 |
| 344.2 | Burton Trust | Neutral/Amend | Add new Policy 4.1.3(c) as follows: <u>(c) Identify and investigate potential future growth area options to meet long term demand.</u> | Reject | 15 |
| FS1386.479 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Accept | 15 |
| FS1252.3 | AH & DB Finlay Ltd | Support | The identification of potential future growth areas is underway through the Hamilton-Auckland Corridor Plan and will be subject to further consideration through the Waikato Metropolitan Spatial Plan and the Future Proof Strategy (Stage 2) review. | Reject | 15 |
| FS1254.3 | WattleDowns Ltd | Support | The identification of potential future growth areas is underway through the Hamilton-Auckland Corridor Plan and will be subject to further consideration through the Waikato Metropolitan Spatial Plan and the Future Proof Strategy (Stage 2) review. | Reject | 15 |
| FS1256.4 | Moeraki Farm Ltd | Support | The identification of potential future growth areas is underway through the Hamilton-Auckland Corridor Plan and will be subject to further consideration through the Waikato Metropolitan Spatial Plan and the Future Proof Strategy (Stage 2) review. | Reject | 15 |
| FS1260.3 | K Badger and WR Badger Estate | Support | The identification of potential future growth areas is underway through the Hamilton-Auckland Corridor Plan and will be subject to further consideration through the Waikato Metropolitan Spatial Plan and the Future Proof Strategy (Stage 2) review. | Reject | 15 |
| FS1270.1 | Malcolm MacDonald | Support | In general, Mr MacDonald is in support of the proposal to identify and investigate potential future urban growth area, generally to the east of the Waikato Expressway, and the possibility of re-zoning the land. | Reject | 15 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| FS1324.3 | Robyn Ballard | Support | <i>The identification of potential future growth areas is underway through the Auckland-Hamilton Corridor Plan and will be subject to further consideration through the Waikato Metropolitan Spatial Plan and the Future Proof Strategy (Stage 2) review.</i> | Reject | 15 |
| FS1377.55 | Havelock Village Limited | Support | <i>HVL supports the identification of future growth areas provided it is supported by adequate technical assessment and infrastructure servicing.</i> | Reject | 15 |
| FS1379.382 | Hamilton City Council | Oppose | <i>HCC opposes the relief sought by the submitter to change the current rural provisions to recognise the urban potential of the land. HCC notes there may be opportunities in the future to investigate the potential of land to the east of the Expressway for urban development. However, the investigation of potential growth areas in and around Hamilton should occur through the Hamilton to Auckland Corridor work, more the specifically the Metropolitan Spatial Plan. Additionally, the WRPS and the Future Proof Strategy will also need to factor in where new growth areas are to be located at a sub-regional level. Any potential zoning changes should wait until further detail through other planning processes is completed, such as: - the Metropolitan Spatial Plan - possible Strategic Agreements between Hamilton and Waikato District - infrastructure impacts and considerations of expanding urban areas beyond current planning - additional time to track how the major Ruakura inland port and associated development progresses. Over time, this position may change, but as it stands currently, subdivision in the Rural Zone should be limited and should be of a scale and nature that supports the continued use of the Rural Zone for productive rural activities.</i> | Accept | 15 |
| 923.29 | Waikato District Health Board | Neutral/Amend | <i>Amend Policy 4.1.3- Location of Development, however amendments sought are unclear. OR Add additional policy for urban residential activities to Chapter 4: Urban Environment similar to Policy 4.1.6- Commercial and industrial activities.</i> | Reject | 15 |
| FS1387.1486 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an</i> | Accept | 15 |

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| | | | <i>appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| 445.4 | BTW Company | Neutral/Amend | Amend Policy 4.1.3 (b) Location of development to create flexibility for Future Proof updates, as follows: (b) Locate urban growth areas only where they are consistent with the Future Proof Strategy Planning for Growth 2017. <u>and any subsequent updates.</u> | Reject | 15 |
| FS1388.291 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 15 |
| FS1287.16 | Blue Wallace Surveyors | Support | <i>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.</i> | Reject | 15 |
| FS1377.103 | Havelock Village Limited | Support | <i>HVL supports amendments to the Plan that provide for a greater development potential and assist to achieve the growth targets for Pokeno. However, it opposes reference to subsequent updates to documents which occur outside RMA processes.</i> | Reject | 15 |
| 343.1 | Rangitahi Limited | Neutral/Amend | Amend Policy 4.1.3 (b) Location of development, to clarify the indicative nature of the Future Proof Strategy urban limits. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission. | Reject-Accept | 15 |
| FS1386.476 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an</i></p> | Accept-Reject | 15 |

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| | | | <i>appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| FS1329.1 | Koning Family Trust and Martin Koning | Support | Rangitahi Ltd seek to ensure the indicative urban limits included in Future Proof are appropriately identified as indicative. The Indicative Urban Limits in Future Proof are exactly that, indicative. The Future Proof Strategy Planning for Growth 2017 states that "The indicative urban limits will not necessarily prevent changes to these limits if further development analysis determines such changes to be appropriate." The Policy should more accurately reflect the intentions of the Future Proof Growth Strategy. | Reject-Accept | 15 |
| FS1377.54 | Havelock Village Limited | Support | HVL's proposed rezoning of its site is consistent with the Future Proof Strategy 2017 but in the event future versions of this Strategy impose limits on Pokeno, HVL considers that they should be indicative until included in the District Plan. | Reject-Accept | 15 |
| 524.13 | Anna Noakes | Neutral/Amend | Amend Policy 4.1.3 (b) Location of development, as follows: Locate urban growth areas only where they are consistent with <u>legislative requirements and strategic documents such as Future Proof the Future Proof Strategy Planning for Growth 2017</u> . | Reject | 15 |
| FS1388.620 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Accept | 15 |
| FS1297.7 | CSL Trust & Top End Properties Limited | Support | With Phase 2 of the Future Proof Strategy set to be released for consultation at some point in 2019, it is important that this policy is drafted in a manner to incorporate this and any other potential future updates to the strategy. The policy should reference other relevant strategic growth documents for the Waikato district. | Reject | 15 |
| FS1377.123 | Havelock Village Limited | Oppose | The inclusion of the term "legislative requirements" is vague and can change over time so is inappropriate to include within a policy. It is inappropriate to reference subsequent updates to documents which occur outside RMA processes. | Accept | 15 |
| 749.96 | Housing New Zealand Corporation | Neutral/Amend | Amend Policy 4.1.3 Location of development as follows (or similar wording): (b) Locate urban growth areas only where they are consistent with the Future Proof Strategy Planning for Growth 2017 and within existing urban limits. (c) Where possible, urban subdivision, use and development in the rural environment is avoided. (c) Where possible, urban subdivision, use and development in the rural environment is avoided. AND Amend the Proposed District Plan as | Reject | 15 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| | | | consequential or additional relief as necessary to address the matters raised in the submission as necessary. | | |
| FS1387.1029 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Accept | 15 |
| FS1168.36 | Horticulture New Zealand | Support | <p>Amend Policy 4.1.3 Location of development as follows (or similar wording): (b) Locate urban growth areas only where they are consistent with the Future Proof Strategy Planning for Growth 2017 <u>and within existing urban limits.</u></p> <p><u>(c) Where possible, urban subdivision, use and development in the rural environment is avoided.</u></p> <p>The submission supports HortNZs position on urban growth and the need to avoid loss of rural production land.</p> | Reject | 15 |
| FS1377.263 | Havelock Village Limited | Support | <p>HVL supports integrated development and amendments to the proposed plan that better achieve that outcome. However, not all growth can be accommodated in existing urban areas. Conversion of rural to residential land may be appropriate in certain circumstances.</p> | Reject | 15 |
| 662.35 | Blue Wallace Surveyors Ltd | Neutral/Amend | <p>Amend Policy 4.1.3 Location of Development as follows: (a) Subdivision and development of a residential, commercial and industrial nature is to occur within <u>and adjacent to</u> towns and villages where infrastructure and services can be efficiently and economically provided. (b) Locate urban growth areas only where they are consistent with the <u>relevant Strategic Growth documents for the district</u>Future Proof Strategy Planning for Growth 2017.</p> | Reject | 15 |
| FS1387.114 | Mercury energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Accept | 15 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| FS1297.9 | CSL Trust & Top End Properties Limited | Support | <i>With Phase 2 of the Future Proof Strategy set to be released for consultation at some point in 2019, it is important that this policy is drafted in a manner to incorporate this and any other potential future updates to the strategy. The policy should reference other relevant strategic growth documents for the Waikato district.</i> | Reject | 15 |
| FS1379.227 | Hamilton City Council | Oppose | <i>HCC opposes the relief sought to change Policy 4.1.3 Location of Development. Growth should be directed to occur within towns and other areas identified for growth, rather than around them. The removal of the word “only” in part (b) loosens the intent of the policy, and by not referencing the Future Proof document itself reduces clarity and ease of use for users.</i> | Accept | 15 |
| 81.114 | Waikato Regional Council | Neutral/Amended | Amend Policy 4.1.3 Location of development OR Amend Policy 4.1.3 Location of development to include additional policy for urban residential activities that is similar to Policy 4.1.6. The additional policy should specify: - Which of the plan’s residential zones are to apply in the district’s urban towns and villages; - That rural-residential subdivision and development is not to occur in urban areas; - Exactly what is meant by the term ‘infrastructure’ as used in the policy, for example if it includes on-site waste water treatment, such as might be used in rural towns and villages; and - That urban residential development is to occur primarily in accordance with the Future Proof Strategy (and any additional locations identified through the Future Proof update and Auckland to Hamilton Spatial Plan currently underway) where infrastructure to support development of an urban nature is or will be available over the term of the district plan; and whether and which of these locations are identified as priority growth areas for the district. | Reject | 15 |
| FS1223.15 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 15 |
| FS1223.15 | Mercury Energy Limited | Support | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>-Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 15 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| FS1110.13 | Synlait | Support | Synlait supports the submitter's request for more policy guidance to be provided within the District Plan on the appropriate residential zones for urban towns and villages. The location and density of residential development and its location relative to other activities are important planning considerations for managing future urban growth. | Reject | 15 |
| FS1176.9 | Watercare | Support | Watercare supports this submission point as clear guidance is required as to the sequencing of development in areas zoned/earmarked for growth and the necessity for infrastructure capacity to be planned/available to service development in an efficient and cost effective manner. | Reject | 15 |
| FS1224.3 | Ambury Properties | Support | WRC seeks amendments to Policy 4.1.3 to provide more detail and specific direction for development in the Waikato District. WRC has also requested that amendments be made to reflect any additional development locations identified in the Future Proof update and the Auckland to Hamilton Spatial Plan. The Auckland to Hamilton Corridor Plan has the potential to be a substantial policy shift for growth in the sub-region and represents a significant opportunity for the Waikato District. It is considered that the outcomes of strategic growth documents that are currently being developed should be reflected in the settlement pattern promoted in the District Plan. | Reject | 15 |
| FS1313.5 | Perry Group Limited | Support | We support the amendment in part as it is important to give consideration to the Auckland-Hamilton Spatial Plan currently underway. However, this consideration should be restricted to guidance only as such plans are 'non-statutory' in nature. | Reject | 15 |
| FS1322.31 | Synlait | Support | Synlait supports the submitter's request for more policy guidance to be provided within the District Plan on the appropriate residential zones for urban towns and villages. The location and density of residential development and its location relative to other activities are important planning considerations for managing future urban growth. | Reject | 15 |
| FS1377.23 | Havelock Village Limited | Support | HVL supports amendments identifying that residential should occur in and around Pokeno primarily in accordance with the Future Proof Strategy 2017. It would be inappropriate to have a policy requirement regarding a draft spatial plan which has yet to be completed. | Reject | 15 |
| 466.33 | Balle Bros Group Limited | Neutral/Amended | Amend Policy 4.1.3 Location of development to avoid development on high-class soils where it can demonstrate that the area provides opportunity for viable primary production activities. Specific regard should be given to: Topography Productivity Sustainability (specifically avoidance of soil pests and diseases, suitably consented irrigation water) Reverse sensitivity Economic viability | Reject | 15 |
| FS1388.417 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. | Accept | 15 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| | | | Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | | |
| FS1091.15 | GD Jones | Support | Sites within close proximity to Tuakau that do not include high class soils (including 221 Dominion Road) should be prioritised for residential development over those that do. | Reject | 15 |
| FS1168.35 | Horticulture New Zealand | Support | The submitter seeks to amend Policy 4.1.3 Location of development to avoid development on high-class soils where it can demonstrate that the area provides opportunity for viable primary production activities. The submission supports HortNZs position on urban growth and the need to avoid loss of rural production land. | Reject | 15 |
| 464.1 | Perry Group Limited | Neutral/Amended | Amend Policy 4.1.3 Location of development, as follows: (a) Subdivision and development of a residential, commercial and industrial nature is to occur within <u>or near</u> towns and villages where infrastructure and services can be efficiently and economically provided. (b) Locate <u>Give preference to</u> urban growth areas <u>only</u> where they are consistent with the Future Proof Strategy Planning for Growth 2017, <u>any amended Future Proof documents, the Corridor Plan, and any central government directives on land use.</u> AND Any consequential amendments or further relief to address the concerns raised in the submission. | Reject | 15 |
| FS1388.374 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 15 |
| FS1087.2 | Ports of Auckland Limited | Oppose | <i>The submission seeks to enable residential intensification in close proximity to the Horotiu Industrial Estate, which is identified as a regionally significant industrial node.</i> | Accept | 15 |
| FS1287.17 | Blue Wallace Surveyors | Support | <i>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.</i> | Reject | 15 |
| FS1377.109 | Havelock Village Limited | Support | <i>HVL supports amendments to the plan to achieve targets for Pokeno and to implement any amended Future Proof targets but it opposes references to subsequent amendments to documents that occur outside RMA process.</i> | Reject | 15 |

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| 419.85 | Horticulture New Zealand | Oppose | Amend Policy 4.1.3 Location of development, by expanding the policy to avoid the location of development on high class soils. AND Any consequential or additional amendments as a result of changes sought in the submission. | Reject | 15 |
| FS1388.215 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 15 |
| FS1091.13 | GD Jones | Support | Sites within close proximity to Tuakau that do not include high class soils (including 221 Dominion Road) should be prioritised for residential development over those that do | Reject | 15 |
| FS1171.43 | T&G Global | Support | <i>This submission seeks to amend Policy 4.1.3 Location of development by expanding the policy to avoid the location of development on high class soils. The inclusion of high-class soils as a factor for the consideration of locating new subdivision and development is supported.</i> | Reject | 15 |
| 81.115 | Waikato Regional Council | Neutral/Amended | Amend Policy 4.1.3 Location of development to take into account high class soils, significant natural areas, outstanding natural features and landscapes, natural character and hazards. | Reject | 15 |
| FS1223.16 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 15 |
| FS1223.16 | Mercury Energy Limited | Support | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to</i></p> | Reject | 15 |

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| | | | <i>include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| FS1062.9 | Andrew and Christine Gore | Oppose | <i>It is important to take into account that some areas of high class soils are already fragmented by other developments. Policy needs to reflect this.</i> | Accept | 15 |
| FS1377.24 | Havelock Village Limited | Support | <i>Location of development should take into account such features but the ability to mitigate and remedy potential effects on these features should also be considered.</i> | Reject | 15 |
| 344.1 | Burton Trust | Neutral/Amended | Delete the date "2017" from Policy 4.1.3(b) Location of development. | Reject | 15 |
| FS1386.478 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate</i></p> | Accept | 15 |
| FS1252.2 | AH & DB Finlay Ltd | Support | <i>The Proposed District Plan provisions should provide for the outcomes of the Future Proof Strategy (Stage 2) review.</i> | Reject | 15 |
| FS1254.2 | Wattle Downs Ltd | Support | <i>The Proposed District Plan provisions should provide for the outcomes of the Future Proof Strategy (Stage 2) review.</i> | Reject | 15 |
| FS1256.2 | Moeraki Farm Ltd | Support | <i>The Proposed District Plan provisions should provide for the outcomes of the Future Proof Strategy (Stage 2) review.</i> | Reject | 15 |
| FS1260.2 | K Badger and WR Badger Estate | Support | <i>The Proposed District Plan provisions should provide for the outcomes of the Future Proof Strategy (Stage 2) review.</i> | Reject | 15 |

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| FS1324.2 | Robyn Ballard | Support | <i>The Proposed District Plan provisions should provide for the outcomes of the Future Proof Strategy (Stage 2) review.</i> | Reject | 15 |
| 299.5 | 2SEN Limited and Tuakau Estates Limited | Support | Retain Policy 4.1.3 (b) Location of development as notified. | Accept | 15 |
| FS1386.331 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 15 |
| 182.9 | Kirriemuir Trustee Limited | Support | Retain Policy 4.1.3 (b) Location of development, as notified. | Accept | 15 |
| FS1386.169 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 15 |
| 598.7 | Withers Family Trust | Neutral/Amended | Retain Policy 4.1.3 (b) Location of development, except for the amendments sought below AND Amend Policy 4.1.3(b) Location of development as follows: (b) Locate urban growth areas only where they are consistent with <u>legislative requirements and strategic documents such as Future Proof, the Future Proof Strategy Planning for Growth 2017.</u> | Reject | 15 |
| FS1388.1008 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management</i> | Accept | 15 |

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| | | | <p>perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | | |
| FS1297.8 | CSL Trust & Top End Properties Limited | Support | <p>With Phase 2 of the Future Proof Strategy set to be released for consultation at some point in 2019, it is important that this policy is drafted in a manner to incorporate this and any other potential future updates to the strategy.</p> <p>The policy should reference other relevant strategic growth documents for the Waikato district.</p> | Reject | 15 |
| FS1377.178 | Havelock Village Limited | Support | <p>HVL supports amendments that identifying that residential growth should occur in and around Pokeno in accordance with the Future Proof Strategy.</p> | Reject | 15 |
| 680.51 | Federated Farmers of New Zealand | Support | <p>Retain Policy 4.1.3 Location of development, as notified.</p> | Accept | 15 |
| FS1387.163 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 15 |
| FS1171.66 | T & G Global | Support | <p>This submission seeks to retain Policy 4.1.3 Location of development as notified. The policy is aimed at ensuring future settlement development is appropriately directed to existing areas with infrastructure and services.</p> | Accept | 15 |

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|-------------------|------------------------------------|------------------|--|----------------|--|
| 742.9 | New Zealand Transport Agency | Support | Retain Policy 4.1.3 Location of development, as notified. | Accept | 15 |
| FS1387.839 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 15 |
| FS1273.9 | Auckland Transport | Support | Transport supports the retention of the policy as notified. | Accept | |
| 579.37 | Lakeside Developments 2017 Limited | Support | Retain Policy 4.1.3 Location of development, except for the amendments sought below AND Amend Policy 4.1.3 Location of development, as follows: (a) Subdivision and development of a residential, commercial and industrial nature is to occur within towns and villages, <u>and along the rail corridor</u> , where infrastructure and services can be efficiently and economically provided. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission. | Reject | 15 |
| FS1388.915 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 15 |
| 535.13 | Hamilton City Council | Neutral/Amended | Retain Policy 4.1.3(a) Location of development except for the amendments sought below. AND Amend Policy 4.1.3(a) Location of development as follows: (a) Subdivision and development of a residential, commercial and industrial nature is to occur within towns and villages where infrastructure and services can be efficiently and economically provided. <u>in a coordinated</u> | Reject-Accept | 15 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| | | | <u>manner with other development</u> ; and AND Any consequential amendments and/or additional relief required to address the matters raised in the submission. | | |
| FS1388.688 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Ca</p> | Accept-Reject | 15 |
| 535.14 | Hamilton City Council | Neutral/Amended | Retain Policy 4.1.3(b) Location of development except for the amendments sought below. AND Add to Policy 4.1.3(b) Location of development a table/map that identifies the growth areas. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission. | Reject | 15 |
| FS1388.689 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Accept | 15 |
| FS1091.19 | GD Jones | Oppose | Growth of townships shall be in accordance with the extent of zoning, with a separate growth map being superfluous. | Accept | |
| 81.116 | Waikato Regional Council | Neutral/Amended | Amend Policy 4.1.4 – Staging of development to include details on how subdivision, use and development of new urban areas within urban towns and villages is to be integrated and staged in areas where a 'live' zoning is proposed, but where infrastructure does not currently exist or is not planned to be provided over the timeframe of the district plan. | Reject | 16 |
| FS1223.17 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management | Accept | 16 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| | | | <p>perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | | |
| FS1223.17 | Mercury Energy Limited | Support | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 16 |
| FS1108.114 | Te Whakakitenga o Waikato Incorporated on behalf of Waikato Tainui | Support | Support submission in principle. | Reject | 16 |
| 923.30 | Waikato District Health Board | Neutral/Amended | Retain Policy 4.1.4- Staging of development as notified. | Accept | 16 |
| FS1387.1487 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 16 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| 742.10 | New Zealand Transport Agency | Neutral/Amend | Retain Policy 4.1.4 Staging of Development, except for the amendments sought below AND Amend Policy 4.1.4 Staging of Development as follows: (a) ensure that subdivision, use and development new urban areas is: (i) located, designed, and staged to adequately support ensure <u>that it is adequately serviced by</u> existing or planned infrastructure, community facilities, open space networks and local services; and (ii) efficiently and effectively integrated and staged to support infrastructure, stormwater management networks, park, and openspace networks. AND Request any consequential changes necessary to give effect to the relief sought in the submission. | Reject | 16 |
| FS1387.840 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 16 |
| FS1108.132 | Te Whakakitenga o Waikato Incorporated on behalf of Waikato Tainui | Support | Support submission in principle. | Reject | 16 |
| FS1224.9 | Ambury Properties | Oppose | NZTA seeks to amend Policy 4.1.4 that provides for the integrated development of new urban areas. Subject to consistency with other urban growth policies new urban areas may be appropriate. | Accept | 16 |
| FS1273.10 | Auckland Transport | Support | Auckland Transport supports the proposed amendments, as it seeks to provide clarity to the intent of this provision (which is to integrate land use, infrastructure and funding, consistent with the RPS). | Reject | 16 |
| FS1313.21 | Perry Group Limited | Oppose | The integration of land use infrastructure and funding in the context of the policy should only relate to new urban areas. | Accept | 16 |
| FS1377.241 | Havelock Village Limited | Support | HVL supports integrated development and amendments to the proposed plan that better achieve that outcome. However, there are a number of different mechanisms that can be included in the PWDP to achieve that outcome including development standards and triggers for release of live zoned residential land or the creation of a future urban zone deferred zone. | Reject | 16 |
| 524.39 | Anna Noakes | Support | Retain Policy 4.1.4 Staging of development. | Accept | 16 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| FS1388.635 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 16 |
| 535.15 | Hamilton City Council | Support | Retain Policy 4.1.4 Staging of development. | Accept | 16 |
| FS1388.690 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 16 |
| 598.8 | Withers Family Trust | Support | Retain Policy 4.1.4 Staging of development. | Accept | 16 |
| FS1388.1009 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 16 |
| 579.36 | Lakeside Development | Support | Retain Policy 4.1.4 Staging of development. | Accept | 16 |

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| | s 2017 Limited | | | | |
| FS1388.914 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 16 |
| 397.2 | Horotiu Properties Limited | Oppose | Amend Policy 4.1.5 (c) Density, as follows: (c) Achieve a minimum density of 8-10 households per hectare in the Village Zone where public reticulated services can be provided. AND Amend the Proposed District Plan to make any consequential amendments necessary to address the matters raised in the submission. | Reject | 17 |
| FS1388.132 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Accept | 17 |
| FS1091.9 | GD Jones | Support | The amendments provide for suitable flexibility for development should extensions to public reticulated networks not be feasible. | Reject | 17 |
| 749.97 | Housing New Zealand Corporation | Neutral/Amended | Amend Policy 4.1.5 Density as follows (or similar wording): (a) Encourage higher density housing and retirement villages to be located near to and support <u>existing town commercial centres</u> , community facilities, public transport, <u>key strategic transport corridors</u> and open space. (b) Achieve a minimum density of 12-15 households per hectare in the Residential Zone. <u>(c) Achieve a minimum density of 30 households per hectare in the Medium Density Residential Zone.</u> ed) ... AND Amend the | Reject | 17 |
| FS1387.1030 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management | Accept | 17 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| | | | <p><i>perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | | |
| FS1093.4 | Garth and Sandra Ellmers | Support | <p><i>Support higher density housing and retirement villages to be located near to commercial centres, business zones and transport corridors as this enables occupants to have immediate connection with the community and business areas.</i></p> <p><i>We also support the compact urban development model and want to ensure this is carried through into the plan's objectives, policies and rules. We also support that an additional new residential zone 'Medium Density Residential Zone' needs to be introduced into the Proposed District Plan. Density to include a minimum density target (number of households per hectare) for the new residential zone. This number will need to be significantly higher than the residential zone to allow for multi-unit housing to be built. There must be choices in sizes and types of housing available for both rental and permanent accommodation, not currently an available option under the current district plan. There is a demand for small accommodation options located within communities and close to transportation and facilities.</i></p> | Reject | 17 |
| FS1368.12 | Rosita Dianne-Lynn Barnes | Oppose | <p>A target of household per hectare in a new Medium Density zone is unrealistic and does not take into account differing housing types, such as retirement village, single level standalone low cost housing, or indeed communal living, which may develop in such a zone subject to the development standards.</p> <p>Thirty dwellings per hectare is a historically high-density target in most urban areas of NZ. Having such a high-density target, combined with a maximum site coverage requirement of 45% will force multilevel development, which adds to construction costs and reduces 'affordability'.</p> | Accept | 17 |
| 780.16 | Whaingaroa Environmental Defence Incorporated Society | Oppose | Amend Policy 4.1.5 Density to identify density ranges for each street. | Reject | 17 |
| FS1387.1197 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an</i></p> | Accept | 17 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| | | | <i>appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate</i> | | |
| FS1269.69 | Housing NZ | Oppose | Housing New Zealand opposes the proposed amendment; to the extent it is inconsistent with its primary submission. | Accept | 17 |
| FS1377.274 | Havelock Village Limited | Oppose | Density ranges for each street is not a feasible option reduces flexibility in housing choices. | Accept | 17 |
| 825.16 | John Lawson | Oppose | Amend Policy 4.1.5 Density to identify density ranges for each street. | Reject | 17 |
| FS1387.1320 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Accept | 17 |
| 81.118 | Waikato Regional Council | Neutral/Amend | Amend Policy 4.1.5 Density to indicate a higher minimum density than is currently proposed for serviced sites within the Village Zone. | Reject | 17 |
| FS1223.157 | Mercury Energy Limited | Oppose | Opposes the principle of increasing the density of any sensitive activity within any land use zone until natural hazard risk is assessed. Mercury supports the provision of well-planned urban development and intensification in appropriate locations. The Resource Management Act 1991 (RMA) requires Waikato District Council to evaluate natural hazard risk in its section 32 assessment and to have regard to the evaluation report when preparing the PWDP. Mercury does not consider that such an adequate assessment has been undertaken for the PWDP. | Accept | 17 |
| FS1223.145 | Mercury Energy Limited | Support | Mercury supports an integrated approach to resource use, including consideration of natural hazard risk, prior to the establishment of mitigation measures within a district plan framework. Section 31 of the RMA requires territorial authorities to establish, implement and review objectives, policies, and methods to achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources of the district. Mercury considers that by not considering natural hazard risk at this first stage of the PWDP, the PWDP does not contain objectives, policies and methods to achieve integrated management of land use and natural and physical resources. | Reject | 17 |
| FS1091.46 | GD Jones | Support | Generally consistent with relief sought by GD Jones (110.2). | Reject | 17 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| FS1286.6 | Horotiu Properties | Support | Amend policy 4.1.5 Density to indicate a higher minimum density than is currently proposed for serviced sites within the Village Zone. The submitter is concerned that the proposed minimum density of 8-10 households per hectare for sites in the Village Zone where public reticulated services can be provided does not give effect to the WRPS's Policy 6.15, which seeks to achieve compact urban environments. The density proposed for the Village Zone is equivalent to the WRPS's direction for density in greenfield developments in Waikato's rural villages, and is an average gross density target. Densities for these serviced sites should more resemble those in the Residential Zone. This would assist with promoting a more compact, sustainable urban form and supporting efficient infrastructure provision. | Reject | 17 |
| FS1335.5 | Grieg Metcalfe for CKL | Support | The submitter would support an increase in density for serviced sites in the Village Zone along with consequential amendments to the relevant subdivision standards in Chapter 24 in order to achieve compact urban environments. An average net site area of 600m2 would be appropriate to differentiate it from the Residential Zone in towns. | Reject | 17 |
| 81.117 | Waikato Regional Council | Neutral/Amend | Amend Policy 4.1.5 Density to indicate that in the Residential zone closest to Business Town Centre zones, it is anticipated that a higher density per hectare is to be achieved. | Reject | 17 |
| FS1223.156 | Mercury Energy Limited | Oppose | Opposes the principle of increasing the density of any sensitive activity within any land use zone until natural hazard risk is assessed. Mercury supports the provision of well-planned urban development and intensification in appropriate locations. The Resource Management Act 1991 (RMA) requires Waikato District Council to evaluate natural hazard risk in its section 32 assessment and to have regard to the evaluation report when preparing the PWDP. Mercury does not consider that such an adequate assessment has been undertaken for the PWDP. | Accept | 17 |
| FS1107.8 | Simon Upton | Support | Greater density within existing urban boundaries, particularly close to town centres and public transport routes, is needed to contain urban sprawl and support more efficient energy use. | Reject | 17 |
| FS1261.6 | Annie Chen | Support | Providing for a range of housing densities is a positive design outcome. | Reject | 17 |
| FS1377.26 | Havelock Village Limited | Support | HVL supports a range of housing densities. | Reject | 17 |
| 942.15 | Tainui | Neutral/Amend | Amend Policy 4.1.5 Density to provide for retirement villages on marae and within papakainga on Maori Freehold Land. | Reject | 17 |
| 658.1 | Koning Family Trust and Martin Koning | Neutral/Amend | Amend Policy 4.1.5 Density, as follows: <u>Residential development responds to its context and seeks to achieve, over time, the following average gross density targets:</u> Achieve a minimum density of: (i) 12-15 households per hectare in the Residential Zone (ii) 8-10 households per hectare in the Village Zone where public reticulated services can be provided. AND Any further relief or amendments as necessary to support the relief sought in the submission. | Reject | 17 |

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| FS1387.92 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Accept | 17 |
| FS1117.3 | Cath 2CEN and Tuakau Estates Ltd | Support | Flexibility proposed in Policy 4.1.5 is supported. | Reject | 17 |
| 602.34 | Greig Metcalfe | Neutral/Amended | Amend Policy 4.1.5(c) - Density, as follows: (c) Achieve a minimum density of 8-10 households per hectare in the Village Zone where public-reticulated services can be provided. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission. | Reject | 17 |
| FS1388.1042 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Accept | 17 |
| FS1091.21 | GD Jones | Support | The amendments provide for suitable flexibility for development should extensions to public reticulated networks not be feasible. | Reject | 17 |
| 923.32 | Waikato District Health Board | Neutral/Amended | Amend the Proposed District Plan to provide for higher density and mixed use developments close to train stations that have been signalled for potential re-opening. | Reject | 17 |
| FS1387.1489 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. | Accept | 17 |

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| | | | <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| 386.7 | Pokeno Village Holdings Limited | Not Stated | Delete the density targets for Pokeno (as contained in Policy 4.1.5(b) Density). OR Amend Policy 4.1.5 Density to be "greater than 10 dwellings per hectare" in accordance with the Regional Policy Statement | Reject Accept | 17 |
| FS1388.84 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept Reject | 17 |
| FS1261.7 | Annie Chen | Support | <i>Achieving the minimum density targets set for the Waikato District is greatly influenced by the presence of physical/geotechnical constraints in the environment. This should be recognised by this policy given the underlying topography of some of the growth nodes within the District e.g. Pokeno where meeting the targets may not be feasible.</i> | Reject | 17 |
| FS1297.10 | CSL Trust & Top End Properties Limited | Support | <i>The potential to achieve the prescribed density targets is context-dependent (e.g., affected by the presence of physically/geotechnical limitation). This reality should be acknowledged by this policy.</i> | Reject | 17 |
| FS1377.80 | Havelock Village Limited | Support | <i>As outlined in HVL's original submission, this policy should be amended to reflect that different housing densities may be appropriate in certain locations.</i> | Reject Accept | 17 |
| 535.16 | Hamilton City Council | Neutral/Amended | Retain Policy 4.1.5 Density except for the amendments sought below. AND Amend Policy 4.1.5 Density, by including a greater range of densities, canvassing growth in both greenfield and fill areas; AND Amend subdivision rules as a consequential amendment. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission. | Reject | 17 |
| FS1388.691 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management</i> | Accept | 17 |

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| | | | <p><i>perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | | |
| FS1202.52 | NZTA | Support | Density guidance can help achieve a change in urban form and supports the viability of a range of transport options. | Reject | 17 |
| FS1269.142 | Housing NZ | Support | Housing New Zealand supports the proposed amendment; to the extent it is consistent with its primary submission. | Reject | 17 |
| 524.40 | Anna Noakes | Support | Retain Policy 4.1.5 (b) Density. | Accept | 17 |
| 579.38 | Lakeside Developments 2017 Limited | Support | Retain Policy 4.1.5 Density as notified. | Accept | 17 |
| FS1388.916 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 17 |
| FS1286.7 | Horotiu Properties | Oppose | For the reasons set out in HPL's submission. | Reject | 17 |
| 680.52 | Federated Farmers of New Zealand | Support | Retain Policy 4.1.5 Density as notified. | Accept | 17 |
| FS1387.164 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management | Reject | 17 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| | | | <p>perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate</p> | | |
| FS1171.89 | T & G Global | Support | This submission seeks to retain Policy 4.5.1 Density as notified. This is supported in so far as it is consistent with the submission by T&G Global and seeks to address issues of reverse sensitivity in the rural environment. | Accept | 17 |
| 742.11 | New Zealand Transport Agency | Neutral/Amended | Retain Policy 4.1.5(a) Density, except for the amendments sought below AND Amend Policy 4.1.5(a) Density as follows: Encourage <u>Ensure</u> higher density housing and retirement villages to be <u>are</u> located where <u>they have safe efficient and effective access to near-to-and-support</u> commercial centres, community facilities, public transport and open space <u>without being reliant on private vehicle use</u> . AND Request any consequential changes necessary to give effect to the relief sought in the submission. | Reject | 17 |
| FS1387.841 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 17 |
| FS1004.1 | Tamahere Eventide Home Trust- Tamahere Eventide Retirement Village (submitter 769) | Oppose | <p><i>Oppose the amendments sought to Policy 4.1.5 (a); and in particular, the addition of "without being reliant on private vehicle use" at the end of the policy.</i></p> <p><i>The nature of retirement village living is changing:</i></p> <p><i>A higher number of 'younger' and able bodied people who are still capable of driving private motor cars are moving in to retirement villages as a deliberate lifestyle choice.</i></p> <p><i>Retirement villages located in a rural or semi-rural setting are also seen as desirable (and appropriate) particularly for those wanting to live in a semi-rural setting. However, public transport is seldom available in these areas.</i></p> <p><i>The existing Tamahere Eventide and Assisi retirement villages are both in semi-rural locations and would not comply with this requirement.</i></p> <p><i>Retain Policy 4.1.5(a) as notified.</i></p> | Accept | 17 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| FS1104.17 | Tamahere Eventide Home Trust-Tamahere Eventide Retirement Village (submitter 769) | Oppose | Oppose the amendments sought to Policy 4.1.5(a): 'without being reliant on private vehicle use.' The rural zone is appropriate for a retirement village and is not accessible to public transport. The nature of retirement villages is also changing, with many residents being able bodied and reliant on private vehicle use. | Accept | 17 |
| FS1005.4 | Tamahere Eventide Home Trust-Atawhai Assesi Retirement Village (submitter 765) | Oppose | Oppose the amendments sought to Policy 4.1.5(a); and in particular, the addition of "without being reliant on private vehicle use" at the end of the policy. The nature of retirement village living is changing: A higher number of 'younger' and able bodied people who are still capable of driving private motor cars are moving in to retirement villages as a deliberate lifestyle choice. Retirement villages located in a rural or semi-rural setting are also seen as desirable (and appropriate) particularly for those wanting to live in a semi-rural setting. However, public transport is seldom available in these areas. The existing Tamahere Eventide and Assisi retirement villages are both in semi-rural locations and would not comply with this requirement. Retain Policy 4.1.5(a) as notified. | Accept | 17 |
| FS1313.22 | Perry Group Limited | Oppose | Policy 4.1.5(a) is not a rule and should be encouraging in nature. The change sought suggests that commercial centres, community facilities, public transport and open space will effectively need to be co-joined or continuous with higher density and retirement village housing areas. The policy changes as sought suggest that there will be no reliance on private motor vehicle use. | Accept | 17 |
| 598.8 | Withers Family Trust | Support | Retain Policy 4.1.5(b) but the submitter notes that physical/geotechnical limitations, market trends and fragmented land ownership may impede achieving these minimum density requirements. | Reject | 17 |
| FS1388.1009 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Accept | 17 |
| 923.31 | Waikato District Health Board | Support | Retain Policy 4.1.5-Density, except for the amendments sought below; AND Amend Policy 4.1.5 (b)- Density to indicate that in the Residential Zone closest to a Business Town Centre, it is anticipated that a higher minimum density per hectare is to be achieved. | Reject | 17 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| FS1387.1488 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Accept | 17 |
| FS1272.16 | KiwiRail Holdings Ltd | Support | KiwiRail supports increased densities at transport nodes where residential and community health and amenity is protected through acoustic and other mitigation measures, in order to ensure that potential reverse sensitivity issues are avoided or otherwise appropriately managed. KiwiRail's submissions on the Proposed Plan seek to achieve an appropriate balance between amenity and development. | Reject | 17 |
| FS1377.285 | Havelock Village Limited | Support | HVL supports amendments to the Plan that provide for a greater development potential and a wider variety of densities, housing types and zones. | Reject | 17 |
| 464.2 | Perry Group Limited | Neutral/Amen d | Add a new clause (c) to Policy 4.1.6 Commercial and industrial activities, as follows: <u>(c) Encourage linkages and connections between commercial, industrial, and residential activities.</u> AND Any consequential amendments or further relief to address the concerns raised in the submission. | Reject | 18 |
| FS1388.375 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Accept | 18 |
| FS1087.5 | Ports of Auckland Limited | Oppose | The submission seeks to enable residential intensification in close proximity to the Horotiu Industrial Estate, which is identified as a regionally significant industrial node. | Accept | 18 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| 781.3 | Ministry of Education | Support | Amend 4.1.6 Policy - Commercial and industrial activities, so that education facilities are included as follows: 4.1.6 Policy - <u>Education</u> , commercial and industrial activities (a) Provide for <u>education facilities</u> , commercial and industrial development in the following zones: ... | Reject | 18 |
| FS1387.1212 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 18 |
| FS1345.128 | Genesis Energy Limited | Support | Genesis supports the intent of the submission, however, if education activities are to be provided for it should be by way of an education-specific policy. | Reject | 18 |
| 548.6 | Grander Investments Limited | Oppose | Amend Policy 4.1.6 (b) Commercial and Industrial Activities, as follows: "Industry is only to be located in <u>enabled in</u> identified Industrial Zones and the industrial strategic growth nodes of..." | Reject | 18 |
| FS1388.770 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 18 |
| FS1110.15 | Synlait | Support | Clearer policy guidance on industrial zones is required, and wording which enables industrial activity would assist. For example, the Heavy Industrial Zone should have standards which enable and support heavy industry activity. Some of the built and activity standards in the Proposed Plan are too restrictive and don't support efficient use of industrial land e.g., traffic volumes, recession planes. | Reject | 18 |
| FS1306.13 | Hynds Foundation | Support | Hynds Foundation supports the relief sought by this submitter. There may be instances where land directly adjoining an Industrial Zone site may be suitable for expansion of an existing industrial activity and represent an efficient use of resources. Hynds Foundation supports Proposed Plan provisions that enable Heavy Industrial activities to site in the appropriate zone. | Reject | 18 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| FS1322.11 | Synlait | Support | <i>Clearer policy guidance on industrial zones is required, and wording which enables industrial activity would assist. For example, the Heavy Industrial Zone should have standards which enable and support heavy industry activity. Some of the built and activity standards in the Proposed Plan are too restrictive and don't support efficient use of industrial land e.g. traffic volumes, recession planes.</i> | Reject | 18 |
| 535.17 | Hamilton City Council | Oppose | Amend Policy 4.1.6 Commercial and industrial activities, so that it reads as a policy and reflects the difference between commercial and industrial activities, their intended location and management of effects. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission. | Accept | 18 |
| FS1388.692 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 18 |
| FS1149.4 | Gavin Lovegrove and Michelle Peddie | Support | <i>We support the submission that seeks clarity in the Policies around Industrial development - particularly of importance being preventing the spread of industrial development beyond the areas identified in Future Proof and the PWDP as notified.</i> | Accept | 18 |
| FS1149.5 | Gavin Lovegrove and Michelle Peddie | Support | <i>We support the submission that seeks to safe guard the Industrial area of Horotiu for Industrial Purposes, noting that unlike Newstead, the area is identified in Future Proof and the Regional Policy Statement for Industrial growth.</i> | Accept | 18 |
| FS1157.2 | Gordon Downey | Support | <i>We support the submission that seeks clarity in the Policies around Industrial development - particularly of importance being preventing the spread of industrial development beyond the areas identified in Future Proof and the PWDP as notified. - We support the submission that seeks to safe guard the Industrial area of Horotiu for Industrial Purposes, noting that unlike Newstead, the area is identified in Future Proof and the Regional Policy Statement for Industrial growth.</i> | Accept | 18 |
| FS1164.4 | Tamara Huaki | Support | <i>We support the submission that seeks clarity in the Policies around Industrial development - particularly of importance being preventing the spread of industrial development beyond the areas identified in Future Proof and the PWDP as notified. - We support the submission that seeks to safe guard the Industrial area of Horotiu for Industrial Purposes, noting that unlike Newstead, the area is identified in Future Proof and the Regional Policy Statement for Industrial growth.'</i> | Accept | 18 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| FS1165.4 | Pekerangi Kee-Huaki | Support | We support the submission that seeks clarity in the Policies around Industrial development - particularly of importance being preventing the spread of industrial development beyond the areas identified in Future Proof and the PWDP as notified. - We support the submission that seeks to safe guard the Industrial area of Horotiu for Industrial Purposes, noting that unlike Newstead, the area is identified in Future Proof and the Regional Policy Statement for Industrial growth.' | Accept | 18 |
| FS1166.4 | Jarod Kowhai Huaki | Support | We support the submission that seeks clarity in the Policies around Industrial development - particularly of importance being preventing the spread of industrial development beyond the areas identified in Future Proof and the PWDP as notified. - We support the submission that seeks to safe guard the Industrial area of Horotiu for Industrial Purposes, noting that unlike Newstead, the area is identified in Future Proof and the Regional Policy Statement for Industrial growth.' | Accept | 18 |
| FS1182.13 | Newstead Country Preschool | Support | We support the submission that seeks clarity in the Policies around Industrial development- particularly of importance being preventing the spread of industrial development beyond the areas identified in Future Proof and the PWDP as notified. | Accept | 18 |
| FS1183.4 | Noel Gordon Smith | Support | We support the submission that seeks clarity in the Policies around Industrial development- particularly of importance being preventing the spread of industrial development beyond the areas identified in Future Proof and the PWDP as notified. | Accept | 18 |
| FS1204.14 | Christian & Natasha McDean | Support | Support the submission the seeks clarity in the Policies around Industrial development- particularly of importance being preventing the spread of industrial development beyond the areas identified in Future Proof and the PWDP as notified. | Accept | 18 |
| FS1216.12 | Newstead Residents Association | Support | We support the submission that seeks clarity in the Policies around Industrial development - particularly of importance being preventing the spread of industrial development beyond the areas identified in Future Proof and the PWDP as notified. | Accept | 18 |
| FS1280.12 | Dennis and Jan Tickelpenny | Support | We support the submission that seeks clarity in the Policies around Industrial development - particularly of importance being preventing the spread of industrial development beyond the areas identified in Future Proof and the PWDP as notified. | Accept | 18 |
| 548.5 | Grander Investments Limited | Support | Retain Policy 4.1.6 (a) Commercial and Industrial Activities, as notified. | Accept | 18 |
| FS1388.769 | Mercury Energy Limited | Oppose | <p>t the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an</p> | Reject | 18 |

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| | | | <i>appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| FS1306.12 | Hynds Foundation | Support | Hynds Foundation supports the original submitter's submission point, including the provision of corresponding zones for industrial and heavy industrial activities. Hynds Foundation supports the inclusion, and distinction, between the two levels of industrial zoning in this policy. | Accept | 18 |
| 923.33 | Waikato District Health Board | Support | Retain Policy 4.1.6- Commercial and Industrial Activities as notified. | Accept | 18 |
| FSS1387.1490 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 18 |
| 742.12 | New Zealand Transport Agency | Neutral/Amend | <p>Retain Policy 4.1.6 Commercial and industrial activities, except for the amendments sought below AND Amend Policy 4.1.6 Commercial and industrial activities as follows: (a) Provide for commercial and industrial development activities in the following zones: (i) Business Town Centre; and (ii) Business (iii) Industrial (iv) Heavy Industrial (b) Industry is only to be located in identified Industrial Zones and the industrial strategic growth nodes of: (i) Tuakau (ii) Pokeno (iii) Huntly; and (iv) Horotiu. Provide for industrial activities only in the following zones: (i) Industrial (ii) Heavy Industrial AND Request any consequential changes necessary to give effect to the relief sought in the submission.</p> | Accept | 18 |
| FS1387.842 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 18 |

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| FS1110.17 | Synlait | Support | <i>Policy 4.1.6 would be more effective with respect to the management of resources and environmental effects by providing greater specificity between commercial and industrial activities as sought in the submission. Commercial and industrial areas have different environmental outcomes and provide for activities with different needs and effects. In addition, further clarification of the differences between Industrial and Heavy Industrial activities is equally supported for the same reasons, being differences in the environmental outcomes anticipated and the needs and effects of the activities</i> | Accept | 18 |
| FS1182.4 | Newstead Country School | Support | <i>The submission supports the PWDP Policy that requires Industry to be only located in identified Industrial zones and strategic growth nodes. Such areas and growth nodes do not include Newstead.</i> | Accept | 18 |
| FS1183.1 | Noel Gordon Smith | Support | <i>The submission supports the PWDP Policy that requires Industry to be only located in identified Industrial zones and strategic growth nodes. Such areas and growth nodes do not include Newstead.</i> | Accept | 18 |
| FS1204.3 | Christian & Natasha McDean | Support | <i>The submission supports the PWDP Policy that requires Industry to be only located in identified Industrial zones and strategic growth nodes. Such areas and growth nodes do not include Newstead.</i> | Accept | 18 |
| FS1216.3 | Newstead Residents Association | Support | <i>The submission supports the PWDP Policy that requires Industry to be only located in identified Industrial zones and strategic growth nodes. Such areas and growth nodes do not include Newstead.</i> | Accept | 18 |
| FS1280.3 | Dennis and Jan Tickelpenny | Support | <i>The submission supports the PWDP Policy that requires Industry to be only located in identified Industrial zones and strategic growth nodes. Such areas and growth nodes do not include Newstead.</i> | Accept | 18 |
| FS1322.19 | Synlait | Support | <i>Policy 4.1.6 would be more effective with respect to the management of resources and environmental effects by providing greater specificity between commercial and industrial activities as sought in the submission. Commercial and industrial areas have different environmental outcomes and provide for activities with different needs and effects. In addition, further clarification of the differences between industrial and Heavy Industrial activities is equally supported for the same reasons, being differences in the environmental outcomes anticipated and the needs and effects of the activities.</i> | Accept | 18 |
| 924.13 | Genesis Energy Limited | Neutral/Amend | Retain Policy 4.1.6 Commercial and industrial activities, except for the amendments sought below AND Amend Policy 4.1.6 (a)- Commercial and Industrial activities as follows: (a) Provide for commercial and industrial development in the following zones: (i) Business Town Centre; (ii) Business; (iii) Industrial; and (iv) Heavy Industrial; and (v) <u>Electricity generation within the Huntly Power Station Heavy Industrial Zone.</u> | Accept | 18 |
| FS1387.1546 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> | Reject | 18 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| | | | <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| 81.119 | Waikato Regional Council | Neutral/Amend | Retain Policy 4.1.6 Commercial and industrial activities. | Accept | 18 |
| FS1223.167 | Mercury Energy Limited | Support | <i>Mercury supports an integrated approach to resource use, including consideration of natural hazard risk, prior to the establishment of mitigation measures within a district plan framework. Section 31 of the RMA requires territorial authorities to establish, implement and review objectives, policies, and methods to achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources of the district. Mercury considers that by not considering natural hazard risk at this first stage of the PWDP, the PWDP does not contain objectives, policies and methods to achieve integrated management of land use and natural and physical resources.</i> | Accept | 18 |
| FS1149.3 | Gavin Lovegorve & Michelle Peddie | Support | <i>The submission supports the PWDP Policy that requires Industry to be only located in identified Industrial zones and strategic growth nodes. Such areas and growth nodes do not include Newstead.</i> | Accept | 18 |
| FS1164.3 | Tamara Huaki | Support | <i>The submission supports the PWDP Policy that requires Industry to be only located in identified Industrial zones and strategic growth nodes. Such areas and growth nodes do not include Newstead.</i> | Accept | 18 |
| FS1165.3 | Pekerangi Kee-Huaki | Support | <i>The submission supports the PWDP Policy that requires Industry to be only located in identified Industrial zones and strategic growth nodes. Such areas and growth nodes do not include Newstead.</i> | Accept | 18 |
| FS1166.3 | Jarod Kowhai | Support | <i>The submission supports the PWDP Policy that requires Industry to be only located in identified Industrial zones and strategic growth nodes. Such areas and growth nodes do not include Newstead.</i> | Accept | 18 |
| FS1182.7 | Newstead Country School | Support | <i>The submission supports the PWDP Policy that requires Industry to be only located in identified Industrial zones and strategic growth nodes. Such areas and growth nodes do not include Newstead.</i> | Accept | 18 |
| FS1204.6 | Christian & Natasha McDean | Support | <i>The submission supports the PWDP that requires Industry to be only located in identified Industrial zones and strategic growth nodes. Such areas and growth nodes do not include Newstead.</i> | Accept | 18 |
| FS1216.6 | Newstead Residents Association | Support | <i>The submission supports the policy that requires industry to be only located in identified Industrial zones and strategic growth nodes. Such areas and growth nodes do not include Newstead.</i> | Accept | 18 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| FS1280.6 | Dennis and Jan Tickelpenny | Support | <i>The submission supports the PWDP Policy that requires Industry to be only located in identified Industrial zones and strategic growth nodes. Such areas and growth nodes do not include Newstead.</i> | Accept | 18 |
| 581.3 | Synlait Milk Ltd | Support | Retain Policy 4.1.6(b) Commercial and industrial activities. | Accept | 18 |
| FS1388.945 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 18 |
| FS1306.22 | Hynds Foundation | Support | <i>Hynds Foundation supports the comments made by this submitter in relation to their site. The comments made in this original submission reinforce the zoning of 62 Bluff Road to Heavy Industrial (#548) to allow for expansion of this Industrial strategic Growth Node.</i> | Accept | 18 |
| FS1341.19 | Hynds Pipe Systems Limited | Support | <p><i>This submission supports the industrial strategic growth node along McDonald Road an in particular the importance of appropriate land to enable heavy industrial use. Importantly the submission seeks to protect the location of Heavy Industrial Zone land from encroachment by sensitive activities and proposal for residential re-zoning.</i></p> <p><i>Hynds supports the submission as it relates to these matters because it is also concerned that rezoning of land adjacent to the Heavy Industrial land will create reverse sensitivity effects on the existing and proposed industrial business operations.</i></p> <p><i>Ensuring there is no encroachment by sensitive activities on the heavy industrial land is the most appropriate way for the Council to exercise its functions and to ensure the efficiency and effectiveness of the proposed plan provisions.</i></p> | Accept | 18 |
| 697.538 | Waikato District Council | Neutral/Amended | Amend Objective 4.1.7 Character of Towns as follows: Development in the Residential, Village, Industrial, <u>Industrial Heavy, Business Town Centre</u> and Business zones is attractive... | Accept | 19 |
| FS1387.596 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to</i></p> | Reject | 19 |

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|-------------------|-----------------|------------------|---|----------------|--|
| | | | <i>include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| FS1110.4 | Synlait | Support | <i>The submission is seeking to expand Objective 4.1.7 so that development in industrial zones is 'attractive, connected and reflects the existing character of towns. Development in industrial zones typically involves buildings which are utilitarian in appearance and where the standard of amenity is lower due to the nature of the activities. Requiring industrial areas to be attractive potentially adversely affects the efficiency and purpose of industrial areas. It is also unrealistic to expect that growth and development of industrial activities will maintain the existing character of a small town such as Pokeno which is experiencing rapid growth. Growth in industrial activity may require larger buildings, more traffic and create associated effects which will alter the character of the locality. Synlait's preference is to include objectives and policies for Pokeno that distinguish industrial activities from commercial and residential activities. Synlait does acknowledge the role of landscape treatment within Heavy industrial zones, subject to operational constraints.</i> | Accept | 19 |
| FS1264.14 | Bootleg Brewery | Support | <i>Bootleg supports a framework which provides for the permissive operation of a brewery with on and off premise, as well as promotes economic growth and regeneration of the site to realise its full potential. The rules unnecessarily restrict or result in additional cost to operators, which there is no significant adverse effect to be managed. The anticipated effects are either negligible or can be managed through commercial outcomes. On this basis, the proposed rules will have a negative effect on economic growth and regeneration of the site, which will benefit the local community.</i> | Accept | 19 |
| FS1322.28 | Synlait | Oppose | <i>The submission is seeking to expand Objective 4.1.7 so that development in industrial zones is "attractive, connected and reflects the existing character of towns. Development in industrial zones typically involves buildings which are utilitarian in appearance and where the standard of amenity is lower due to the nature of the activities. Requiring industrial areas to be attractive potentially adversely affects the efficiency and purpose of industrial areas. It is also unrealistic to expect that growth and development of industrial activities will maintain the existing character of a small town such as Pokeno which is experiencing rapid growth. Growth in industrial activity may require larger buildings, more traffic and create associated effects which will alter the character of the locality. Synlait's preference is to include objectives and policies for Pokeno that distinguish industrial activities from commercial and residential activities. Synlait does acknowledge the role of landscape treatment within Heavy industrial zones, subject to operational constraints.</i> | Reject-Accept | 19 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
|-------------------|----------------------------|------------------|--|----------------|--|
| 81.120 | Waikato Regional Council | Neutral/Amend | Amend Objective 4.1.7 Character of towns to ensure that these provisions provide a focused/integrated and strategic direction in respect of the district's urban environments. OR Amend Objective 4.1.7 Character of towns to add additional objectives to better support and align with the matters covered by the associated policies, including that the existing residential and commercial character of the district's urban environments is to be maintained and enhanced by new growth and development. | Accept | 19 |
| FS1223.19 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 19 |
| FS1223.19 | Mercury Energy Limited | Support | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 19 |
| FS1323.33 | Heritage New Zealand | Support | HNZPT supports improved clarity in the policies, however, considers that regard must also be given to heritage values, as separate from character values being retained at the time of growth and development to avoid adverse effects on historic heritage. | Accept | 19 |
| FS1377.27 | Havelock Village Limited | Oppose | HVL supports a policy framework that recognises the potential for growth and a change to existing town character. | Reject | 19 |
| 662.36 | Blue Wallace Surveyors Ltd | Neutral/Amend | Amend Objective 4.1.7(a) Character of towns as follows: (a) Development in the Residential, Village, Industrial and Business zones is attractive, connected and reflects the existing character of towns. | Reject | 19 |
| FS1387.115 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management</i> | Accept | 19 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| | | | <p>perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | | |
| FS1297.11 | CSL Trust & Top End Properties Limited | Support | It is not always possible for build development and growth to occur with alteration to the existing character occurring. | Reject | 19 |
| FS1377.186 | Havelock Village Limited | Support | The character of towns, or parts of towns, can change over time. | Reject | 19 |
| 923.34 | Waikato District Health Board | Neutral/Amend | Amend Objective 4.1.7-Character of Towns to provide better alignment with the associated policies OR Add to Section 4.1- Strategic Direction additional objectives that better support and align with matters covered by the associated policies, including that the existing residential and commercial character of the district's urban environments is to be maintained and enhanced by new growth and development. | Accept | 19 |
| FS1387.1491 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 19 |
| FS1377.288 | Havelock Village Limited | Oppose | HVL supports a policy framework that recognises the potential for growth and a change to existing town character. | Reject | 19 |

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| 559.43 | Heritage New Zealand Lower Northern Office | Neutral/Amend | Retain Objective 4.1.7 Character of Towns except for the amendments sought below. AND Amend Objective 4.1.7 Character of Towns as follows: (a) Development in the residential, village, industrial and business zones is attractive, connected and reflects the existing character <u>and historic heritage values</u> of towns. | Reject | 19 |
| FS1388.802 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 19 |
| 464.3 | Perry Group Limited | Neutral/Amend | Add a new point (c) to Policy 4.1.8 Integration and connectivity, as follows: <u>(c) Encourage greater connectivity and integration between commercial, industrial, and residential activities.</u> AND Any consequential amendments or further relief to address the concerns raised in the submission. | Reject | 20 |
| FS1388.376 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 20 |
| FS1087.6 | Ports of Auckland Limited | Oppose | The submission seeks to enable residential intensification in close proximity to the Horotiu Industrial Estate, which is identified as a regionally significant industrial node. | Accept | 20 |
| 986.13 | KiwiRail Holdings Limited (KiwiRail) | Neutral/Amend | Amend Policy 4.1.8 (a)(i)– Integration and connectivity as follows (or similar amendments to achieve the requested relief): (i) Providing good access to facilities and services by a range of transport modes through the provision of integrated networks of roads, <u>rail</u> , public transport, cycle, and pedestrian routes; AND Add a new clause (v) to Policy 4.1.8(a) Integration and connectivity as follows (or similar amendments to achieve the requested relief): <u>(v) Avoiding or</u> | Reject | 20 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| | | | <u>managing reverse sensitivity effects on the strategic transport infrastructure networks</u> AND Any consequential amendments to link and/or accommodate the requested changes. | | |
| FS1087.32 | Ports of Auckland Limited | Support | Ports of Auckland Limited agrees with the relief that is sought by KiwiRail and considers it important that land use activities are managed to address the reverse sensitivity effects on the strategic infrastructure networks. | Reject | 20 |
| 923.35 | Waikato District Health Board | Neutral/Amended | Amend Policy 4.1.8- Integration and connectivity to provide more detailed guidance about the future urban outcomes (including residential, business and industrial uses) for the centres, particularly in relation to density, location of growth areas, the time and staging of new development and its integration with existing towns. | Reject | 20 |
| FS1387.1492 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Accept | 20 |
| 918.14 | Property Council New Zealand | Neutral/Amended | Amend the Proposed District Plan to have a multi-pronged approach and strategically support building both up and out to ensure that the district is not limiting itself. | Reject | 20 |
| 297.6 | Counties Manukau Police | Neutral/Amended | Retain Policy 4.1.8 Integration and Connectivity AND Add to Policy 4.1.8(iv) Integration and connectivity a new line that reads: <u>D. National Guidelines for Crime Prevention through Environmental Design in New Zealand</u> . AND Add a new appendix to Chapter 29 Appendices - the National Guidelines for Crime Prevention through Environmental Design in New Zealand. | Reject | 20 |
| FS1386.310 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an</p> | Accept | 20 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| | | | <i>appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| 579.39 | Lakeside Developments 2017 Limited | Support | Retain Policy 4.1.8 Integration and connectivity as notified. | Accept | 20 |
| FS1388.917 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 20 |
| 742.13 | New Zealand Transport Agency | Support | Retain Policy 4.1.8 Integration and connectivity as notified. | Accept | 20 |
| FS1387.843 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 20 |
| FS1273.11 | Auckland Transport | Support | Auckland Transport supports the retention of this policy as notified. | Accept | 20 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| 198.2 | Property Council New Zealand | Neutral/Amend | Retain the Proposed District Plan's approach to focus urban development and growth primarily into existing towns and villages near necessary infrastructure such as transport nodes. | Accept | 20 |
| FS1386.210 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 20 |
| FS1269.93 | Housing NZ | Support | Housing New Zealand supports the proposed amendment, to the extent it is consistent with its primary submission. | Accept | 20 |
| FS1377.39 | Havelock Village Limited | Support | HVL supports integrated development and amendments to the proposed plan that better achieve that outcome. | Accept | 20 |
| 923.36 | Waikato District Health Board | Neutral/Amend | Amend Policy 4.1.9- Maintaining Landscape Characteristics to provide more detailed guidance about the future urban outcomes (including residential, business and industrial uses) for the centres, particularly in relation to density, location of growth areas, the time and staging of new development and its integration with existing towns. | Reject | 21 |
| FS1377.286 | Havelock Village Limited | Support | HVL supports greater direction in relation to the policy. However, any amendments to the Plan should assist to provide for urban growth and development in appropriate locations and recognise that some characteristics may change as a result of urban development and change. | Reject | 21 |
| 368.6 | Ian McAlley | Neutral/Amend | 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 | 21 |
| FS1061.3 | Campbell Tyson | Support | Earthworks and cleanfill may be required to enable greenfield land to be developed for residential purposes. The use of residential land needs to be recognised as the highest priority unless a feature within the land is specifically identified as having other attributes worthy of retention. | Reject | 21 |
| FS1261.8 | Annie Chen | Support | It is important to recognise that changes to landscape characteristics are likely when subdivision/development occurs however there are measures to mitigate this. | Reject | 21 |
| FS1297.12 | CSL Trust & Top End Properties Limited | Support | <p><i>It is important that the policy is flexible to recognise that landscape characteristics may be difficult to maintain as part of a development.</i></p> <p><i>The word "fundamental" is vague and can be interpreted in a variety of ways.</i></p> | Reject | 21 |

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|-------------------|--------------------------------------|------------------|--|----------------|--|
| FS1377.68 | Havelock Village Limited | Support | HVL supports amendments that recognise that it may not always be practicable to maintain such landscape characteristics during urban development and there may be other ways to mitigate that effect. | Reject | 21 |
| 942.22 | Tainui | Support | Retain Policy 4.1.9 Maintaining Landscape Characteristics. | Accept | 21 |
| 986.14 | KiwiRail Holdings Limited (KiwiRail) | Neutral/Amen d | Add a new clause (iv) to Policy 4.1.10(a) Policy – Tuakau as follows (or similar amendments to achieve the requested relief): <u>(iv) Reverse sensitivity effects on strategic transport infrastructure networks are avoided or managed</u> ; OR Add a new clause (v) to Policy 4.1.8(a) Integration and connectivity as follows (or similar amendments to achieve the requested relief): <u>(v) Avoiding or managing reverse sensitivity effects on the strategic transport infrastructure networks</u> so that this applies equally to all towns and growth nodes in Chapter 4 AND Any consequential amendments to link and/or accommodate the requested changes. | Accept | 22 |
| FS1269.77 | Housing NZ | Oppose | Housing New Zealand opposes the proposed amendment; to the extent it is inconsistent with its primary submission. | Reject | 22 |
| 402.3 | Tuakau Proteins Limited | Neutral/Amen d | Amend Policy 4.1.10 (a) (ii) Tuakau, as follows (or words to similar effect): (ii) Existing intensive farming, <u>rural industry</u> and industrial activities are protected from the effects of reverse sensitivity by considering the location of new residential development. OR Amend the definition of "Industrial Activity" in Chapter 13 Definitions to ensure that Tuakau Proteins Limited would fit within that definition. AND Any consequential amendment and/or further amendments to give effect to the concerns raised in the submission. | Reject | 22 |
| 680.53 | Federated Farmers of New Zealand | Neutral/Amen d | Amend Policy 4.1.10 (a)(ii) Tuakau, as follows: (ii) <u>Existing intensive Rural production activities including farming and intensive farming operations</u> , and industrial activities are protected from the effects of reverse sensitivity by considering the location of new residential development; and... AND Any consequential changes needed to give effect to this relief. | Reject | 22 |
| FS1076.6 | NZ Pork Industry Board | Support | <i>The submitter is concerned at the focus of this policy. Consideration of reverse sensitivity effects created when new residential development occurs within an existing non-residential environment, should be applied much wider than to just intensive farming and industrial activities.</i> <i>Submitter considers that sensitive activities in rural areas can result in creating unreasonable expectations of the amenity of rural areas among people who are unaccustomed to rural environments. This would result in complaints about normal farming activities, and create unreasonable expectations that such effects to be avoided or mitigated in every instance, which would drive opposition to farming activity, making it even harder for farmers to be able to efficiently utilise the rural land resource for farming.</i> | Reject | 22 |
| FS1168.39 | Horticulture New Zealand | Support | <i>The submitter is concerned at the focus of this policy. Consideration of reverse sensitivity effects created when new residential development occurs within an existing non-residential environment, should be applied much wider than to just intensive farming and industrial activities.</i> <i>The policy directive should be extended to all rural production activities.</i> | Reject | 22 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| FS1171.67 | T & G Global | Support | <i>This submission proposes amendments to Policy 4.1.10 (a)(ii) Tuakau. This submission is supported as the amendments proposed aim to ensure rural production activities are protected from the effects of reverse sensitivity arising from new residential development.</i> | Reject | 22 |
| 419.102 | Horticulture New Zealand | Oppose | Amend Policy 4.1.10 (a)(ii) Tuakau, as follows: (a) Tuakau is developed to ensure: ... (ii) Existing farming <u>including horticulture</u> , intensive farming and industrial activities are protected from the effects of reverse sensitivity by considering the location of new residential development; and AND Any consequential or additional amendments as a result of changes sought in the submission. | Reject | 22 |
| FS1171.52 | T&G Global | Support | <i>This submission is supported. This submission protects existing rural production uses from the effects of reverse sensitivity that may arise from the development of Tuakau.</i> | Reject | 22 |
| 749.98 | Housing New Zealand Corporation | Neutral/Amend | Amend Policy 4.1.10 Tuakau to include desired outcomes sought from the relevant Town Centre Character Statement (Appendix 10) if the policy matter is not already addressed, and emphasise residential intensification close to and around existing town centres and urban settlements. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary. | Reject | 22 |
| 923.37 | Waikato District Health Board | Neutral/Amend | Amend Policy 4.1.10- Tuakau to provide more detailed guidance about the future urban outcomes (including residential, business and industrial uses) for the centres, particularly in relation to density, location of growth areas, the time and staging of new development and its integration with existing towns. | Reject | 22 |
| 466.34 | Balle Bros Group Limited | Neutral/Amend | Amend Policy 4.1.10 Tuakau to reconsider the location of Tuakau residential growth, taking into account the viability of primary production activities in this location. Specific regard should be given to: Topography Productivity Sustainability (specifically avoidance of soil pests and diseases, suitably consented irrigation water) Reverse sensitivity Economic viability AND Amend Policy 4.1.10 Tuakau to include farming activities and commercial vegetable production with regard to protection from the effects of reverse sensitivity. | Reject | 22 |
| FS1091.16 | GD Jones | Support | <i>Sites within close proximity to Tuakau that do not include high class soils (including 221 Dominion Road) should be prioritised for residential development over those that do.</i> | Reject | 22 |
| FS1168.38 | Horticulture New Zealand | Support | <i>The submitter seeks to amend Policy 4.1.10 Tuakau to reconsider the location of Tuakau residential growth, taking into account the viability of primary production activities in this location. The submission supports HortNZs position on urban growth and the need to avoid loss of rural production land.</i> | Reject | 22 |
| 297.7 | Counties Manukau Police | Neutral/Amend | Amend Policy 4.1.10(a) Tuakau as follows: (i) Subdivision, land use and development in Tuakau's new residential and business areas occurs in a manner that promotes the development of a variety of housing densities, diversity of building styles and a <u>safe</u> , high quality living environment; ... (iii) Future neighbourhood centres, roads, parks, pedestrian, cycle and bridle networks are developed in accordance with the Tuakau Structure Plan and <u>conform to the national guidelines for CPTED</u> . | Reject | 22 |
| 197.1 | NZ Pork | Support | Retain Policy 4.1.10 - Tuakau. | Reject | 22 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| FS1386.192 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Accept | 22 |
| FS1168.37 | Horticulture New Zealand | Support | <p>The submitter supports a policy directive of avoidance of potential reverse sensitivity effects on existing intensive farming activities in Tuakau.</p> <p>The policy directive should be extended to all rural production activities.</p> | Reject | 22 |
| 433.43 | Auckland Waikato Fish and Game Council | Neutral/Amend | <p>Add a new clause to Policy 4.1.11 (a) Pokeno, as follows: <u>(iv) The effects, including reverse sensitivity effects of development on existing recreational activities including hunting, ecological processes, biological diversity including avian biodiversity, are had regard to and avoided, remedied or mitigated.</u> AND Any further amendments required to give effect to the provisions and reasons stated.</p> | Reject | 23 |
| FS1083.9 | Ryburn Lagoon Trust Limited | Support | <p>It is appropriate to add a new clause to the policy in respect to Pokeno that recognises that with increasing urban expansion there are potential effects on the Mangatawhiri Wetland, including its ecological, biodiversity and hunting values.</p> | Reject | 23 |
| FS1340.67 | TaTa Valley | Oppose | <p>Effects on biodiversity are addressed elsewhere in the Plan and it is not necessary to include these additional provisions.</p> | Accept | 23 |
| FS1377.95 | Havelock Village Limited | Oppose | <p>Effects on biodiversity are addressed elsewhere in the Plan and it is not necessary to include these additional provisions.</p> | Accept | 23 |
| 749.99 | Housing New Zealand Corporation | Neutral/Amend | <p>Amend Policy 4.1.11 Pokeno to include desired outcomes sought from the relevant Town Centre Character Statement (Appendix 10) if the policy matter is not already addressed, and emphasise residential intensification close to and around existing town centres and urban settlements. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.</p> | Reject | 23 |
| 923.38 | Waikato District Health Board | Neutral/Amend | <p>Amend Policy 4.1.11- Pokeno to provide more detailed guidance about the future urban outcomes (including residential, business and industrial uses) for the centres, particularly in relation to density, location of growth areas, the time and staging of new development and its integration with existing towns.</p> | Reject | 23 |

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| FS1281.54 | Pokeno Village Holdings Limited | Support | PVHL supports the inclusion of guidance around future growth in Pokeno. | Reject | 23 |
| 297.8 | Counties Manukau Police | Neutral/Amend | Amend Policy 4.1.11(a) Pokeno as follows: (i) Subdivision, land use and development of new growth areas promotes a safe, high quality environment and does not compromise the potential further growth and development of the town; (ii) Walking and cycling networks are integrated with the existing urban area and conform to the national guidelines for CPTED ... | Reject | 23 |
| 986.15 | KiwiRail Holdings Limited (KiwiRail) | Neutral/Amend | Amend Policy 4.1.11(a) (iii) Pokeno as follows (or similar amendments to achieve the requested relief): (iii) Reverse sensitivity effects on from the strategic transport infrastructure networks are avoided or managed; AND Any consequential amendments to link and/or accommodate the requested changes. | Accept | 23 |
| FS1269.78 | Housing NZ | Oppose | Housing New Zealand opposes the proposed amendment; to the extent it is inconsistent with its primary submission. | Reject | 23 |
| 524.42 | Anna Noakes | Oppose | No specific decision sought, but submission opposes policy 4.1.11 (a) (ii), Pokeno where the underlying land is not part of the planned urban area. | Reject | 23 |
| 524.41 | Anna Noakes | Support | Retain Policy 4.1.11 (a) (ii) Pokeno, where walking and cycling networks form part of the urban framework. | Accept | 23 |
| 986.16 | KiwiRail Holdings Limited (KiwiRail) | Neutral/Amend | Add a new clause (vii) to Policy 4.1.12(b) Te Kauwhata as follows (or similar amendments to achieve the requested relief): <u>(vii) Avoids or manages reverse sensitivity effects on strategic transport infrastructure networks.</u> AND Any consequential amendments to link and/or accommodate the requested changes. | Accept | 24 |
| FS1269.79 | Housing NZ | Oppose | Housing New Zealand opposes the proposed amendment; to the extent it is inconsistent with its primary submission. | Reject | 24 |
| 433.46 | Auckland Waikato Fish and Game Council | Neutral/Amend | Add clause (vii) to Policy 4.1.12 (b) Te Kauwhata, as follows: <u>(vii) Recognises and provides for existing recreational use of the Lake Waikare and its margins, including gamebird hunting, and manages the balance between these and increased settlement and access for walking and cycling, including avoiding and mitigating reverse sensitivity effects on hunting activities.</u> AND Any further amendments required to give effect to the provisions and reasons stated. | Reject | 24 |
| FS1223.86 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an | Accept | 24 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
|-------------------|--|------------------|--|----------------|--|
| | | | <i>appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| FS1223.86 | Mercury Energy Limited | Support | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 24 |
| 433.45 | Auckland Waikato Fish and Game Council | Neutral/Amend | Amend Policy 4.1.12 (b)(ii) Te Kauwhata, as follows: (ii) Manages the balance between creating areas for growth and open space, and retaining an appropriate size and capacity flood plain, <u>ensuring no further reduction of existing flood capacity, and no further drainage</u> to assist flood management within the Waikato River System. AND Any further amendments required to give effect to the provisions and reasons stated. | Accept | 24 |
| FS1223.85 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 24 |
| FS1223.85 | Mercury Energy Limited | Support | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 24 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
|-------------------|---------------------------------|------------------|---|----------------|--|
| 697.540 | Waikato District Council | Neutral/Amend | Amend Policy 4.1.12 (i) – (iii) and (v) & (vi) Te Kauwhata as follows: (i)Provides Providing for... (ii)Manages Managing the... (iii)Implement Implementing a high... (v)Integrates Integrating with... (vi)Mitigates Mitigating the potential... | Accept | 24 |
| 749.100 | Housing New Zealand Corporation | Neutral/Amend | Amend Policy 4.1.12 Te Kauwhata to include desired outcomes sought from the relevant Town Centre Character Statement (Appendix 10) if the policy matter is not already addressed, and emphasise residential intensification close to and around existing town centres and urban settlements. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary. | Reject | 24 |
| FS1387.1031 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 24 |
| 923.39 | Waikato District Health Board | Neutral/Amend | Amend Policy 4.1.12- Te Kauwhata to provide more detailed guidance about the future urban outcomes (including residential, business and industrial uses) for the centres, particularly in relation to density, location of growth areas, the time and staging of new development and its integration with existing towns. | Reject | 24 |
| FS1387.1486 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 24 |
| 697.539 | Waikato District Council | Neutral/Amend | Amend Policy 4.1.12(b) Te Kauwhata as follows: Development of the Lakeside Precincts provides for growth, achieves a compact urban form and creates a high level of amenity and sense of place by:... | Accept | 24 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
|-------------------|-------------------------------------|------------------|--|----------------|--|
| FS1387.597 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 24 |
| FS1371.27 | Lakeside development Limited | Support | <p>Lakeside Development Limited supports the proposed amendments to the Plan to help improve the clarity and accuracy of rules within the Lakeside Te Kauwhata Precinct.</p> <p>Will promote the sustainable management of resource and will achieve the purpose of the RMA 1991.</p> <p>Will enable the wellbeing of the community.</p> <p>Will meet the reasonably foreseeable need of future generations.</p> <p>Will enable the efficient use and development of the district's assets.</p> <p>Will represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means.</p> | Accept | 24 |
| 830.5 | Linda Silvester | Oppose | Amend the Proposed District Plan to require housing for the elderly to be included in all new developments throughout the district and not restricted to Te Kauwhata. | Accept | 24 |
| FS1387.1341 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 24 |
| 831.39 | Gabrielle Parson (Raglan Naturally) | Oppose | Amend the Proposed District Plan to require housing for the elderly to be included in all new developments throughout the district and not restricted to Te Kauwhata (Policy 4.1.12(b)(i) Te Kauwhata). | Accept | 24 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
|-------------------|--|------------------|---|----------------|--|
| 433.44 | Auckland Waikato Fish and Game Council | Neutral/Amend | Retain Policy 4.1.12 (a)(ii) Te Kauwhata AND Add two new clauses to Policy 4.1.12 (a) Policy Te Kauwhata as follows: <u>(iv) Development is avoided where it cannot demonstrate adequate capacity within the wastewater and stormwater networks proposed or available to ensure the development does not contribute to additional contaminant loading to Lake Waikare and Whangamarino wetland.</u> (v) <u>The effects of development on biological diversity, including avian biological diversity, are had regard to and avoided, remedied or mitigated.</u> AND Any further amendments to give effect to the provisions and reasons stated. | Accept | 24 |
| FS1223.84 | Mercury Energy Limited | Support | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 24 |
| FS1223.84 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 24 |
| FS1293.31 | Department of Conservation | Support | <i>The Director-General supports further consideration on development in the Te Kauwhata area as a means to ensure development does not have adverse effects on biodiversity, particularly freshwater values.</i> | Accept | 24 |
| 559.44 | Heritage New Zealand | Support | Retain Policy 4.1.12 (b)(v) Te Kauwhata. | Accept | 24 |
| FS1388.803 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> | Reject | 24 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
|-------------------|------------------------------------|------------------|---|----------------|--|
| | | | <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| 579.40 | Lakeside Developments 2017 Limited | Support | Retain Policy 4.1.12 Te Kauwhata as notified. | Accept | 24 |
| 924.43 | Genesis Energy Limited | Neutral/Amend | Add clause (iv) to Policy 4.1.13 (a)- Huntly as follows: <u>(iv) Reverse sensitivity effects on regionally significant industry and infrastructure are avoided or minimised.</u> | Accept | 25 |
| FS1387.1551 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 25 |
| 778.1 | Shand Properties Limited | Oppose | Amend Policy 4.1.13 - Huntly as follows: 4.1.3 Policy - Huntly (a) Huntly is developed to ensure: (i) infill and redevelopment of existing sites occurs; (ii) Reverse sensitivity effects from the strategic transport infrastructure networks are avoided or minimised; <u>(iii) Development of areas where there are hazard and geotechnical constraints is managed to ensure the associated risks do not exceed acceptable levels.</u> (iv) Development is avoided on areas with hazard, geotechnical and ecological constraints significant hazard and geotechnical constraints that are unable to be remedied or sufficiently mitigated to achieve an acceptable level of risk. (v) Ecological values are <u>maintained or enhanced.</u> (vi) <u>Development of areas with significant ecological value is avoided.</u> AND Any further relief and/or amendments to other provisions as necessary to support the relief sought. | Accept | 25 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
|-------------------|--------------------------|------------------|--|----------------|--|
| FS1387.1185 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 25 |
| FS1349.1 | Allen Fabrics Ltd. | Support | The land as plan submitted is only of marginal use for rural purposes and its location is an ideal site for Industrial use. | Accept | 25 |
| 732.9 | Terra Firma Mining Ltd | Neutral/Amend | Amend Policy 4.1.13 (a)(iii) Huntly, as follows: 4.1.13 Policy - Huntly (a) Huntly is developed to ensure: ... (iii) Development is avoided on areas where the geotechnical risk, ecological risk and the risk from any other hazards cannot be appropriately managed or mitigated. with hazard, geotechnical and ecological constraints. | Accept | 25 |
| FS1387.815 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 25 |
| FS1141.4 | Shand Properties Limited | Support | <p>Terra Firma identify that the suitability of development should be based on risk and not the presence of a hazard or potential hazard.</p> <p>The use of the word "avoid" provides a strong policy directive and due to the physical and geographic characteristics of Huntly, it is likely that further growth will be difficult.</p> | Accept | 25 |
| FS1309.4 | Bryan Morris | Support | <p>To allow changes to the policy for Huntly that identify development should be provided for where the risks associated with hazards are able to be suitably managed.</p> <p>Terra Firma identify that the suitability of development should be based on risk and not the presence of a hazard or potential hazard.</p> | Accept | 25 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| | | | <i>The use of the word "avoid" provides a strong policy directive and due to the physical and geographical characteristics of Huntly, it is likely that further growth will be difficult.</i> | | |
| 749.101 | Housing New Zealand Corporation | Neutral/Amend | Amend Policy 4.1.13 Huntly to include desired outcomes sought from the relevant Town Centre Character Statement (Appendix 10) if the policy matter if not already addressed, and emphasise residential intensification close to and around existing town centres and urban settlements. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary. | Reject | 25 |
| FS1387.1032 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 25 |
| 986.17 | KiwiRail Holdings Limited (KiwiRail) | Neutral/Amend | Amend Policy 4.1.13(a)(ii) Huntly as follows (or similar amendments to achieve the requested relief): (ii) Reverse sensitivity effects on from the strategic transport infrastructure networks are avoided or managed; AND Any consequential amendments to link and/or accommodate the requested changes. | Accept | 25 |
| FS1269.80 | Housing NZ | Oppose | <i>Housing New Zealand opposes the proposed amendment; to the extent it is inconsistent with its primary submission.</i> | Reject | 25 |
| 923.40 | Waikato District Health Board | Neutral/Amend | Amend Policy 4.1.13-Huntly to provide more detailed guidance about the future urban outcomes (including residential, business and industrial uses) for the centres, particularly in relation to density, location of growth areas, the time and staging of new development and its integration with existing towns. | Reject | 25 |
| FS1387.1494 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an</i></p> | Accept | 25 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
|-------------------|--------------------------------------|------------------|---|----------------|--|
| | | | <i>appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| 742.16 | New Zealand Transport Agency | Neutral/Amend | Retain Policy 4.1.13 Huntly, except for the amendments sought below AND Amend Policy 4.1.13(ii) Huntly as follows: Reverse sensitivity effects from strategic transport infrastructure networks <u>on National Routes and Regional Arterials in accordance with Table 14.12.5.6</u> are avoided or minimised. AND Request any consequential changes necessary to give effect to the relief sought in the submission. | Accept | 25 |
| FS1387.846 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 25 |
| 986.18 | KiwiRail Holdings Limited (KiwiRail) | Neutral/Amend | Add a new clause (v) to Policy 4.1.14 (a) Taupiri as follows (or similar amendments to achieve the requested relief): <u>Reverse sensitivity effects on the strategic transport infrastructure networks</u> are avoided or managed. OR Add a new clause (v) to Policy 4.1.8(a) Integration and connectivity as follows (or similar amendments to achieve the requested relief): <u>(v) Avoiding or remedying reverse sensitivity effects on the strategic transport infrastructure networks</u> so that this applies equally to all towns and growth nodes in Chapter 4 AND Any consequential amendments to link and/or accommodate the requested changes. | Accept | 26 |
| FS1269.81 | Housing NZ | Oppose | <i>Housing New Zealand opposes the proposed amendment; to the extent it is inconsistent with its primary submission.</i> | Reject | 26 |
| 749.102 | Housing New Zealand Corporation | Neutral/Amend | Amend Policy 4.1.14 Taupiri to include desired outcomes sought from the relevant Town Centre Character Statement (Appendix 10) if the policy matter is not already addressed, and emphasise residential intensification close to and around existing town centres and urban settlements. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary. | Reject | 26 |
| FS1387.1033 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management</i> | Accept | 26 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| | | | <p><i>perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | | |
| 923.41 | Waikato District Health Board | Neutral/Amend | Amend Policy 4.1.14- Taupiri to provide more detailed guidance about the future urban outcomes (including residential, business and industrial uses) for the centres, particularly in relation to density, location of growth areas, the time and staging of new development and its integration with existing towns. | Reject | 26 |
| FS1387.1495 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 26 |
| 662.37 | Blue Wallace Surveyors Ltd | Neutral/Amend | Retain Policy 4.1.14(a) Taupiri, except for the amendments sought below AND Amend Policy 4.1.14(a) (ii) Taupiri as follows: (ii) Future roads, parks, pedestrian and cycle networks are developed in <u>general</u> accordance with the Taupiri section of the Ngaruawaahia, Hopuhopu, Taupiri, Horotiu, Te Kowhai & Glen Massey Structure Plan, <u>as well as in consideration of site specific natural and physical features</u> ; | Accept | 26 |
| FS1387.116 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to</i></p> | Reject | 26 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| | | | <i>include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| 986.19 | KiwiRail Holdings Limited (KiwiRail) | Neutral/Amend | Add a new clause (vi) to Policy 4.1.15 (a) Ngaruawahia as follows (or similar amendments to achieve the requested relief): <u>Reverse sensitivity effects on the strategic transport infrastructure networks are avoided or managed.</u> OR Add a new clause (v) to Policy 4.1.8(a) Integration and connectivity as follows (or similar amendments to achieve the requested relief): <u>(v) Avoiding or remedying reverse sensitivity effects on the strategic transport infrastructure networks</u> so that this applies equally to all towns and growth nodes in Chapter 4 AND Any consequential amendments to link and/or accommodate the requested changes. | Accept | 27 |
| FS1269.82 | Housing NZ | Oppose | <i>Housing New Zealand opposes the proposed amendment; to the extent it is inconsistent with its primary submission.</i> | Reject | 27 |
| 680.54 | Federated Farmers of New Zealand | Neutral/Amend | Amend Policy 4.1.15 (a) Ngaruawahia as follows: (a) Ngaruawahia is developed to ensure: (i) <u>Existing intensive Rural production activities including farming and intensive farming operations</u> and industrial activities are protected from the effects of reverse sensitivity when locating new residential development;... AND Any consequential changes needed to give effect to this relief. | Accept | 27 |
| FS1387.165 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 27 |
| FS1171.68 | T & G Global | Support | <i>This submission proposes amendments to Policy 4.1.15 (a) Ngaruawahia. This submission is supported as it seeks to ensure rural production activities are protected from the effects of reverse sensitivity arising from new residential development.</i> | Accept | 27 |
| FS1316.4 | Alstra (2012) Limited | Support | <i>Support the intent of the submission to include other rural activities. However, we oppose the removal of reference to 'existing intensive farming' nothing that Alstra's poultry farms are well established activities.</i> | Accept | 27 |
| 749.103 | Housing New Zealand Corporation | Neutral/Amend | Amend Policy 4.1.15 Ngaruawahia to include desired outcomes sought from the relevant Town Centre Character Statement (Appendix 10) if the policy matter is not already addressed and emphasise residential intensification close to and around existing town centres and urban settlements. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary. | Reject | 27 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| FS1387.1034 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 27 |
| FS1316.5 | Alstra (2012) Limited | Support | Support the intent of the submission, where there is no weakening of the provisions that provide protection to Alstra's existing operations. | Reject | 27 |
| 923.42 | Waikato District Health Board | Neutral/Amend | Amend Policy 4.1.15- Ngaruawahia to provide more detailed guidance about the future urban outcomes (including residential, business and industrial uses) for the centres, particularly in relation to density, location of growth areas, the time and staging of new development and its integration with existing towns. | Reject | 27 |
| FS1387.1496 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 27 |
| FS1316.6 | Alstra (2012) Limited | Support | Support the intent of the submission, where there is no weakening of the provisions that provide protection to Alstra's existing operations. | Reject | 27 |
| 445.12 | BTW Company | Neutral/Amend | Amend Policy 4.1.15 Ngaruawahia, to provide more certainty for development of the growth cells on the likely timing of the shut down of the poultry farms and consider whether the 300m buffer (set out in Rule 16.4.7 RD1 (a)(iii)(A) is really necessary based on actual effects rather than rolling over a rule automatically from a older version of the plan. | Reject | 27 |
| FS1388.299 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management | Accept | 27 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
|-------------------|----------------------------|------------------|--|----------------|--|
| | | | <p><i>perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | | |
| FS1316.2 | Alstra (2012) Limited | Oppose | The Alstra Poultry farm located at 5463B Great South Road and 38B River Road are proposed to continue for the foreseeable future. Therefore it is not appropriate to include a timing for shutdown in Policy 4.1.15. | Accept | 27 |
| 693.3 | Alstra (2012) Limited | Support | Retain Policy 4.1.15 Ngaruawahia as notified, particularly Policy 4.1.15(a)(ii). | Accept | 27 |
| FS1387.373 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 27 |
| 662.38 | Blue Wallace Surveyors Ltd | Neutral/Amend | Retain Policy 4.1.15 Ngaruawahia, except for the amendments sought below and Amend Policy 4.1.15(a)(iv) Ngaruawahia as follows: (iv) Future neighbourhood centres, roads, parks, pedestrian and cycle networks are developed in <u>general</u> accordance with the Ngaruawahia section of the Ngaruawahia, Hopuhopu, Taupiri, Horotiu, Te Kowhai & Glen Massey Structure Plan, <u>as well as in consideration of site specific natural and physical features</u> ; and | Accept | 27 |
| FS1387.117 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> | Reject | 27 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| | | | <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| FS1316.3 | Alstra (2012) Limited | Support | It is appropriate to give consideration to site specific features in any development. | Accept | 27 |
| 197.2 | NZ Pork | Support | Retain Policy 4.1.15 Ngaruawahia. | Accept | 27 |
| FS1316.1 | Alstra (2012) Limited | Support | Support the reasons provided by NZ Pork. | Accept | 27 |
| 749.104 | Housing New Zealand Corporation | Neutral/Amend | Amend Policy 4.1.16 Horotiu to include desired outcomes sought from the relevant Town Centre Character Statement (Appendix 10) if the policy matter is not already addressed, and emphasise residential intensification close to and around existing town centres and urban settlements. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary. | Reject | 28 |
| FS1387.1035 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 28 |
| 923.43 | Waikato District Health Board | Neutral/Amend | Amend Policy 4.1.16- Horotiu to provide more detailed guidance about the future urban outcomes (including residential, business and industrial uses) for the centres, particularly in relation to density, location of growth areas, the time and staging of new development and its integration with existing towns. | Reject | 28 |
| FS1387.1497 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> | Accept | 28 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| | | | <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| 464.4 | Perry Group Limited | Neutral/Amend | Amend Policy 4.1.16 Horotiu, as follows; (a) Horotiu is developed to ensure: (i) Future residential areas are connected to <u>or near</u> the existing village; (ii) Future residential development does not minimises impact on the existing local road network; (iia) Future residential development <u>acknowledges the benefits of Horotiu's proximity to Hamilton City;</u> (iii) <u>Effects on amenity from the strategic transport infrastructure are appropriately mitigated</u> Reverse sensitivity effects from the strategic transport infrastructure networks are avoided or minimised (iv) The strategic industrial node is protected by having an acoustic overlay on neighbouring sensitive land uses <u>while recognising the importance of current and future residential activities;</u> (v) Future roads, parks, pedestrian and cycle networks are developed in accordance with the Horotiu section of Ngaaruawahia, Hopuhopu, Taupiri, Horotiu, Te Kowhai and Glen Massey Structure Plan. AND Any consequential amendments or further relief to address the concerns raised in the submission. | Accept | 28 |
| FS1388.377 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 28 |
| FS1087.7 | Ports of Auckland Limited | Oppose | <i>The submission seeks to enable residential intensification in close proximity to the Horotiu Industrial Estate, which is identified as a regionally significant industrial node.</i> | Reject | 28 |
| FS1333.8 | Heritage New Zealand | Oppose | <i>Fonterra does not support the expansion of residential activity where it would compromise the operation of the Te Rapa Dairy Factory and associated industrial land forming part of the Te Rapa North Strategic Industrial Node.</i> | Reject | 28 |
| FS1379.185 | Hamilton City Council | Oppose | <i>HCC opposes the submission, which seeks stronger policy recognition for residential activities in Horotiu. Horotiu is identified as a Strategic Industrial Node within the Waikato RPS and the Future Proof Strategy. HCC, through the Hamilton To Auckland Corridor work, and sub-regional</i> | Reject | 28 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| | | | <i>work through Future Proof including an analysis of sub-regional industrial land supply, is keen to explore the future role of Horotiu. At this stage, there is particular interest in the role of the location in providing industrial land above existing Future Proof and Waikato RPS allocation. There is nothing within the NPS UDC that suggests that further residential development in Horotiu is required to meet any projected demand and, given its strategic industrial role, it is premature to facilitate significant amounts of residential growth in the location.</i> | | |
| 464.13 | Perry Group Limited | Neutral/Amend | Add the following specific policy basis for Horotiu which promotes the relationship of Horotiu with the river and its cultural and recreational values as follows: <u>Development on or near the Waikato River should be reflective of the visual and physical qualities of the river and its cultural importance. Recreational uses and activities which promote the rich history and recognize the cultural importance of the river edge are promoted.</u> AND Any consequential amendments or further relief to address the concerns raised in the submission. | Reject | 28 |
| FS1388.386 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 28 |
| 445.5 | BTW Company | Neutral/Amend | Amend Policy 4.1.16 Horotiu, so that development is not unduly restricted, in contradiction to the provision of residential zoning immediately adjacent to major roads, as follows: (a) Horotiu is developed to ensure: ... (ii) Future residential development avoids or minimises does not impacts on the existing local road network; (iii) Reverse sensitivity effects from the strategic transport infrastructure networks are avoided or minimised; | Accept | 28 |
| FS1388.292 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an</i> | Reject | 28 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| | | | <i>appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| FS1308.45 | Surveying Company | Oppose | <i>For the same reasons provided in submission point 420.1, we oppose the inclusion of any rule prohibiting any form of subdivision.</i> | Reject | 28 |
| 535.18 | Hamilton City Council | Oppose | Amend Policy 4.1.16 Horotiu, to ensure that cross boundary impacts are included, particularly involving infrastructure, physical and social impacts on Hamilton; AND Amend the relevant objectives and policies to ensure that land around existing industrial nodes is safeguarded for future industrial use. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission. | Reject | 28 |
| FS1388.693 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 28 |
| FS1087.11 | Ports of Auckland Limited | Support | <i>Ports of Auckland Limited agrees with the submitter that additional industrial land supply is required for the Horotiu area and must be safeguarded against the effects of residential intensification.</i> | Reject | 28 |
| FS1108.186 | Te Whakakitenga o Waikato Incorporated on behalf of Waikato Tainui | Support | <i>Support amendment in principle.</i> | Reject | 28 |
| FS1139.143 | Turangawae wae Trust Board | Support | <i>Oppose amendment in principle.</i> | Reject | 28 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| FS1149.6 | Gavin Lovegrove and Michelle Peddie | Support | We support the submission that seeks to safe guard the Industrial area of Horotiu for Industrial Purposes, noting that unlike Newstead, the area is identified in Future Proof and the Regional Policy Statement for Industrial growth. | Reject | 28 |
| FS1157.3 | Gordon Downey | Support | We support the submission that seeks to safe guard the Industrial area of Horotiu for Industrial Purposes, noting that unlike Newstead, the area is identified in Future Proof and the Regional Policy Statement for Industrial growth. | Reject | 28 |
| FS1164.5 | Tamara Huaki | Support | We support the submission that seeks to safe guard the Industrial area of Horotiu for Industrial Purposes, noting that unlike Newstead, the area is identified in Future Proof and the Regional Policy Statement for Industrial growth. | Reject | 28 |
| FS1165.5 | Pekerangi Kee-Huaki | Support | We support the submission that seeks to safe guard the Industrial area of Horotiu for Industrial Purposes, noting that unlike Newstead, the area is identified in Future Proof and the Regional Policy Statement for Industrial growth. | Reject | 28 |
| FS1182.14 | Newstead Country Preschool | Support | We support the submission that seeks to safe guard the Industrial area of Horotiu for Industrial purposes, noting that unlike Newstead, the area is identified in Future Proof and the Regional Policy Statement for Industrial Growth. | Reject | 28 |
| FS1183.9 | Noel Gordon Smith | Support | We support the submission that seeks to safe guard the Industrial area of Horotiu for Industrial purposes, noting that unlike Newstead, the area is identified in Future Proof and the Regional Policy Statement for Industrial growth. | Reject | 28 |
| FS1202.48 | NZTA | Support | The Transport Agency supports greater consideration of potential effects of development and increased clarity on the wider settlement pattern. | Reject | 28 |
| FS1333.9 | Fonterra | Support | Fonterra supports the submission point to the extent that it will ensure protection for the operation of the Te Rapa Dairy Factory and associated industrial land forming part of the Te Rapa North Strategic Industrial Node. | Reject | 28 |
| 986.20 | KiwiRail Holdings Limited (KiwiRail) | Neutral/Amend | Amend Policy 4.1.16(a)(iii) Huntly as follows (or similar amendments to achieve the requested relief): (iii) Reverse sensitivity effects on from the strategic transport infrastructure networks are avoided or managed; AND Any consequential amendments to link and/or accommodate the requested changes. | Accept | 28 |
| FS1269.83 | Housing NZ | Oppose | Housing New Zealand opposes the proposed amendment; to the extent it is inconsistent with its primary submission. | Reject | 28 |
| 742.17 | New Zealand Transport Agency | Neutral/Amend | Retain Policy 4.1.16 Horotiu, except for the amendments sought below AND Amend Policy 4.1.16 Horotiu as follows: (a)(ii) Future Residential development does not impact on the safety and efficiency of the existing local road network; (a)(iii) Reverse sensitivity effects from the strategic transport infrastructure networks on National Routes and Regional Arterials in accordance with Table 14.12.5.5 are avoided or minimised; AND Request any consequential changes necessary to give effect to the relief sought in the submission. | Accept | 28 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| FS1387.847 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 28 |
| FS1313.23 | Perry Group Limited | Support | Consider that it is important for the policy to identify safety and efficiency of the existing road network as being a relevant consideration. | Accept | 28 |
| 602.35 | Greig Metcalfe | Oppose | Amend Policy 4.1.17(a) - Te Kowhai, as follows: (a) The scale and density of residential development in Te Kowhai Village Zone achieves: (i) Lower density (3000m2 sections lots) where the development can be serviced by on-site non-reticulated wastewater, water and stormwater networks ; or (ii) higher density (1000m2 sections lots) where the development can be serviced by public reticulated wastewater, water and stormwater networks ; AND Any consequential amendments and/or additional relief required to address the matters raised in the submission. | Accept | 29 |
| 749.105 | Housing New Zealand Corporation | Neutral/Amend | Amend Policy 4.1.17 Te Kowhai to include desired outcomes sought from the relevant Town Centre Character Statement (Appendix 10) if the policy matter is not already addressed, and emphasise residential intensification close to and around existing town centres and urban settlements. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary. | Reject | 29 |
| 535.19 | Hamilton City Council | Oppose | Amend Policy 4.1.17 Te Kowhai, to ensure the type and quantum of growth at Te Kowhai is in accordance with the Waikato Regional Policy Statement and Future Proof and avoids effects on Hamilton. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission. | Reject | 29 |
| FS1108.187 | Te Whakakitenga o Waikato Incorporated on behalf of Waikato Tainui | Support | Support amendment in principle. | Reject | 29 |

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| FS1139.144 | Turangawae wae Trust Board | Support | Oppose amendment in principle. | Reject | 29 |
| FS1202.49 | NZTA | Support | The Transport Agency supports greater consideration of potential effects of development and increased clarity on the wider settlement pattern. | Reject | 29 |
| FS1335.1 | CKL | Oppose | The policy is consistent with the outcome sought by Future Proof. Te Kowhai is specifically identified as a growth area and Future Proof anticipates a density of 8-10 households per hectare where reticulated wastewater is available and a rural-residential density where they are not. The policy as written captures both of these scenarios. | Accept | 29 |
| 662.39 | Blue Wallace Surveyors Ltd | Support | Retain Policy 4.1.17 Te Kowhai as notified. | Accept | 29 |
| FS1339.1 | NZTE Operations | Support | It is appropriate to provide for growth in Te Kowhai. This submission is supported to the extent that it is consistent with the relief sought in NZTE's submission and this further submission. | Accept | 29 |
| 942.20 | Tainui | Neutral/Amend | Add a new clause to Policy 4.1.18 Raglan as follows: <u>(v) Roads, parks, pedestrian and cycle networks are developed as part of subdivision development contributions.</u> | Reject | 30 |
| 310.5 | Whaingaroa Raglan Affordable Housing Project | Neutral/Amend | Amend Policy 4.1.18 (iii)- Raglan to read as follows: <u>Rangitahi is the only area that will provides for the medium term future growth and is above the multiple median of affordability for Raglan. Developments that propose affordable housing to cater for the quartiles below the multiple median and that are developed in a manner than connects to the existing town and maintains and enhances the natural environment will be considered as preferred options for additional green fields development.</u> | Reject | 30 |
| FS1208.1 | Rangitahi Limited | Oppose | The wording of the policy should reflect decisions on growth areas around Raglan. If growth areas are zoned Residential (as requested in the submission by Rangitahi Ltd) then potential policy wording is as follows: <u>(iii) Rangitahi and other Residential Zone areas within and around Raglan are the only locations for residential is the only area that provides for the medium-term growth and is are developed in a manner that connects to the existing town and maintains and enhances the natural environment.</u> | Accept | 30 |
| FS1276.12 | Whaingaroa Environmental Defence Inc. Society. | Oppose | New green field development shouldn't be necessary, given that in 2009 it was predicted that adequate land existed for at least 40 years. | Accept | 30 |
| 757.2 | Karen White | Oppose | Amend Policy 4.1.18 Raglan to require housing for the elderly in all new developments. | Reject | 30 |
| FS1276.37 | Whaingaroa Environmental | Support | Supports WED's submission that states that the former Lazarus village is on fairly level ground, and is well suited to house Raglan's elderly. | Reject | 30 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
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| | I Defence Inc. Society. | | Close to Raglan's main facilities. It is therefore better suited to house Raglan's above average elderly population than most sites in the town and should be restored to that use. Without protection it is likely that the only non-hospital housing for elderly people in Raglan will be permanently lost. | | |
| 310.4 | Whaingaroa Raglan Affordable Housing Project | Neutral/Amend | Amend Direction Policy 4.1.18 iii.)- Raglan as follows: Rangitahi is the only area that provides for the medium term future growth.... | Reject | 30 |
| 697.541 | Waikato District Council | Neutral/Amend | Amend Policy 4.1.18 Raglan as follows: There are <u>walkable</u> connections between the town centre, the Papahua Reserve and Raglan Wharf. | Accept | 30 |
| 825.17 | John Lawson | Oppose | Amend Policy 4.1.18 Raglan as follows: (a) Raglan is developed to ensure: (i) Infill and redevelopment of existing sites occurs, <u>subject to development of a Structure Plan to identify where this can be done without loss of character, trees, or other natural features</u> ; (ii) A variety of housing densities is provided for <u>and adequate housing reserved for low cost rentals and purchases by permanent residents</u> ; (iii) Rangitahi is the only area that provides for the medium term future growth and is developed in a manner that connects <u>has cycle, footway and public transport</u> connections to the existing town and maintains and enhances the natural environment; and (iv) There are <u>good quality cycle, footway and public transport</u> connections between the town centre, the Papahua Reserve and Raglan Wharf. | Reject | 30 |
| FS1142.5 | Greig Metcalfe | Oppose | <i>It is unreasonable to restrict development in Raglan until a Structure Plan is prepared. Reserving houses for low cost rentals and permanent residents is not enforceable and beyond the scope of the RMA.</i> | Accept | 30 |
| 749.106 | Housing New Zealand Corporation | Neutral/Amend | Amend Policy 4.1.18 Raglan to include desired outcomes sought from the relevant Town Centre Character Statement (Appendix 10) if the policy matter is not already addressed, and emphasise residential intensification close to and around existing town centres and urban settlements. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary. | Reject | 30 |
| 831.40 | Raglan Naturally | Oppose | Amend Policy 4.1.18 Raglan to read as follows: (a) Raglan is developed to ensure: (i) Infill and redevelopment of existing sites occurs, <u>subject to development of a Structure Plan to identify where this can be done without loss of character, trees, or other natural features</u> ; (ii) A variety of housing densities is provided for <u>and adequate housing reserved for low cost rentals and purchases by permanent residents</u> ; (iii) Rangitahi is the only area that provides for the medium term future growth and is developed in a manner that <u>has cycle, footway and public transport</u> connections to the existing towns and maintains and enhances the natural environment; and (iv) There are <u>good quality cycle, footway and public transport</u> connections between the town centre, the Papahua Reserve and Raglan Wharf. (v) <u>That Raglan is limited in size to walking distance.</u> | Reject | 30 |

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| FS1329.24 | Koning Farmil Trust and Martin Koning | Oppose | <i>The submission seeks to limit the growth of Raglan which is identified as a potential growth area in Future Proof.</i> | Accept | 30 |
| 780.17 | Whaingaroa Environmental Defence Incorporated Society | Oppose | Amend Policy 4.1.18 Raglan, as follows: (a) Raglan is developed to ensure: (i) Infill and redevelopment of existing sites occurs, <u>subject to development of a Structure Plan to identify where this can be done without loss of character, trees, or other natural features.</u> (ii) A variety of housing densities is provided for <u>and adequate housing reserved for low cost rentals and purchases by permanent residents;</u> (iii) Rangitahi is the only area that provides for the medium term future growth and is developed in a manner that connects <u>has cycle, footway and public transport connections</u> to the existing town and maintains and enhances the natural environment; and (iv) There are <u>good quality cycle, footway and public transport</u> connections between the town centre, the Papahua Reserve and Raglan Wharf. | Reject | 30 |
| FS1142.7 | Greig Metcalfe | Oppose | <i>It is unreasonable to restrict development in Raglan until a Structure Plan is prepared. Reserving houses for low cost rentals and permanent residents is not enforceable and beyond the scope of the RMA.</i> | Accept | 30 |
| FS1208.8 | Michael Briggs | Oppose | <i>It is inappropriate and impractical to seek developments to reserve housing for low cost rentals and permanent residents. The requested change is not the most appropriate way to achieve objective 4.1.7.</i> | Accept | 30 |
| 788.12 | Susan Hall | Neutral/Amend | Amend Policy 4.1.18 Raglan, as follows: (a) Raglan is developed to ensure: (i) Infill and redevelopment of existing sites occurs, <u>subject to development of a Structure Plan to identify where this can be done without loss of character, trees, or other natural features.</u> (ii) A variety of housing densities is provided for <u>and adequate housing reserved for low cost rentals and purchases by permanent residents;</u> (iii) Rangitahi is the only area that provides for the medium term future growth and is developed in a manner that connects <u>has cycle, footway and public transport connections</u> to the existing town and maintains and enhances the natural environment; and (iv) There are <u>good quality cycle, footway and public transport</u> connections between the town centre, the Papahua Reserve and Raglan Wharf. | Reject | 30 |
| 499.1 | Adrian Morton | Oppose | Amend Policy 4.1.18 Raglan, to include the following (as a minimum): Consideration to Naturally Raglan documentation shall provide development guidance Development shall complement and maintain the Raglan's built form and character form that reflects its harbour setting and is compatible with Raglan's seaside village character. Protection of the coastal environment and character All residential development will utilise the Waikato Urban Design Guidelines Residential Subdivision' Town Development shall utilise the WDC Character statements – Raglan Town Centre as the minimum basis for any new buildings/development within the town Any development within the town centre (or overlay areas) shall be notified for public consultation The ongoing development of cycling and pedestrian facilities and links to the rural community Raglan is a place to work and live rather than a place of commuters | Accept | 30 |

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| FS1329.8 | Koning Family Trust and Martin Koning | Oppose | <i>The submitter seeks to make broad changes to the policy that manages development in Raglan. This submission is opposed on the basis that without suggested drafting of specific policies, the consequences of the submission are unclear.</i> | Reject | 30 |
| 499.2 | Adrian Morton | Oppose | Amend Policy 4.1.18 Raglan, to require housing for the elderly in all new developments and designate the former Lazarus village to prevent it being sold off and redeveloped. | Reject | 30 |
| 435.21 | Jade Hyslop | Oppose | Amend Policy 4.1.18 Raglan, as follows: (a) Raglan is developed to ensure (i) Infill and redevelopment of existing sites occurs, subject to development of a Structure Plan to identify where this can be done without loss of character, trees or other natural features. (ii) A variety of housing densities is provided for and adequate housing reserved for low cost rentals and purchases by permanent residents. | Reject | 30 |
| FS1276.166 | Whaingaroa Environmental Defence Inc. Society. | Support | WED supports development of a Raglan Structure Plan and opposes extension of Raglan CBD until the area behind corrugated iron on Wi Neera Street is still be developed. A structure plan is needed to determine the size of Raglan and its services. As part of that provision needs to be made for affordable housing. | Reject | 30 |
| 553.3 | Malibu Hamilton | Neutral/Amend | Amend Policy 4.1.18(a)(iii) Raglan, as follows: Rangitahi is the only area that provides for the medium term future growth and is developed in a manner that connects to the existing town and maintains and enhances the natural environment. | Reject | 30 |
| FS1388.784 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 30 |
| 658.2 | Koning Family Trust and Martin Koning | Neutral/Amend | Amend Policy 4.1.18(iii) Raglan, as follows: (iii) <u>Rangitahi and other areas around the Raglan urban area are the primary locations for</u> is the only area that provides for the medium term growth and is <u>are</u> developed in a manner that connects to the existing town and maintains and enhances the natural environment. AND Any further relief or amendments as necessary to support the relief sought in the submission. | Reject | 30 |
| FS1208.5 | Michael Briggs | Support | <i>The wording of the policy should reflect decisions on growth areas around Raglan. If growth areas are zoned Residential (as requested by Rangitahi Limited) then potential wording is as follows:</i> <i>(iii) Rangitahi and other Residential Zone areas within and around Raglan are the only location for residential is the only area that provides for the medium term growth and is are developed in</i> | Reject | 30 |

| Submission number | Submitter | Support / oppose | Summary of submission | Recommendation | Section of this report where the submission point is addressed |
|-------------------|--|------------------|---|----------------|--|
| | | | <i>a manner that connects to the existing town and maintains and enhances the natural environment.</i> | | |
| 822.6 | Bob MacLeod | Not Stated | Amend Policy 4.1.18(iii) Raglan, as follows: (a) Raglan is developed to ensure: ... (iii) Rangitahi is the only area that provides for the medium future growth and is will provide for medium term growth above the multiple median of affordability for Raglan. Developments that propose affordable housing to cater for the quartiles below the multiple median and that are developed in a manner that connects to the existing town and maintains and enhances the natural environment will be considered as a preferred option for additional green fields development. | Reject | 30 |
| FS1276.13 | Whaingaroa Environmental Defence Inc. Society. | Oppose | <i>New green field development shouldn't be necessary, given that in 2009 it was predicted that adequate land existed for at least 40 years.</i> | Accept | 30 |
| 757.1 | Karen White | Oppose | Amend Policy 4.1.8 Raglan to include the following as a minimum: Consideration to Naturally Raglan documentation shall provide development guidance. Development shall complement and maintain Raglans built form and character that reflects its harbour setting and is compatible with Raglans seaside village character. Protection of the coastal environment and character. All residential development to utilise the Waikato Urban Design Guidelines "Residential Subdivision". Town Development shall utilize the WDC Character statements - Raglan Town Centre as the minimum basis for any new buildings/development within the town. Any development within the town centre (or overlay areas) shall be notified for public consultation. The ongoing development of cycling and pedestrian facilities and links to the rural community. Raglan is a place to work and live rather a place of commuters. | Accept | 30 |

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| FS1276.196 | Whaingaroa Environmental Defence Inc. Society | Support | <p>The submission highlights the need for the new District Plan to avoid the planning failures, which approved apartments on the corner of Stuart Street and Wainui Road, Raglan. The failures include devolution of power by council, resulting in the lack of any political or public involvement in making the decision, lack of adequate treatment of storm water from a site immediately adjacent to the coastal management area and a shellfish bed, infringement of daylight protections, parking and setback requirements, location of a road junction with poor sightlines and failure to protect views of a heritage building. It also highlights the need for the District Plan to consider the social and economic value of a development. This development for holiday apartments removes much needed permanent accommodation and will exacerbate seasonal parking, traffic and employment problems.</p> <p>Furthermore, WED supports the 'Raglan Naturally' ethos and notes that the Waikato Blueprint, adopted by council in June 2019, aims to "Provide a high-level 'spatial picture' of how the district could progress over the next 30 years, address the community's social, economic and environmental needs, and respond to its regional context. The Blueprint will provide the Waikato District Council with an effective and legible tool to move from vision to strategy and from strategy to action by setting out specific, prioritised initiatives at the district and social level."</p> <p>And includes these statements: "WDC should work with the Community Board and Raglan Naturally and Tangata Whenua to define strengthen and communicate Raglan's special identity."</p> <p>The top priority initiatives for Raglan include: -Building a strong identity for the town, -Supporting Raglan Naturally in their prioritised local initiatives such as local food production, energy self-sufficiency, alternatives to weed spraying, GE free approaches and education regarding climate change, -Partnering with Raglan Naturally in respect to planning processes.</p> | Accept | 30 |
| 326.2 | Raglan Chamber of Commerce | Neutral/Amend | Amend Urban Environment Strategic Direction Policy 4.1.18(iii) Raglan, to remove the word "only" and allow other developments that support affordable development to occur by replacing with the following wording: <u>Rangitahi will provide for medium term growth above the multiple median of affordability for Raglan. Developments that propose affordable housing to cater for the quartiles below the multiple median and that are developed in a manner that connects to the existing town and maintains and enhances the natural environment will be considered as preferred options for additional green fields development.</u> | Reject | 30 |
| 824.8 | Raglan Community Board | Neutral/Amend | Delete Policy 4.1.18(iii) and replace with the following: <u>Rangitahi will provide for medium term growth above the multiple median of affordability for Raglan. Developments that propose affordable housing to cater for the quartiles below the multiple median and that are developed in a manner that connects to the existing town and maintains and enhances the natural environment will be considered as preferred options for additional green fields development.</u> | Reject | 30 |
| FS1208.12 | Michael Briggs | Oppose | <p>The wording of the policy should reflect decisions on growth areas around Raglan. If growth areas are zoned Residential (as requested in the submission by Rangitahi Ltd) then potential policy wording is as follows:</p> <p>(iii) Rangitahi and other Residential Zone areas within and around Raglan are the only locations for residential is the only area that provides for the medium term growth and is are developed in a manner that connects to the existing town and maintains and enhances the natural environment.</p> | Accept | 30 |
| FS1276.14 | Whaingaroa Environmental Defence Inc. Society | Oppose | New green field development shouldn't be necessary, given that in 2009 it was predicted that adequate land existed for at least 40 years. | Accept | |

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| 942.18 | Tainui | Oppose | Provide plans showing potential infill areas and statistics to justify redevelopment or infilling is necessary in the context of Policy 4.1.18(a)(i) Raglan. | Reject | 30 |
| 343.2 | Rangitahi Limited | Neutral/Amend | Retain Policy 4.1.18 Raglan, except for the amendments sought below AND Amend Policy 4.1.18 Raglan to include the medium to long future growth area. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission. | Accept | 30 |
| FS1276.32 | Whaingaroa Environmental Defence Inc Society | Oppose | <i>Development has, so far, exacerbated, rather than solved, the shortage of affordable housing in Raglan and further development will affect the character of Raglan and exacerbate problems of seasonal overcrowding and congestion.</i> | Reject | 30 |
| FS1329.2 | Koning Family Trust and Martin Koning | Support | <i>The submission makes two points in relation to the policy framework for Raglan. The Konings oppose the retention of reference to Rangitahi as the only location to provide for medium term growth (3-10 years). It is considered inappropriate to single out one area within Raglan to accommodate future growth, as it is considered that this approach is inconsistent with the NPS-UDC which seeks to encourage competition in land development, driving housing choice and affordability through supply. The policy also reduces the ability of the plan to respond to future growth demands should supply be exhausted prior to the next review of the plan. The Konings support the need to identify other areas for growth in Raglan as there are other areas suitable for development. This is considered appropriate as it ensures that district plan is able to respond to future growth demands.</i> | Accept | 30 |
| 942.19 | Tainui | Support | Retain Policy 4.1.18(iv) Raglan | Accept | 30 |
| 695.44 | Sharp Planning Solutions Ltd | Neutral/Amend | Amend Section 4.7 Urban Subdivision and development to be a separate section of the Proposed District Plan. | Reject | 31 |
| FS1387.308 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 31 |
| 299.4 | 2SEN Limited and Tuakau Estates Limited | Support | Retain Section 4.7 Urban Subdivision and development as notified except where specific modification is sought elsewhere in the submission. | Accept | 31 |
| FS1386.330 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 31 |

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| 414.3 | Chris Rayner | Support | Retain Section 4.7 Urban Subdivision and development. | Accept | 31 |
| FS1388.156 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 31 |
| 535.26 | Hamilton City Council | Neutral/Amend | Retain the intent of the objectives and policies in Section 4.7 Urban Subdivision and development subject to amendments to other rules. | Accept | 31 |
| FS1388.699 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 31 |
| 182.8 | Kirriemuir Trustee Limited | Support | Retain the Objectives and Policies in Section 4.7 Urban Subdivision and development, as notified, unless otherwise specified in the submission. | Accept | 31 |
| FS1386.168 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 31 |
| 368.12 | Ian McAlley | Neutral/Amend | Amend Objective 4.7.1 Subdivision and land use integration, to read as follows: Subdivision layout and design facilitates the land use outcomes sought for the residential, business, industrial, reserve and specific purpose zones, <u>ensuring development occurs in the most efficient means possible to achieve the defined purpose of the zone.</u> | Reject | 32 |
| FS1386.561 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to | Accept | 32 |

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| | | | <i>ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| 697.554 | Waikato District Council | Neutral/Amend | Delete the heading “Layout and Design” that is between Objective 4.7.1 Subdivision and land Use Integration and Policy 4.7.2 Subdivision location and design. | Accept | 32 |
| FS1387.605 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 32 |
| 923.68 | Waikato District Health Board | Support | Retain Objective 4.7.1- Subdivision and land use integration as notified. | Accept | 32 |
| FS1387.1511 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 32 |
| FS1287.45 | Blue Wallace Surveyors Ltd | Support | <i>The submission point shares the view of the Submitter that the objective is appropriate to guide development.</i> | Accept | 32 |
| 662.46 | Blue Wallace Surveyors Ltd | Support | Retain Objective 4.7.1 Subdivision and Land Use Integration, as notified. | Accept | 32 |
| FS1387.120 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 32 |
| 81.143 | Waikato Regional Council | Support | Retain Objective 4.7.1 Subdivision and Land Use Integration. | Accept | 32 |
| FS1223.29 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how</i> | Reject | 32 |

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| | | | <p>effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>-Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | | |
| FS1223.29 | Mercury Energy Limited | Support | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>-Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Accept | 32 |
| FS1176.12 | Watercare | Support | Watercare supports this submission point as clear guidance is required as to the sequencing of development in areas zoned/earmarked for growth and the necessity for infrastructure capacity to be planned/available to service development in an efficient and cost effective manner. | Accept | 32 |
| FS1287.3 | Blue Wallace | Support | The submission point shares the view of the Submitter that the objective is appropriate to guide development. | Accept | 32 |
| 567.6 | Ngati Tamaoho Trust | Neutral/Amend | Add a new clause (viii) to Policy 4.7.2 - Subdivision location and design, as follows: <u>(viii) promote park edge design that enhances the interface with urban design and public access and amenity.</u> | Accept | 33 |
| 419.87 | Horticulture New Zealand | Oppose | Add a new clause (viii) to Policy 4.7.2 (a) Subdivision location and design, as follows: (a) Ensure subdivision, is located and designed to: ... <u>(viii) recognises and addresses issues at the rural/urban interface.</u> AND Any consequential or additional amendments as a result of changes sought in the submission. | Accept | 33 |
| FS1388.216 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 33 |
| FS1171.45 | T&G Global | Support | Support this submission as this will address potential reverse sensitivity issues between rural activities and subdivision. | Accept | 33 |
| 798.8 | Ngati Te Ata | Neutral/Amend | Add a new clause (viii) to Policy 4.7.2 Subdivision location and design as follows: <u>(viii) promote park edge design that enhances the interface with urban design and public access and amenity.</u> | Accept | 33 |
| FS1387.1282 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how | Reject | 33 |

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| | | | <p><i>effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | | |
| 302.39 | EnviroWaste New Zealand Limited | Oppose | Add an exclusion to Policy 4.7.2 Subdivision location and design for Industrial Zones. AND Amend the Proposed District Plan to make consequential amendments or additional amendments to address the matters raised in the submission. | Reject | 33 |
| FS1386.353 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 33 |
| 924.45 | Genesis Energy Limited | Neutral/Amend | Add clause (viii) to Policy 4.7.2- Subdivision location and design by including the following as follows: <u>(viii) Avoids reverse sensitivity effects on existing and proposed regionally significant industry and regionally significant infrastructure.</u> | Accept | 33 |
| FS1387.1553 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 33 |
| 766.41 | Holcim (New Zealand) Limited | Neutral/Amend | Amend Policy 4.7.2 Subdivision location and design to provide an exclusion for Industrial Zones. AND Any additional or consequential relief to give effect to the matters raised in the submission. | Reject | 33 |
| FS1387.1154 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 33 |

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| 742.31 | New Zealand Transport Agency | Neutral/Amend | Amend Policy 4.7.2 (a)(v) Subdivision location and design as follows: (a)(v) Promote safe and connected communities through <u>quality</u> urban design; AND Add a new clause (b) to Policy 4.7.2 Subdivision location and design as follows: (b) <u>Ensure that the adverse effects on land transport networks from proposed subdivision are appropriately managed.</u> AND Request any consequential changes necessary to give effect to the relief sought in the submission. | Accept | 33 |
| FS1387.855 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 33 |
| FS1272.10 | KiwiRail Holdings Ltd | Support | KiwiRail supports the request to ensure that new subdivision is well integrated with the land transport networks/the existing environment. | Accept | 33 |
| FS1273.12 | Auckland Transport | Support | Auckland Transport supports the relief sought given that the inappropriate location and design of subdivision can result in adverse effects on transport networks. | Accept | 33 |
| 466.38 | Balle Bros Group Limited | Neutral/Amend | Amend Policy 4.7.2 Subdivision location and design to consider reverse sensitivity. | Accept | 33 |
| FS1388.418 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 33 |
| FS1168.41 | Horticulture New Zealand | Support | This policy should be expanded to address reverse sensitivity at the interface between rural and urban zones. | Accept | 33 |
| 633.9 | Van Den Brink Group | Oppose | Amend Policy 4.7.2 Subdivision location and design to provide an exclusion for Industrial zones. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission. | Reject | 33 |
| FS1387.33 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 33 |

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| 662.47 | Blue Wallace Surveyors Ltd | Neutral/Amend | Amend Policy 4.7.2(a)(vii) Subdivision location and design as follows: (vii) Promote consistent grid layout where it suits character and topographical constraints. | Accept | 33 |
| FS1387.121 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 33 |
| FS1107.12 | Simon Upton | Support | <i>I support a subdivision location and design policy which takes account of character and topographical constraints as per the submitter's proposed amendment.</i> | Accept | |
| 746.96 | The Surveying Company | Oppose | Delete Policy 4.7.2 (a) (vii)- Subdivision location and design OR Amend Policy 4.7.2 (a) (vii)- Subdivision location and design as follows: Promote consistent grid layout <u>while allowing for alternative road designs where a grid layout is not appropriate due to topographical constraints.</u> | Accept | 33 |
| FS1387.967 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 33 |
| FS1287.41 | Blue Wallace Surveyors | Support | <i>The Submitter partially supports this submission point as it acknowledges that a grid layout may not always be the most appropriate road design.</i> | Accept | 33 |
| FS1377.251 | Havelock Village Ltd | Support | <i>Grid layouts are recognised as a desired design but it should be recognised that achieving this layout is not always feasible given environmental constraints.</i> | Accept | 33 |
| 751.49 | Chanel Hargrave and Travis Miller | Oppose | Delete Policy 4.7.2 (a) (vii) Subdivision location and design OR Amend Policy 4.7.2(a)(vii) Subdivision location and design as follows: Promote consistent grid layout <u>while allowing for alternative road designs where a grid layout is not appropriate due to topographical constraints.</u> | Accept | 33 |
| FS1387.1096 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 33 |
| 368.13 | Ian McAlley | Neutral/Amend | Delete Policy 4.7.2 (a)(i) Subdivision location and design. | Reject | 33 |

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| FS1386.562 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Accept | 33 |
| 368.39 | Ian McAlley | Neutral/Amend | Delete Policy 4.7.2 (a)(iii) Subdivision location and design. | Reject | 33 |
| FS1386.570 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Accept | 33 |
| 368.40 | Ian McAlley | Neutral/Amend | Delete Policy 4.7.2 (a)(vii) Subdivision location and design. | Reject | 33 |
| FS1377.70 | Havelock Village Limited | Oppose | The proposed amendment regarding the efficiency of development is not necessary. | Accept | 33 |
| FS1061.18 | Campbell Tyson | Support | Oppose Policy 4.7.2 (a)(vii), promote consistent grid layout, for the following reasons: Imposing and promoting a grid pattern in all circumstances is contrary to Policies 4.1.9(a) and 4.2.2(a)(iii) and 4.7.3(a)(vii) which require the contour, landform and character of the landscape to be maintained. The Plan needs to provide more flexibility for alternative roading designs to respond to the context of the site and the wider environment. The design guideline and Policy 4.7.3(a)(iv) aim to limit the length and number of cul-de-sacs which is a more appropriate policy response than promoting a consistent grid layout in all situations. | Reject | 33 |
| FS1308.21 | The Surveying Company | Support | This is consistent with the decision sought in our submission. | Reject | 33 |
| FS1377.71 | Havelock Village Limited | Support | Achieving a consistent grid layout is dependent on external factors e.g. topography. Therefore, this reference should be amended to allow for more flexibility. HVL supports amendments to the Plan that provide for a greater development potential and a wider variety of densities and zones. | Reject | 33 |
| 695.43 | Sharp Planning Solutions Ltd | Oppose | Delete Policy 4.7.2(a)(vii) Subdivision location and design. | Reject | 33 |
| FS1387.307 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include | Accept | 33 |

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| | | | <i>management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| 751.48 | Chanel Hargrave and Travis Miller | Support | Retain Policies 4.7.2(a)(i) - (vi) Subdivision location and design | Accept | 33 |
| FS1387.1095 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 33 |
| 746.95 | The Surveying Company | Support | Retain Policy 4.7.2 (a) (i-vi)- Subdivision location and design. | Accept | 33 |
| 198.21 | Property Council New Zealand | Support | Retain Policy 4.7.2 Layout and Design – Subdivision location and design. | Accept | 33 |
| FS1386.217 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 33 |
| 923.69 | Waikato District Health Board | Support | Retain Policy 4.7.2- Subdivision location and design as notified. | Accept | 33 |
| FS1387.1512 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 33 |

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| 297.62 | Counties Manukau Police | Neutral/Amend | Retain Policy 4.7.2 Subdivision location and design except for the amendments sought below. AND Add to Policy 4.7.2(a) subdivision location and design a new point as follows: <u>(a)(v) promote safe communities through quality urban design, including conforming to the national guidelines for CPTED.</u> AND Add to Policy 4.7.2 Subdivision location and design a new point between (vi) and (vii) as follows: <u>Ensure adequate accessibility for emergency services and other services vehicles (including the provision of an adequate turning circle and road widths when roads are in use and taking into consideration parked vehicles at the road side.)</u> | Accept | 33 |
| FS1386.325 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 33 |
| FS1114.5 | Fire and Emergency | Support | FENZ supports the addition of this policy provision as it supports FENZ's requirements of adequate accessibility to both source of adequate accessibility to both the source of a fire and a fire fighting water supply for the efficient operation of FENZ. For fire appliances to access an emergency, adequate access width, height and gradient is necessary. <i>The requirements for fire fighting access are set out in the Code of Practice and further detailed in FENZ's 'Emergency Vehicle Access Guidelines' (May 2015).</i> | Accept | 33 |
| 559.53 | Heritage New Zealand | Neutral/Amend | Retain Policy 4.7.2 Subdivision location and design, except for the amendments sought below. AND Add a new clause 'viii' to Policy 4.7.2(a) Subdivision location and design as follows: (a) Ensure subdivision is located and designed to: (i) Be sympathetic to the natural and physical qualities and characteristics of the surrounding environment; (ii) Establish boundaries that avoid buildings and structures dominating adjoining land or public places, the coast, or fresh waterbodies; (iii) Arrange allotments to allow for view sharing, where possible; (iv) Retain existing access to public space; (v) Promote safe communities through quality urban design; (vi) Accommodate building platforms and vehicle accesses that are safe and stable; and (vii) Promote consistent grid layout <u>and (viii) Avoid adverse effects on historic heritage and cultural values.</u> | Accept | 33 |
| FS1388.806 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 33 |
| 697.554 | Waikato District Council | Oppose | Delete the heading "Layout and Design" that is between Objective 4.7.1 Subdivision and land Use Integration and Policy 4.7.2 Subdivision location and design. | Accept | 33 |

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| FS1387.605 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 33 |
| 749.20 | Housing New Zealand Corporation | Neutral/Amend | Retain the Objectives and Policies in Section 4.7 Urban Subdivision and development, except for the amendments sought below AND Amend Policy 4.7.3 Residential Subdivision as follows: <u>Ensure Development meets the following responds to the outcomes of Waikato District Council's Urban Design Guidelines Residential Subdivision (Appendix 3.1), section 4 (Connectivity and Movement Networks), section 5 (Neighbourhood Character), section 6 (Residential Block and Street Layout), section 7 (Open Space and Landscape Treatment), and section 8 (Low Impact Urban Design), in particular by: (i)...</u> AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary. | Reject | 34 |
| FS1387.999 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Accept | 34 |
| 493.16 | Jackie Colliar | Neutral/Amend | Amend Policy 4.7.3 (xvi) Residential Subdivision, to refer to low impact stormwater design, to improve consistency with Policy 6.4.7 Stormwater which does mention low impact design being adopted where appropriate | Reject | 34 |
| FS1388.487 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Accept | 34 |
| FS1035.69 | Pareoranga Te Kata | Support | Engage with Waikato Tainui and mana whenua to ensure that the Tainui Environmental Plan Tai Tunu, Tai Pari, Tai Ao and marae environmental plans have been included in the Waikato District Plan. | Reject | 34 |
| FS1108.119 | Te Whakakitenga o Waikato Incorporated | Support | Amend policy to refer to low impact stormwater design to improve consistency with Policy 6.4.7. | Reject | 34 |

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| | <i>on behalf of Waikato Tainui</i> | | | | |
| FS1139.107 | Turangawae wae Trust Board | Support | Amend Policy to refer to low impact storm water design to improve consistency with Policy 6.4.7. | Reject | 34 |
| 286.32 | Waikato-Tainui | Not Stated | Amend Policy 4.7.3 (a) (xvi) Residential subdivision to refer to low impact stormwater design. AND Amend the Proposed District Plan to clarify situations where low impact design is not appropriate. | Reject | 34 |
| FS1035.38 | Pareoranga Te Kata | Support | Council needs to partner with Kaitiaki, mana whenua or review strategies with Waikato Tainui to ensure preservation and restoration of the Waikato River. | Reject | 34 |
| FS1176.43 | Watercare | Support | Watercare supports clarifications to this policy for the reasons given in the submission. | Reject | |
| 524.14 | Anna Noakes | Neutral/Amend | Amend Policy 4.7.3 Residential subdivision, to clarify position regarding guidelines and activity status and/or process for changes to guidelines. | Reject | 34 |
| FS1388.621 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Accept | 34 |
| 695.45 | Sharp Planning Solutions Ltd | Neutral/Amend | Amend Policy 4.7.3(a) Residential subdivision to be placed before Policy 4.7.2(a) Subdivision location and design. | Reject | 34 |
| FS1387.309 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Accept | 34 |
| 297.63 | Counties Manukau Police | Neutral/Amend | Amend Policy 4.7.3(a)(viii) Residential subdivision as follows: <u>Conforming to national guidelines for CPTED. Ensuring pedestrian access is consistent with the Crime Prevention through Environmental Design (CPTED)</u> | Reject | 34 |
| FS1386.326 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include | Accept | 34 |

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| | | | <i>management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| FS1269.28 | Housing NZ | Oppose | <i>Housing New Zealand opposes the proposed amendment, to the extent it is inconsistent with its primary submission.</i> | Accept | 34 |
| 633.10 | Van Den Brink Group | Neutral/Amend | Delete any requirement to adhere to “Guidelines” in Policy 4.7.3 Residential subdivision. AND Amend Policy 4.7.3 Residential subdivision to ensure the policy enables infill development in existing residential areas without making it adhere to the same standards as new greenfield development. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission. | Accept | 34 |
| 198.22 | Property Council New Zealand | Support | Retain Policy 4.7.3 Layout and Design – Residential subdivision. | Accept | 34 |
| FS1386.218 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 34 |
| FS1108.149 | Waikato Tainui | Support | <i>Waikato Tainui have sought amendment.</i> | Accept | 34 |
| FS1377.43 | Havelock Village Limited | Support | <i>The policy provides for a planned, coordinated approach to subdivision, use, development and the provision of infrastructure.</i> | Accept | 34 |
| 751.47 | Chanel Hargrave and Travis Miller | Support | Retain Policy 4.7.3 Residential subdivision | Accept | 34 |
| FS1387.1094 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 34 |
| FS1108.151 | Waikato Tainui | Oppose | <i>Retain as notified, Waikato Tainui have sought amendment.</i> | Reject | 34 |
| FS1139.136 | Turangawae wae Trust Board | Oppose | <i>Retain.</i> | Reject | 34 |

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| 746.93 | The Surveying Company | Support | Retain Policy 4.7.3- Residential subdivision as notified. | Accept | 34 |
| FS1387.964 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 34 |
| FS1108.150 | Waikato Tainui | Oppose | Retain as notified, Waikato Tainui have sought amendment. | Reject | 34 |
| FS1139.135 | Turangawae Trust Board | Oppose | Retain as notified. | Reject | 34 |
| 923.70 | Waikato District Health Board | Support | Retain Policy 4.7.3- Residential Subdivision as notified. | Accept | 34 |
| FS1387.1514 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 34 |
| FS1108.145 | Waikato Tainui | Oppose | Retain as notified. | Reject | 34 |
| 598.11 | Withers Family Trust | Support | Retain Policy 4.7.3 Residential subdivision, insofar as subdivision development responds to the outcomes of the Urban Design Guidelines. AND Clarify the Urban Design Guidelines and the activity status and/or the process for changing these guidelines. | Accept | 34 |
| FS1388.1011 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 34 |
| 81.199 | Waikato Regional Council | Support | Retain Policy 4.7.3 Residential subdivision. | Accept | 34 |

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| FS1223.43 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 34 |
| FS1223.43 | Mercury Energy Limited | Support | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. -Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Accept | 34 |
| FS1176.22 | Watercare | Support | Watercare supports this submission point as clear guidance is required as to the sequencing of development in areas zoned/earmarked for growth and the necessity for infrastructure capacity to be planned/available to service development in an efficient and cost effective manner. | Accept | 34 |
| FS1377.33 | Havelock Village Ltd | Support | HVL support provisions that will enable the development of Havelock Village, including the existing Policy 4.7.3. | Accept | 34 |
| 198.16 | Property Council New Zealand | Support | Retain the promotion of the outcomes in the urban design guidelines. | Accept | 34 |
| FS1386.214 | Mercury Energy Limited | Support | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. -Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Accept | 34 |
| FS1377.42 | Havelock Village Limited | Support | The urban design guidelines are an effective tool for ensuring good design outcomes with subdivision and development. | Accept | 34 |
| 419.88 | Horticulture New Zealand | Neutral/Amend | Add a new clause (c) to Policy 4.7.4 Lot sizes, as follows: <u>(c) encourage a density of development that supports intensification of existing urban areas rather than urban sprawl on to rural production land.</u> AND Any consequential or additional amendments as a result of changes sought in the submission. | Reject | 35 |
| FS1171.46 | T&G Global | Support | Support this submission as this will address potential reverse sensitivity issues between rural activities and subdivision. | Reject | 35 |

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| FS1377.87 | Havelock Village Limited | Oppose | Rezoning of rural land to residential can be appropriate in certain locations where needed for growth. | Accept | 35 |
| 81.200 | Waikato Regional Council | Neutral/Amend | Amend Policy 4.7.4 (b) Lot sizes to support appropriate urban outcomes for the Village Zone, and provide for more intense development in locations immediately adjacent to Business Town Centre Zones. | Reject | 35 |
| FS1223.44 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Accept | 35 |
| FS1223.44 | Mercury Energy Limited | Support | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. -Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 35 |
| FS1091.56 | GD Jones | Support | Generally consistent with relief sought by GD Jones (110.2). | Reject | 35 |
| FS1107.14 | Simon Upton | Support | Greater density within existing urban boundaries, particularly close to town centres and public transport routes, is needed to contain urban sprawl and support more efficient energy use. | Reject | 35 |
| FS1377.34 | Havelock Village Limited | Support | Providing for more intensified development closer to the identified Business Town Centre zoning is appropriate. | Reject | 35 |
| 695.46 | Sharp Planning Solutions Ltd | Neutral/Amend | Amend Policy 4.7.4 lot size to include shape, required setbacks, and slope, especially for Raglan and Pokeno. | Accept | 35 |
| FS1387.310 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 35 |

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| 923.72 | Waikato District Health Board | Neutral/Amend | Amend Policy 4.7.4- Lot Sizes to provide for more intense development in locations immediately adjacent to Business Town Centre Zones. | Reject | 35 |
| FS1387.1515 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 35 |
| 923.71 | Waikato District Health Board | Support | Amend Policy 4.7.4- Lot Sizes to support appropriate urban outcomes for the Village Zone. | Reject | 35 |
| FS1387.1513 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 35 |
| FS1091.61 | GD Jones | Support | <i>Generally consistent with relief sought by GD Jones (110.2).</i> | Reject | 35 |
| 751.1 | Chanel Hargrave and Travis Miller | Neutral/Amend | Retain Policy 4.7.4(a) Lot sizes except for the amendments sought below. AND ADD two new clauses to Policy 4.7.4 Lot sizes as follows: <u>(b) Smaller lot sizes and multi-unit development promoted within walking distance to existing Town Centres, public amenities and public transport.</u> (c) Smaller lots size and multi-unit development promoted within new greenfield sites where the land is within walking distance to amenities and reserves. <u>(d) Avoid undersized lots in the Village Zone.</u> | Reject | 35 |
| FS1387.1065 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 35 |
| FS1168.43 | Horticulture New Zealand | Support | <i>The rural areas of Tuakau contain versatile soils which are used for rural production activities and contribute significantly to both regional and national food supply. Intensification within Tuakau residential areas should be encouraged to avoid further encroachment into the rural area past the lifetime of this Plan.</i> | Reject | 35 |

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| | | | <i>The submission supports HortNZs position on urban growth and the need to avoid loss of rural production land.</i> | | |
| 746.97 | The Surveying Company | Support | Retain Policy 7.4.7 Lot sizes, except for the amendments sought below AND Amend Policy 4.7.4- Lot sizes as follows: (a)Minimum lot size and dimension of lots enables the achievement of the character and density outcomes of each zone; and (b) Smaller lots size and multi-unit development promoted within walking distance to existing Town Centres, public amenities and public transport. (c) Smaller lots size and multi-unit development promoted within new greenfield sites where the land is within walking distance to amenities and reserves. (d)Avoid undersized lots in the Village Zone. | Reject | 35 |
| FS1387.968 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 35 |
| FS1168.42 | Horticulture New Zealand | Support | <i>The rural areas of Tuakau contain versatile soils that are used for rural production activities. These soils contribute significantly to both regional and national food supply. Intensification of urban land at higher densities should be encouraged within Tuakau residential areas to ensure that land supply requirements meet while preserving the soil resources. The maximisation of the lands residential development potential will future proof the capacity of land supply to avoid further encroachment into the rural area past the lifetime of this Plan. Intensification and higher densities should be encouraged in appropriate locations to avoid additional sprawl into the rural areas.</i> <i>The submission supports HortNZs position on urban growth and the need to avoid loss of rural production land.</i> | Reject | 35 |
| FS1202.57 | NZTA | Support | <i>The Transport Agency supports increased density and mixed-use developments as this facilitates multi-modal transport options, helps achieve a change in urban form and supports liveable community outcomes.</i> | Reject | 35 |
| FS1287.42 | Blue Wallace Surveyors | Support | <i>The Submitter supports this submission point as it promotes smaller lots sizes around existing centres as they represent appropriate areas for intensification.</i> | Reject | 35 |
| FS1377.252 | Havelock Village Limited | Support | <i>HVL supports amendments to the Plan that provide for a greater development potential and a wider variety of densities, housing types and zones. Providing for more intensified development closer to the existing Town Centres and to amenities and reserves in new greenfield developments is logical.</i> | Reject | 35 |
| 302.40 | EnviroWaste New Zealand Limited | Oppose | Add an exclusion to Policy 4.7.5 Urban Outcomes – Servicing requirements for Industrial Zones for provision of cycleways/pedestrian connections. AND Amend the Proposed District Plan to make consequential amendments or additional amendments to address the matters raised in the submission. | Reject | 36 |
| 766.42 | Holcim (New Zealand) Limited | Neutral/Amend | Amend Policy 4.7.5 Servicing requirements to provide an exclusion for Industrial Zones for provision of cycle ways/pedestrian connections. AND Any additional or consequential relief to give effect to the matters raised in the submission. | Reject | 36 |

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| FS1387.1155 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Accept | 36 |
| 662.48 | Blue Wallace Surveyors Ltd | Neutral/Amend | Amend Policy 4.7.5 (a) Servicing Requirements as follows: (a) Require urban subdivision and development to be serviced to a level that will provide for the anticipated activities approved <u>indicated</u> in a structure plan, or otherwise anticipated within the zone... | Accept | 36 |
| FS1387.122 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 36 |
| 633.11 | Van Den Brink Group | Oppose | Amend Policy 4.7.5 to provide an exclusion for Industrial zones for provision of cycleways/pedestrian connections. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission. | Reject | 36 |
| FS1387.34 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 36 |
| 423.6 | Watercare Services Limited | Not Stated | Amend the Proposed District Plan (among other matters) to adequately give effect to Policy 4.7.5 Servicing requirements, Policy 4.7.6 Coordination between servicing and development and Subdivision and Policy 4.7.8 Staging of Subdivision. | Reject | 36 |
| FS1388.248 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Accept | 36 |

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| FS1110.22 | Synlait | Support | <i>Synlait supports a best practice approach to land use planning and with respect to urban expansion the infrastructure needs of established and future heavy industry should be coordinated and provided for.</i> | Reject | 36 |
| FS1322.39 | Synlait | Support | <i>Synlait supports a best practice approach to land use planning and with respect to urban expansion the infrastructure needs of established and future heavy industry should be coordinated and provided for.</i> | Reject | 36 |
| FS1377.89 | Havelock Village Limited | Support | <i>HVL supports integrated development and amendments to the proposed plan that better achieve that outcome. However, there are a number of different mechanisms that can be included in the PWDP to achieve that outcome including development standards and triggers for release of live zoned residential land or the creation of a future urban zone/deferred zone.</i> | Reject | 36 |
| 423.2 | Watercare Services Limited | Support | Retain Policy 4.7.5 Servicing requirements, subject to the provision of adequate structure planning guidance that provides sufficient requirements (among other matters) regarding the integration of development and infrastructure provision being included in the Proposed District Plan. AND Any consequential amendments or further relief to address the matters raised in the submission. | Reject | 36 |
| FS1388.246 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 36 |
| FS1388.246 | Mercury Energy Limited | Support | <i>-At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>-Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 36 |
| FS1223.66 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 36 |
| FS1223.66 | Mercury Energy Limited | Support | <i>-At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> | Reject | 36 |

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| | | | <i>-Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| FS1202.58 | NZTA | Support | <i>The Transport Agency supports the plan providing clear direction on the integration of land use and infrastructure provision and structure plans are a useful tool for achieving this.</i> | Reject | 36 |
| 81.201 | Waikato Regional Council | Support | Retain Policy 4.7.5 Servicing requirements. | Accept | 36 |
| FS1223.45 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 36 |
| FS1233.45 | Mercury Energy Limited | Support | <i>-At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>-Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 36 |
| FS1176.23 | Watercare | Support | <i>Watercare supports this submission point as clear guidance is required as to the sequencing of development in areas zoned/earmarked for growth and the necessity for infrastructure capacity to be planned/available to service development in an efficient and cost effective manner.</i> | Accept | 36 |
| 378.60 | Fire and Emergency New Zealand | Support | Retain Policy 4.7.5 Servicing requirements. | Accept | 36 |
| FS1035.167 | Pareoranga Te Kata | Support | <i>Fire safety and fire prevention to undertake training activities for fire fighters within the region.</i> | Accept | 36 |
| 297.64 | Counties Manukau Police | Neutral/Amend | Add to Policy 4.7.6(a) Co-ordination between servicing and development and subdivision a new point as follows: (a)(v) provides adequate accessibility for emergency services and other service vehicles (including the provision of an adequate turning circle and road width when roads are in use and taking into consideration parked vehicles at the road side) | Accept | 37 |
| FS1386.327 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> | Reject | 37 |

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| | | | <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| FS1114.6 | Fire and Emergency | Support | <i>FENZ supports the amendment of this policy provision as it supports FENZ's requirements of adequate accessibility to both the source of a fire and a fire fighting water supply for the efficient operation of FENZ. For fire appliances to access an emergency, adequate access width, height and gradient is necessary.</i> <i>The requirements for fire fighting access are set out in the Code of Practice and further detailed in FENZ's 'Emergency Vehicle Access Guidelines' (May 2015).</i> | Accept | 37 |
| 464.6 | Perry Group Limited | Neutral/Amend | Amend Policy 4.7.6 Co-ordination between servicing and development and subdivision, as follows: Increasingly, infrastructure is put in pursuant to private development agreements and other arrangements, and it should not depend on Council funding or Long-Term Plan arrangements. (a) <u>Ensure</u> Encourage development and subdivision: (i) Is <u>To be</u> located in areas where infrastructural capacity has been planned and funded; (ii) Is <u>To be</u> located in areas subject to an approved structure plan and provide sufficient infrastructure capacity to meet the demand identified in the structure plan; (iii) <u>To</u> achieves the lot yield anticipated in an approved structure plan; and (iv) <u>To</u> includes infrastructure provision for both the strategic infrastructure network and local infrastructure connections; <u>while acknowledging that there may be exceptions to the above, for example in the case of a new housing development with infrastructure being provided and paid for in whole or in part by central government or private or public-private funding.</u> AND Any consequential amendments or further relief to address the concerns raised in the submission. | Accept | 37 |
| FS1388.379 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 37 |
| FS1087.9 | Ports of Auckland Limited | Oppose | <i>The submission seeks to enable residential intensification in close proximity to the Horotiu Industrial Estate, which is identified as a regionally significant industrial node.</i> | Reject | 37 |
| 598.12 | Withers Family Trust | Oppose | Delete Policy 4.7.6 (a)(ii) and (iii) Coordination between servicing and development and subdivision. | Reject | 37 |
| FS1388.1012 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include</i> | Accept | 37 |

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| | | | <i>management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| 524.15 | Anna Noakes | Oppose | Delete reference to Structure Plans in Policy 4.7.6(a)(ii) and (iii) Coordination between servicing development and subdivision. | Reject | 37 |
| FS1388.622 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 37 |
| 445.6 | BTW Company | Support | Retain Policy 4.7.6 (ii) and (iii) Co-ordination between servicing and development and subdivision. | Accept | 37 |
| FS1388.293 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 37 |
| 423.3 | Watercare Services Limited | Not Stated | Retain Policy 4.7.6 Co-ordination between servicing and development and subdivision subject to the provision of adequate structure planning guidance that provides sufficient requirements (amongst other matters) regarding the integration of development and infrastructure provision being included in the Proposed District Plan. AND Any consequential amendments or further relief to address the matters raised in the submission. | Accept | 37 |
| FS1388.247 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 37 |
| 742.32 | New Zealand Transport Agency | Neutral/Amend | Retain Policy 4.7.6 Co-ordination between servicing and development and subdivision, except for the amendments sought below AND Amend Policy 4.7.6(a)(i) Co-ordination between servicing and development as follows: Is located in areas where <u>infrastructure capacity appropriate to the proposal is available, or is otherwise has been planned and funded.</u> AND Request any consequential changes necessary to give effect to the relief sought in the submission. | Accept | 37 |

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| FS1387.856 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 37 |
| FS1273.13 | Auckland Transport | Support | Auckland Transport supports the relief sought given that areas with available/pre-existing infrastructure capacity should be noted as locations suitable for growth, not just areas with planned or funded infrastructure. | Accept | 37 |
| FS1377.243 | Havelock Village Limited | Support | HVL supports integrated development and amendments to the proposed plan that better achieve that outcome. However, there are a number of different mechanisms that can be included in the PWDP to achieve that outcome including development standards and triggers for release of live zoned residential land or the creation of a future urban zone/deferred zone. | Accept | 37 |
| 81.202 | Waikato Regional Council | Support | Retain Policy 4.7.6 Co-ordination between servicing and development and subdivision. | Accept | 37 |
| FS1223.46 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 37 |
| FS1223.46 | Mercury Energy Limited | Support | -At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. -Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Accept | 37 |
| FS1176.24 | Watercare | Support | Watercare supports this submission point as clear guidance is required as to the sequencing of development in areas zoned/earmarked for growth and the necessity for infrastructure capacity to be planned/available to service development in an efficient and cost effective manner. | Accept | 37 |
| 419.89 | Horticulture New Zealand | Neutral/Amend | Add a new clause (c) to Policy 4.7.7 Achieving sufficient development density to support the provision of infrastructure services, as follows: <u>(c) encourage a density of development that supports intensification of existing urban areas rather than urban sprawl on to rural production land.</u> AND Any consequential or additional amendments as a result of changes sought in the submission. | Reject | 38 |

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| FS1388.218 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Accept | 38 |
| FS1171.47 | T&G Global | Support | Support this submission as this will address potential reverse sensitivity issues between rural activities and subdivision. | Reject | 38 |
| 751.2 | Chanel Hargrave and Travis Miller | Neutral/Amend | Amend Policy 4.7.7 Achieving sufficient development density to support the provision of infrastructure services to ensure that policies (a) and (b) are not contradictory. AND Amend Policy 4.7.7 Achieving sufficient development density to support the provision of infrastructure services as follows: (b) recognise the minimum potential yield may not be achieved where there are proven geotechnical constraints or other topographical constraints. | Accept | 38 |
| FS1387.1066 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Accept | 38 |
| 746.98 | The Surveying Company | Neutral/Amend | Amend Policy 4.7.7 so that (a) and (b) do not contradict themselves AND Amend Policy 4.7.7 (b)- Achieving sufficient development density to support the provision of infrastructure services as follows: Recognise that the minimum potential yield may not be achieved where there are proven geotechnical constraints or other topographical constraints. | Accept | 38 |
| FS1387.969 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 38 |
| FS1369.28 | Ngati Tamoho Trust | Support | Ngati Tamaoho supports the numerous submission requesting "topographical restraints". | Accept | |
| 742.33 | New Zealand Transport Agency | Neutral/Amend | Retain Policy 4.7.7 Achieving sufficient development density to support the provision of infrastructure services, except for the amendments sought below AND Amend Policy 4.7.7 Achieving sufficient development density to support the provision of infrastructure services, to address the inconsistency with Policy 4.7.6 Co-ordination between servicing and development and subdivision. AND Define the terms "maximum potential yield" and "minimum potential yield." AND Amend Policy 4.7.7 Achieving | Accept | 38 |

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| | | | sufficient development density to support the provision of infrastructure services, to recognise that other constraints may also affect yield beyond geotechnical constraints including the need to achieve good urban design outcomes and provide for land transport infrastructure. AND Request any consequential changes necessary to give effect to the relief sought in the submission. | | |
| FS1387.857 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 38 |
| FS1273.14 | Auckland Transport | Support | <p>Auckland Transport does not support the retention of policy 4.77 as worded in the Proposed District Plan, as it is inherently inconsistent with policy 4.7.6(a)(ii) which requires that subdivision and development are located in Structure Planned areas with infrastructure capacity.</p> <p>Accordingly, Auckland Transport supports this submission point which seeks clarification around the structure planning process, and to address the inconsistencies between policy 4.7.7 and 4.7.6 as currently worded.</p> | Accept | 38 |
| FS1377.244 | Havelock Village Limited | Support | HVL supports growth to achieve targets for Pokeno and amendments to the plan to achieve this. The proposed amendments enhance the clarity of the policy and its ability to be applied in practice. | Accept | 38 |
| 81.203 | Waikato Regional Council | Support | Retain Policy 4.7.7 Achieving sufficient development density to support the provision of infrastructure services. | Accept | 38 |
| FS1223.47 | Mercury Energy Limited | Oppose | <p>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Reject | 38 |
| FS1223.47 | Mercury Energy Limited | Support | <p>-At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</p> <p>-Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</p> | Accept | 38 |

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| FS1176.25 | Watercare | Support | Watercare supports this submission point as clear guidance is required as to the sequencing of development in areas zoned/earmarked for growth and the necessity for infrastructure capacity to be planned/available to service development in an efficient and cost effective manner. | Accept | 38 |
| FS1379.17 | Hamilton City Council | Support | HCC supports the retention of Policy 4.7.7 that seeks development which achieves sufficient density to support the provision of infrastructure. This policy will result in a planned, co-ordinated approach to subdivision, use, development and infrastructure provision. | Accept | 38 |
| 524.16 | Anna Noakes | Support | Retain Policy 4.7.7 Achieving sufficient development density to support the provision of infrastructure services. | Accept | 38 |
| FS1388.623 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 38 |
| 598.13 | Withers Family Trust | Support | Retain Policy 4.7.7 Achieving sufficient development density to support the provision of infrastructure services. | Accept | 38 |
| FS1388.1013 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 38 |
| 633.12 | Van Den Brink Group | Support | Retain Policy 4.7.7(a) Achieving sufficient development density to support the provision of infrastructure services to the extent that the industrial lot sizes are retained or reduced. | Reject | 38 |
| FS1387.35 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Accept | 38 |
| 766.43 | Holcim (New Zealand) Limited | Support | Retain Policy 4.7.7(a) Achieving sufficient development density to support the provision of infrastructure services, to the extent that the industrial lot sizes are retained or reduced. | Reject | 38 |
| FS1387.1156 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how | Accept | 38 |

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| | | | <i>effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| 302.41 | EnviroWaste New Zealand Limited | Support | Retain Policy 4.7.7(a) Urban Outcomes – Achieving sufficient development density to support the provision of infrastructure services as proposed, to the extent that the industrial lot sizes are retained or reduced. | Reject | 38 |
| FS1386.354 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 38 |
| 423.4 | Watercare Services Limited | Not Stated | Retain Policy 4.7.8 Staging of subdivision, subject to the provision of adequate structure planning guidance that provides sufficient requirements (among other matters) regarding the integration of development and infrastructure provision being included in the Proposed District Plan. AND Any consequential amendments or further relief to address the matters raised in the submission. | Accept | 39 |
| FS1202.59 | New Zealand Transport Agency | Support | <i>The Transport Agency supports the plan providing clear direction on the integration of land use and infrastructure provision and structure plans are a useful tool for achieving this.</i> | Accept | 39 |
| 81.204 | Waikato Regional Council | Support | Retain Policy 4.7.8 Staging of subdivision. | Accept | 39 |
| FS1176.26 | Watercare | Support | <i>Watercare supports this submission point as clear guidance is required as to the sequencing of development in areas zoned/earmarked for growth and the necessity for infrastructure capacity to be planned/available to service development in an efficient and cost effective manner.</i> | Accept | 39 |
| 524.17 | Anna Noakes | Support | Retain Policy 4.7.8 Staging of subdivision. | Accept | 39 |
| 598.29 | Withers Family Trust | Support | Retain Policy 4.7.8 Staging of subdivision. | Accept | 39 |
| 302.42 | EnviroWaste New Zealand Limited | Oppose | Add an exclusion to Policy 4.7.9 Connected neighbourhoods for Industrial Zones provision of cycleways/pedestrian connections. AND Amend the Proposed District Plan to make consequential amendments or additional amendments to address the matters raised in the submission. | Reject | 40 |
| 766.44 | Holcim (New Zealand) Limited | Neutral/Amend | Amend Policy 4.7.9 Connected neighborhoods to provide an exclusion for Industrial zones for provision of cycle ways/pedestrian connections. AND Any additional or consequential relief to give effect to the matters raised in the submission. | Reject | 40 |
| 633.13 | Van Den Brink Group | Oppose | Amend Policy 4.7.9 Connected neighbourhoods to provide an exclusion for provision of cycleways/pedestrian connections in industrial zones. AND Amend Policy 4.7.9 Connected | Reject | 40 |

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| | | | neighbourhoods to enable infill development in existing residential areas without making it adhere to the same standards as new greenfield development. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission. | | |
| 742.34 | New Zealand Transport Agency | Support | Retain Policy 4.7.9 Connected neighbourhoods as notified. | Accept | 40 |
| FS1273.15 | Auckland Transport | Support | Auckland Transport supports the retention of the policy as notified. | Accept | 40 |
| 81.205 | Waikato Regional Council | Support | Retain Policy 4.7.9 Connected neighbourhoods. | Accept | 40 |
| 524.18 | Anna Noakes | Support | Retain Policy 4.7.9 Connected neighbourhoods. | Accept | 40 |
| 598.30 | Withers Family Trust | Support | Retain Policy 4.7.9 Connected neighbourhoods. | Accept | 40 |
| 695.47 | Sharp Planning Solutions Ltd | Support | Retain Policy 4.7.9(a) Connected neighbourhoods. | Accept | 40 |
| 746.99 | The Surveying Company | Support | Add a new clause (iv) to Policy 4.7.10 (a)- Recreation and access as follows: <u>(iv) Giving effect to the Parks and Reserves Strategy.</u> | Accept | 41 |
| 302.43 | EnviroWaste New Zealand Limited | Oppose | Add an exclusion to Policy 4.7.10 Urban Outcomes – Recreation and access for Industrial Zones for provision of cycleways/pedestrian connections. AND Amend the Proposed District Plan to make consequential amendments or additional amendments to address the matters raised in the submission. | Reject | 41 |
| 297.32 | Counties Manukau Police | Neutral/Amend | Add to Policy 4.7.10(a) Recreation and access a new point as follows: <u>(a)(iv) conforming to the national guidelines for CPTED</u> | Accept | 41 |
| FS1269.21 | Housing NZ | Oppose | Housing New Zealand opposes the proposed amendment; to the extent it is inconsistent with its primary submission. | Reject | 41 |
| 766.45 | Holcim (New Zealand) Limited | Neutral/Amend | Amend Policy 4.7.10 Recreation and access to provide an exclusion for Industrial zones for provision of cycle ways/pedestrian connections. AND Any additional or consequential relief to give effect to the matters raised in the submission. | Reject | 41 |
| 633.14 | Van Den Brink Group | Oppose | Amend Policy 4.7.10 Recreation and access to provide an exclusion for industrial zones for the provision of cycleways/pedestrian connections. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission. | Reject | 41 |
| 81.206 | Waikato Regional Council | Support | Retain Policy 4.7.10 Recreation and access. | Accept | 41 |
| 524.19 | Anna Noakes | Support | Retain Policy 4.7.10 Recreation and access. | Accept | 41 |
| 598.31 | Withers Family Trust | Support | Retain Policy 4.7.10 Recreation and access. | Accept | 41 |
| 924.46 | Genesis Energy Limited | Neutral/Amend | Amend Policy 4.7.11- Reverse Sensitivity as follows: (b) Avoid potential reverse sensitivity effects of locating new dwellings sensitive activities in the vicinity of an intensive farming, extraction industry or industrial activity. AND Add clause (c) to Policy 4.7.11- Reverse Sensitivity as follows: <u>(c) Avoid potential</u> | Accept | 42 |

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| | | | reverse sensitivity effects of locating new sensitive activities in the vicinity of Regionally Significant Industry or Regionally Significant Infrastructure. | | |
| FS1387.1554 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 42 |
| FS1110.19 | Synlait | Oppose | The submitter supports Objective 4.6.6 on the grounds that it relates to reverse sensitivity effects. The objective does not concern reverse sensitivity but concerns protection of sensitive activities and ecosystems from the adverse effects of industrial activities. Reverse sensitivity concerns the protection of lawfully established industrial activities from encroachment by sensitive activities. The Proposed Plan is deficient in that it does not provide an objective or policy within Section 4.6 in respect of reverse sensitivity; To the extent that the submission point fails to address reverse sensitivity. | Reject | 42 |
| FS1110.23 | Synlait | Support | The submission point is supported as sensitive activities may concern a wider range of activities than just dwellings. | Accept | 42 |
| FS1322.9 | Synlait | Support | The submission point is supported as sensitive activities may concern a wider range of activities than just dwellings. | Accept | 42 |
| FS1350.7 | Transpower Limited | Support | The submission point is supported as it appropriately recognises the importance of regionally significant infrastructure and is consistent with the approach to listing activities within the policy. The replacement of 'dwelling' with 'sensitive activities' is also supported as this amendment recognises that there are also a range of other activities (such as hospitals and educational facilities) which can give rise to reverse sensitivity effects on regionally significant infrastructure (as well as the other activities listed within the policy). The relief sought is consistent with the relief sought by Transpower in its submission. | Accept | 42 |
| 466.39 | Balle Bros Group Limited | Neutral/Amend | Amend Policy 4.7.11 Reverse sensitivity to avoid potential reverse sensitivity effects of locating new dwellings near existing commercial vegetable production activities. | Accept | 42 |
| FS1388.419 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 42 |
| FS1168.46 | Horticulture New Zealand | Support | HortNZ seeks that the policy be expanded to cover all rural production activities and remains an avoidance policy. | Accept | 42 |

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| 182.13 | Kirriemuir Trustee Limited | Neutral/Amend | Amend Policy 4.7.11 Reverse sensitivity to ensure that "protection" of sites generating adverse effects is extended only where those effects are lawfully established, as follows: (a) Development and subdivision design minimises lawfully established and operating reverse sensitivity effects on adjacent sites, adjacent activities, or the wider environment; and (b) Avoid potential reverse sensitivity effects of locating new dwellings in the vicinity of lawfully established and operating an-intensive farming, extraction industry or industrial activity. AND Amend provisions as consequential changes to give effect to the relief sought in the submission. | Reject | 42 |
| FS1386.170 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 42 |
| FS1198.20 | Bathurst Resources Limited and BT Mining Limited | Oppose | <i>Where there are known significant regional deposits of minerals, sensitive activities should not be permitted to establish on or adjacent to those deposits if those activities would lead to the sterilisation of the deposit which is inefficient and inconsistent with Part 2 and the RPS.</i> | Accept | 42 |
| FS1182.13 | Newstead Country Preschool | Support | <i>We support the submission that seeks clarity in the Policies around Industrial development- particularly of importance being preventing the spread of industrial development beyond the areas identified in Future Proof and the PWDP as notified.</i> | Reject | 42 |
| 464.7 | Perry Group Limited | Neutral/Amend | Amend Policy 4.7.11 Reverse sensitivity, as follows: <u>Reverse sensitivity effects can be mitigated in many circumstances (for example, through consent conditions or land covenants).</u> (a) Development and subdivision design minimises reverse sensitivity effects arising from current uses on adjacent sites, adjacent activities, or the wider environment; and (b) Avoid, <u>minimise or appropriately mitigate</u> potential reverse sensitivity effects of locating new dwellings in the vicinity of an intensive farming, extraction industry or industrial activity. AND Any consequential amendments or further relief to address the concerns raised in the submission. | Accept | 42 |
| FS1388.380 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 42 |
| FS1050.1 | Kiwi Green NZ Limited | Support | Accept submission point insofar as it results in a change to Policy 4.7.11. <i>The approach to reverse sensitivity effects of "avoiding" them is too restrictive and does not appropriately enable mitigation measures to be utilised.</i> | Accept | 42 |

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| FS1087.10 | Ports of Auckland Limited | Oppose | The submission seeks to enable residential intensification in close proximity to the Horotiu Industrial Estate, which is identified as a regionally significant industrial node. | Reject | 42 |
| FS1168.45 | Horticulture New Zealand | Oppose | The submitter seeks to change the submission from one of avoid to managing potential reverse sensitivity effects. HortNZ seeks that the policy be expanded to cover all rural production activities and remains an avoidance policy. | Reject | 42 |
| FS1333.10 | Fonterra | Oppose | The proposed amendment weakens the approach towards management of reverse sensitivity effects, particularly in respect of regionally significant industry and strategic industrial nodes. | Reject | 42 |
| FS1377.110 | Havelock Village Limited | Support | The approach to reverse sensitivity effects of "avoiding" them is too restrictive and it is appropriate to manage reverse sensitivity effects. | Accept | 42 |
| 419.90 | Horticulture New Zealand | Oppose | Amend Policy 4.7.11(b) Reverse sensitivity, as follows: (b) Avoid potential reverse sensitivity effects of locating new dwellings in the vicinity of <u>farming including horticulture</u> , an intensive farming, extraction industry or industrial activity. AND Any consequential or additional amendments as a result of changes sought in the submission. | Accept | 42 |
| FS1171.48 | T&G Global | Support | Support this submission as this will address potential reverse sensitivity issues between rural activities and subdivision. | Accept | 42 |
| 695.48 | Sharp Planning Solutions Ltd | Neutral/Amend | Amend Policy 4.7.11(b) Reverse sensitivity as follows: Avoid potential reverse sensitivity effects of locating new dwellings in the <u>buffer setback</u> vicinity of an <u>existing (or approved)</u> intensive farming, extraction industry or industrial activity <u>unless the written approval of the activity operator has been obtained.</u> | Reject | 42 |
| FS1387.311 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Accept | 42 |
| 451.4 | Steven & Teresa Hopkins | Oppose | Amend Policy 4.7.11(b) Reverse sensitivity, as follows: <u>Avoid Manage</u> potential reverse sensitivity effects of locating new dwellings in the vicinity of an intensive farming, extraction industry or industrial activity. | Accept | 42 |
| FS1388.321 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 42 |

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| 197.3 | NZ Pork | Support | Retain Policy 4.7.1.11 Reverse Sensitivity. | Accept | 42 |
| 797.10 | Fonterra Limited | Support | Retain Policy 4.7.11 Reverse sensitivity as notified. | Accept | 42 |
| FS1387.1261 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 42 |
| 986.24 | KiwiRail Holdings Limited (KiwiRail) | Neutral/Amend | Retain Policy 4.7.11 Reverse sensitivity except for the amendments sought below AND Amend Policy 4.7.11(a) Reverse sensitivity as follows (or similar amendments to achieve the requested relief): (a)Development and subdivision design minimises reverse sensitivity effects on adjacent sites, adjacent <u>lawfully established</u> activities (<u>including infrastructure</u>) or the wider environment; and (b)Avoid <u>the</u> potential for reverse sensitivity effects from the location of new dwellings in the vicinity of an intensive farming, extraction industry or industrial activity, <u>or infrastructure</u> ; (c) <u>Development of noise-sensitive activities is designed to avoid or mitigate reverse sensitivity effects on transport networks</u> AND Any consequential amendments to link and/or accommodate the requested changes. | Accept | 42 |
| FS1269.84 | Housing NZ | Oppose | <i>Housing New Zealand opposes the proposed amendment; to the extent it is inconsistent with its primary submission.</i> | Reject | 42 |
| FS1087.33 | Ports of Auckland Limited | Support | <i>Ports of Auckland Limited supports KiwiRail's submission and considers it is important for urban development to address reverse sensitivity effects on infrastructure and the transport network.</i> | Accept | 42 |
| FS1176.289 | Watercare | Support | <i>Watercare supports this submission as it ensures any urban development addresses reverse sensitivity effects.</i> | Accept | 42 |
| 742.35 | New Zealand Transport Agency | Neutral/Amend | Retain Policy 4.7.11 Reverse sensitivity, except for the amendments sought below AND Amend Policy 4.7.11 Reverse sensitivity as follows: (a) Development and subdivision design minimises <u>potential for</u> reverse sensitivity...; and (b) Avoid potential <u>for</u> reverse sensitivity effects of locating new dwellings in the vicinity of an intensive farming, extraction industry or industrial activity, <u>or infrastructure</u> . AND Request any consequential changes necessary to give effect to the relief sought in the submission. | Accept | 42 |
| FS1387.858 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 42 |
| FS1062.94 | Andrew and Christine Gore | Oppose | <i>It is important that infrastructure such as roading is not on existing land use. It is imposed into one environment causing reverse sensitivity that needs ongoing management.</i> | Reject | 42 |

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| 299.9 | 2SEN Limited and Tuakau Estates Limited | Neutral/Amend | Retain Policy 4.7.11 Reverse sensitivity, except for the amendments sought below AND Amend Policy 4.7.11 Reverse Sensitivity as follows: (a)Development and subdivision design minimises <u>lawfully established and operating</u> reverse sensitivity effects on adjacent sites, adjacent activities, or the wider environment; and (b)Avoid potential reverse sensitivity effects of locating new dwellings in the vicinity of lawfully established and operating an intensive farming, extraction industry or industrial activity. AND Any consequential changes necessary to give effect to the relief sought. | Reject | 42 |
| FS1386.332 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 42 |
| 524.20 | Anna Noakes | Neutral/Amend | Retain Policy 4.7.11 Reverse sensitivity, except for the amendments sought below AND Amend the Proposed District Plan to encourage new residential areas to be developed where topographical or physical constraints provide a natural separation between conflicting land uses,(eg roads/rails lines, significant planted areas as the buffer) in accordance with Policy 4.7.11(a) and (b) Reverse sensitivity. | Accept | 42 |
| FS1388.624 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 42 |
| FS1281.20 | Pokeno Village Holdings Limited | Support | PVHL supports this submission in principle and considers that all rezoning requests should go through a structure planning process so that all constraints are assessed, and infrastructure confirmed prior to any live zoning being made operative (following a plan change process). | Accept | 42 |
| 81.207 | Waikato Regional Council | Support | Retain Policy 4.7.11 Reverse sensitivity. | Accept | 42 |
| FS1223.48 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to</i> | Reject | 42 |

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| | | | <i>ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| FS1223.48 | Mercury Energy Limited | Support | <p><i>-At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>-Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Accept | 42 |
| FS1176.27 | Watercare | Support | <i>Watercare seeks that this policy includes consideration of reverse sensitivity effects on infrastructure.</i> | Accept | 42 |
| FS1353.2 | Tuakau Proteins Limited | Support | <i>The retention of this policy is supported having regard to reverse sensitivity effects is important when considering a co-ordinated approach to subdivision and development.</i> | Accept | 42 |
| 598.26 | Withers Family Trust | Support | Retain Policy 4.7.11 Reverse sensitivity. AND Amend the Proposed District Plan to encourage new Residential areas to be developed where topographical or physical constraints provide a natural separation between conflicting land uses, for example, roads, railway lines, significant planted areas could be used as a buffer. | Accept | 42 |
| FS1388.1022 | Mercury Energy Limited | Oppose | <p><i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i></p> <p><i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i></p> | Reject | 42 |
| FS1272.8 | KiwiRail Holdings Ltd | Oppose | <i>Road and railways may be viewed as a useful buffer between conflicting land uses but can themselves create adverse effects on residential activities (eg noise and vibration). These effects must be appropriately managed through land use controls, including those which address reverse sensitivity such as setbacks and acoustic mitigation of sensitive activities.</i> | Reject | 42 |
| FS1377.182 | Havelock Village Limited | Support | <i>HVL supports identifying residential land having regard to physical or topographical constraints. However, there may be alternative ways to provide for the desired outcomes and separation between land uses.</i> | Accept | 42 |
| 860.4 | Aggregate and Quarry Association (AQA) and Straterra | Support | Retain Policy 4.7.11(b) Reverse sensitivity AND Amend Policy 4.7.11 (b) Reverse sensitivity to include areas set aside where new mines and quarries may be located. | Reject | 42 |
| FS1198.21 | Bathurst Resources Limited and | Support | <i>Where there are known significant regional deposits of minerals, sensitive activities should not be permitted to establish on or adjacent to those deposits if those activities would lead to the sterilisation of the deposit which is inefficient and inconsistent with Part 2 and the RPS.</i> | Reject | 42 |

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| | <i>BT Mining Limited</i> | | | | |
| FS1285.14 | <i>Terra Firma Mining Limited</i> | Support | <i>Retain Policy 4.7.11(b) Reverse sensitivity AND Amend Policy 4.7.11(b) Reverse sensitivity to include areas set aside where new mines and quarries may be located</i> | <i>Reject</i> | 42 |
| FS1292.4 | <i>McPherson Resources Limited</i> | Support | <i>McPherson generally agree with the submission point and in particular support the inclusion of provisions which give recognition to quarries and extractive industries.</i> | <i>Reject</i> | 42 |
| FS1322.4 | <i>Synlait</i> | Support | <i>The submission point reflects the matters that affect the aggregate industry as a whole.</i> | <i>Reject</i> | 42 |
| FS1334.4 | <i>Fulton Hogan Limited</i> | Support | <i>Fulton Hogan generally agree with these submission points and in particular support the inclusion of provisions which give recognition to quarries and extractive industries.</i> | <i>Reject</i> | 42 |
| 771.9 | Bathurst Resources Ltd and BT Mining Ltd | Support | Retain Policy 4.7.11(b) Reverse Sensitivity as notified. | Accept | 42 |
| FS1285.7 | <i>Terra Firma Mining Limited</i> | Support | <i>Retain Policy 4.7.11(b) Reverse Sensitivity as notified.</i> | <i>Accept</i> | 42 |
| 576.10 | Transpower New Zealand Ltd | Neutral/Amend | Retain the recognition of reverse sensitivity in Policy 4.7.11 Reverse sensitivity, except for the amendments sought below. AND Amend Policy 4.7.11 (b) Reverse sensitivity, as follows (or equivalent references to Regionally Significant Infrastructure or the National Grid): (b) Avoid potential reverse sensitivity effects of locating new dwellings in the vicinity of an intensive farming, <u>infrastructure</u> , extraction industry or industrial activity. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in the submission. | Accept | 42 |
| FS1176.122 | <i>Watercare</i> | Support | <i>Watercare supports policy recognition of reverse sensitivity effects on regionally significant infrastructure.</i> | <i>Accept</i> | 42 |
| FS1345.22 | <i>Genesis Energy Limited</i> | Support | <i>For the reasons outlined in the Transpower submission.</i> | <i>Accept</i> | 42 |
| 923.79 | Waikato District Health Board | Support | Review the extent of the live zoning and its ability to be serviced with infrastructure. OR Consider including much stronger development staging rules which are linked to the provision of infrastructure and development of structure plans. | Reject | 42 |
| FS1387.1516 | <i>Mercury Energy Limited</i> | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | <i>Accept</i> | 42 |
| FS1176.273 | <i>Watercare</i> | Support | <i>Watercare supports this submission point and seeks that this policy includes reverse sensitivity effects on infrastructure.</i> | <i>Reject</i> | |

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| 695.49 | Sharp Planning Solutions Ltd | Oppose | Delete Policy 4.7.12(a) Boundary adjustments and relocations. | Reject | 43 |
| 368.41 | Ian McAlley | Neutral/Amend | 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 | 44 |
| FS1386.571 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 44 |
| FS1061.19 | Campbell Tyson | Support | <i>Oppose the minimum average net site area of 875m2 and minimum net site area of 650m2 within the Te Kauwhata West Residential Area.</i> <i>The use of residential land needs to be recognised as the highest priority unless a feature within the land is specifically identified as having other attributes worthy of retention.</i> | Reject | 44 |
| 419.91 | Horticulture New Zealand | Oppose | Amend Policy 4.7.14 (a) Structure and master planning, as follows: (a) Ensure that development and subdivision within approved structure or master plan areas is integrated with the development pattern and infrastructure requirements specified in an approved structure or master plan and addresses issues at the rural/urban interface. AND Any consequential or additional amendments as a result of changes sought in the submission. | Reject | 45 |
| FS1388.219 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 45 |
| FS1171.49 | T&G Global | Support | <i>Support this submission as this will address potential reverse sensitivity issues between rural activities and subdivision.</i> | Reject | 45 |
| 662.1 | Blue Wallace Surveyors Ltd | Neutral/Amend | Amend Policy 4.7.14 Structure and master planning as follows (or words to similar effect): (a) Ensure that development and subdivision within approved structure or master plan areas is integrated, <u>where physically reasonable</u> , with the <u>general</u> development pattern and infrastructure requirements <u>specified conceptually provided for</u> in an approved structure or master plan. | Accept | 45 |
| FS1387.94 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> | Reject | 45 |

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| | | | <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| FS1281.38 | Pokeno Village Holdings Limited | Support | <i>PVHL seeks that development occurs in areas which are serviced with adequate infrastructure.</i> | Accept | 45 |
| FS1377.185 | Havelock Village Limited | Support | <i>HVL supports amendments to provisions which allow for the implementation of the Havelock Village master plan. The amendments highlight the conceptual nature of master plans and structure plans which allows for some degree of flexibility once detailed design and implementation occurs. However, approved structure plans/or master plans are not an essential precursor to new development.</i> | Accept | 45 |
| 368.42 | Ian McAlley | Neutral/Amend | 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 | 45 |
| FS1386.572 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 45 |
| 581.10 | Synlait Milk Ltd | Oppose | Amend Policy 4.7.14 Structure and master planning to refer to approved structure or master plans that are either included within or incorporated by reference into the Proposed District Plan. | Accept | 45 |
| FS1306.29 | Hynds Foundation | Support | <i>Hynds Foundation support inclusion of Pokeno Structure Plan or alternatively removal of policy altogether for the reasons stated in the original submission.</i> | Accept | 45 |
| FS1341.26 | Hynds Pipe Systems Limited | Support | <i>This submission supports the industrial strategic growth node along McDonald Road and in particular the importance of appropriate land to enable heavy industrial use. Importantly the submission seeks to protect the location of Heavy Industrial Zone land from encroachment by sensitive activities and proposal for residential re-zoning.</i> <i>Hynds supports the submission as it relates to these matters because it is also concerned that rezoning of land adjacent to the Heavy Industrial land will create reverse sensitivity effects on the existing and proposed industrial business operations.</i> <i>Ensuring there is no encroachment by sensitive activities on the heavy industrial land is the most appropriate way for the Council to exercise its functions and to ensure the efficiency and effectiveness of the proposed plan provisions.</i> | Accept | 45 |
| FS1377.152 | Havelock Village Limited | Oppose | <i>HVL supports amendments to the Plan that assist to implement the Havelock Village Masterplan but structure planning is not an essential prerequisite of live zoning.</i> | Reject | 45 |
| 524.21 | Anna Noakes | Oppose | Delete from Policy 4.7.14 Structure and master planning the references to Structure Plans and Master Plans. | Reject | 45 |

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| FS1388.625 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Accept | 45 |
| FS1281.21 | Pokeno Village Holdings Limited | Oppose | PVHL supports a structure planning process and therefore retention of this policy. | Accept | 45 |
| 598.32 | Withers Family Trust | Oppose | Delete Policy 4.7.14 Structure and master planning. | Reject | 45 |
| FS1388.1024 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Accept | 45 |
| 81.208 | Waikato Regional Council | Support | Retain Policy 4.7.14 Structure and master planning. | Accept | 45 |
| FS1223.49 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 45 |
| FS1223.49 | Mercury Energy Limited | Support | -At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. -Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to | Accept | 45 |

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| | | | <i>ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| FS1176.28 | Watercare | Support | <i>Watercare opposes the retention of this policy as notified and has sought the extent of live zoning is reviewed and that staging be a key consideration for structure planning.</i> | Accept | 45 |
| FS1202.60 | NZTA | Support | <i>The Transport Agency supports the intent of the policy and considers structure planning a useful tool in promoting the integration of land use and infrastructure provision.</i> | Accept | 45 |
| FS1273.16 | Auckland Transport | Support | <i>Auckland Transport supports the retention of this policy as notified given the importance of Structure Planning in the integration of land use and transport in growth areas.</i> | Accept | 45 |
| 445.7 | BTW Company | Support | Retain 4.7.14 Policy - Structure and master planning as notified. | Accept | 45 |
| FS1388.294 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 45 |
| 680.56 | Federated Farmers of New Zealand | Support | Amend Chapter 5 Rural Environment, to include a new policy as follows: 5.1.2 Policy – enabling growth (a) Provide for the growth and efficient operation of primary productive land use and rural production activities in the Rural Zone. AND Any consequential changes needed to give effect to this relief. | Reject | 46 |
| FS1387.167 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 46 |
| FS1168.48 | Horticulture New Zealand | Support | <i>The submitter seeks to amend Chapter 5 Rural Environment, to include a new policy as follows: 5.1.2 Policy – enabling growth (a) Provide for the growth and efficient operation of primary productive land use and rural production activities in the Rural Zone.</i> | Reject | 46 |
| FS1171.70 | T & G Global | Support | <i>This submission proposes the addition of a new policy in Chapter 5 Rural Environment. This submission is supported as the proposed policy provides for the growth and efficient operation of rural production activities in the Rural Zone.</i> | Reject | 46 |
| FS1275.5 | Zeala Limited trading as Aztech Buildings | Support | <i>The new Policy as drafted in the submission recognises the importance of primary production within the rural community whilst providing for appropriate growth opportunities whilst maintaining and/or enhancing positive environmental outcomes.</i> | Reject | 46 |
| 330.140 | Andrew and Christine Gore | Oppose | Amend Section 5.1 The Rural Environment so that it does have primacy over all other objectives as it is not suitable for all purposes. | Reject | 46 |

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| FS1379.80 | Hamilton City Council | Oppose | <i>HCC opposes amendments to Section 5.1 The Rural Environment, so it does not apply to all rural properties that have already been fragmented from rural land by development. This amendment would apply to all rural-zoned land and could result in unplanned and ad hoc development in rural areas.</i> | Accept | 46 |
| 330.129 | Andrew and Christine Gore | Oppose | Amend Section 5.1 The Rural Environment so that urban subdivision use and development is appropriate to circumstance, in particular for properties such as the submitters' at 295 Kay Road, Horsham Downs. | Reject | 46 |
| FS1386.402 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 46 |
| FS1379.72 | Hamilton City Council | Oppose | <i>The submitter seeks amendments to the Rural Environment section to allow subdivision and development in the UEA Overlay area. Increased subdivision within the Overlay area is contrary to the purpose of the UEA.</i> | Accept | 46 |
| 746.140 | The Surveying Company | Neutral/Amend | Amend Section 5.1: The Rural Environment as necessary to reflect and give effect to the amendments sought throughout the submission. | Reject | 46 |
| 55.11 | Shelley Munro | Oppose | Amend the Objective 5.1 The Rural Environment to maintain, enhance and improve the environment. | Reject | 46 |
| FS1386.42 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 46 |
| 406.1 | Rushala Farm Ltd | Oppose | No specific decision sought, but the submission indicates opposition to Section 5.1 The Rural Environment, and states: "Been told what and how we can subdivide our land". | Reject | 46 |
| FS1388.152 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 46 |

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| FS1375.1 | Radio NZ | Oppose | RNZ submits that it is vital that the Plan contains subdivision rules that protect rural areas from fragmentation and against reverse sensitivity and incompatible land uses. RNZ's transmitter is in the proposed Rural Zone. Subdivision and development in proximity to its transmitter site could lead to reverse sensitivity effects on its transmission and impede the operation of RNZ's network. | Accept | 46 |
| 539.1 | Garyowen Properties (2008) Limited | Support | Retain Objective 5.1.1 The rural environment, as notified. | Accept | 46 |
| FS1388.730 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 46 |
| 533.1 | Colin & Rae Hedley | Support | Retain Objective 5.1.1 The rural environment, as notified. | Accept | 46 |
| FS1388.674 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 46 |
| 522.1 | Joy & Wayne Chapman | Support | Retain Objective 5.1.1 The rural environment, as notified. | Accept | 46 |
| FS1388.599 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 46 |
| 526.1 | Roy & Lesley Wright | Support | Retain Objective 5.1.1 The rural environment, as notified. | Accept | 46 |

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| FS1388.636 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 46 |
| 419.92 | Horticulture New Zealand | Neutral/Amend | Add a new clause (iv) to Objective 5.1.1 The rural environment, as follows: (a) Subdivision, use and development within the rural environment where: ... (iv) <u>Countryside living is directed to defined locations and the effects of scattered countryside living and rural production is avoided.</u> AND Any consequential or additional amendments as a result of changes sought in the submission. | Reject | 46 |
| FS1388.220 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Accept | 46 |
| FS1171.50 | T&G Global | Support | This submission is supported. This submission proposes a new clause to Objective 5.1.1 The rural environment to address reverse sensitivity issues and to protect high class soils for rural production rather than development. | Reject | 46 |
| FS1330.35 | Middlemiss Farm Holdings | Oppose | Countryside living is an appropriate activity e.g. for workers servicing rural activities, in rural areas if well managed and located. | Accept | 46 |
| FS1375.3 | Radio NZ | Support | RNZ agrees that rural production land should be protected and that rural-residential should be in close proximity to urban areas. RNZ's transmitter is in the proposed Rural Zone. Subdivision and development in proximity to its transmitter site could lead to reverse sensitivity effects on its transmission and impede the operation of RNZ's network. | Reject | 46 |
| FS1379.130 | Hamilton City Council | Support | HCC supports the relief sought to amend Objective 5.1.1. The submitter seeks to direct Countryside Living to tightly defined zones and to avoid the effects of scattered subdivision has on rural production. | Reject | 46 |
| 433.47 | Auckland Waikato Fish and Game Council | Neutral/Amend | Add three new clauses to Objective 5.1.1 The rural environment, as follows: (iv) <u>natural ecological and hydrological integrity are protected;</u> (v) <u>existing recreational uses are protected and maintained;</u> (vi) <u>landscape and amenity values are protected and maintained.</u> AND/OR Any alternative relief to address the issues and concerns raised in the submission. | Reject | 46 |
| FS1223.87 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how | Accept | 46 |

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| | | | <i>effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| FS1223.87 | Mercury Energy Limited | Support | <i>-At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. -Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 46 |
| FS1083.104 | Ryburn Lagoon Trust Limited | Support | <i>The three additional clauses sought to the objective provide a more thorough set out resource management outcomes for the rural area.</i> | Reject | 46 |
| FS1198.22 | Bathurst Resources Limited and BT Mining Limited | Oppose | <i>The proposed additions are unwarranted, go beyond the bottom lines in Part 2 and will act unnecessarily restrict rural activities that are otherwise anticipated in these areas.</i> | Accept | 46 |
| FS2340.68 | TaTa Valley | Oppose | <i>The submitter seeks amendments to the provisions about SNAs to provide greater flexibility and to enable development subject to appropriate mitigation, offsetting and compensation.</i> | Accept | 46 |
| FS1342.118 | Federated Farmers | Oppose | <i>The submitters concerns are appropriately addressed elsewhere in the plan.</i> | Accept | 46 |
| 680.55 | Federated Farmers of New Zealand | Not Stated | <u>Amend Objective 5.1.1 (a) The rural environment, as follows: (a) Subdivision, use and development within the rural environment where: (i) high class and versatile soils are protected for primary productive use and to maintain the productive land resources for future generations rural activities; (ii) productive primary productive use and rural activities are supported and enabled in a manner which does not reduce existing primary productive use or compromise existing and future primary productive use options; while maintaining or enhancing the rural environment; (iii) urban subdivision, use and development in the rural environment is avoided. the use and development of rural resources enables people and communities to provide for their economic, social and cultural wellbeing</u> AND Any consequential changes needed to give effect to this relief. | Reject | 46 |
| FS1387.166 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> | Accept | 46 |

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| | | | <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| FS1108.55 | Waikato Tainui | Oppose | <i>Inappropriate addition.</i> | Accept | 46 |
| FS1139.46 | Turangawae wae Trust Board | Oppose | <i>Inappropriate addition.</i> | Accept | 46 |
| FS1168.51 | Horticulture New Zealand | Support | <i>Agriculture is significant to the district, both in economic terms and for the basis of district identity as a thriving and successful rural region. Primary production activities such as dairying, dry stock and horticulture make significant contributions to the economic, social and cultural wellbeing of the district. The submitter believes that the Proposed District Plan needs to adopt a more balanced and considered response between resource use and resource protection. Any decisions, policies or rules relating to the sustainable management of the district's rural land and soils must recognise the economic, social and cultural wellbeing that rural activities provide to the district and wider region. The submitter supports a high priority being given to maintaining the productive capacity of rural land resource. Sustaining the primary sector activities dependent on this land is critical to providing for current and future generations, however it is difficult to do this too prescriptively. For example, a stony soil that may be identified as appropriate for alternative non rural use may be highly productive for one particular land use. The submitter supports a flexible approach to managing the effects of land use on the soils of the district, one that is based on flexible, enabling objectives and policies. The submitter considers these amendments are required to better meet the Waikato Regional Policy Statement Objective 3.25 Values of soils and Policy 14.2 directives.</i> | Reject | 46 |
| FS1171.69 | T & G Global | Support | <i>This submission proposes amendments to Objective 5.1.1(a) to ensure that this reflects the need to provide for primary productive use within the rural environment. This submission is supported.</i> | Reject | 46 |
| FS1379.243 | Hamilton City Council | Oppose | <i>HCC opposes the relief sought by the submitter. HCC considers the proposed wording very enabling and will not protect the rural environment from inappropriate development. One of the key purposes of the Rural Zone is to protect the productive nature of the land and to ensure growth is more appropriately directed to towns and other areas identified for growth. HCC seeks the inclusion of relief sought in its original submission.</i> | Accept | 46 |
| 330.142 | Andrew and Christine Gore | Neutral/Amend | <i>Amend Objective 5.1.1- The Rural Environment so that it does not limit urban subdivision in an area that is marked future urban.</i> | Reject | 46 |
| FS1386.408 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to</i> | Accept | 46 |

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| | | | <i>ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| FS1379.82 | Hamilton City Council | Oppose | <i>HCC opposes the amendment of Objective 5.1.1 The Rural Environment to not limit urban subdivision in an area that is marked Future Urban. This would result in inappropriate per-urban development, in close proximity to HCC's boundary, which could impede full urban development in the future, and create cross-boundary impacts, particularly on social and physical infrastructure within Hamilton.</i> | Accept | 46 |
| 197.4 | NZ Pork | Neutral/Amend | Amend Objective 5.1.1 The rural environment, as follows: (a) Subdivision, use and development within the rural environment where: (i) high class soils <u>and rural production land is are</u> protected for productive rural activities; (ii) productive rural activities are supported, while maintaining or enhancing the rural environment; (iii) urban subdivision, use and development in the rural environment is avoided. <u>(iv) managing the opportunities for countryside living in rural areas in ways that provide for rural-residential development in close proximity to urban areas and the larger towns and villages while minimising the loss of rural production land.</u> | Reject | 46 |
| FS1386.195 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 46 |
| FS1168.49 | Horticulture New Zealand | Support | <i>The submitter supports a strong strategic objective for the rural environment. The objective should be extended to the protection of rural land for productive purposes as while high-class soils are important, so too is the productive capacity of rural land more generally. The submitter suggests the strategic directive should also contain a direction on managing countryside living.</i> | Reject | 46 |
| FS1316.8 | Alstra (2012) Limited | Support | <i>Support the intent to protect rural land for productive purposes.</i> | Reject | 46 |
| FS1376.2 | Radio New Zealand | Support | <i>RNZ agrees that rural production land should be protected and that rural-residential should be in close proximity to urban areas.</i> <i>RNZ's transmitter is in the proposed Rural Zone. Subdivision and development in proximity to its transmitter site could lead to reverse sensitivity effects on its transmission and impede the operation of RNZ's network.</i> | Reject | 46 |
| FS1379.49 | Hamilton City Council | Oppose | <i>HCC opposes the relief sought by the submitter to amend Objective 5.1.1 (a) with the introduction of additional sub clause notated as 5.1.1 (a)(iv). HCC does not support rural-residential or countryside living style development within the Rural Zone, regardless of whether it is close to urban areas or larger towns or villages. HCC opposes fragmentation of rural land; residential style development should be more appropriately directed into towns and other areas identified for growth.</i> | Accept | 46 |
| 450.2 | Rushala Farm Ltd | Oppose | <i>No specific decision sought, but the submitter opposes Objective 5.1.1 (iii) The rural environment.</i> | Reject | 46 |
| FS1388.318 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> | Accept | 46 |

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| | | | <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| FS1375.4 | Radio NZ | Oppose | <i>RNZ submits that it is vital that the Plan contains subdivision rules that protect rural areas from fragmentation and against reverse sensitivity and incompatible land uses. RNZ's transmitter is in the proposed Rural Zone. Subdivision and development in proximity to its transmitter site could lead to reverse sensitivity effects on its transmission and impede the operation of RNZ's network.</i> | Accept | 46 |
| FS1379.162 | Hamilton City Council | Oppose | <i>HCC opposes the creation of smaller lots in the Rural Zone. The key purpose of the Rural Zone is to protect the productive nature of the land and to ensure growth is more appropriately directed to towns and other areas identified for growth. Growth for non-rural purposes within the Rural Zone is contrary to the principles of the WRPS and Future Proof Strategy.</i> | Accept | 46 |
| 507.1 | Whitford Farms Limited | Support | Retain Objective 5.1.1 The Rural Environment, as notified. | Accept | 46 |
| FS1388.513 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 46 |
| 686.2 | Reid Crawford Farms Limited | Support | Retain Objective 5.1.1 The Rural environment, as notified. | Accept | 46 |
| FS1387.259 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 46 |
| 530.1 | John Van Lieshout | Support | Retain Objective 5.1.1 - The rural environment as notified. | Accept | 46 |
| FS1388.659 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include</i> | Reject | 46 |

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| | | | <i>management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| 532.1 | Joanne & Kevin Sands | Support | Retain Objective 5.1.1 - The rural environment as notified. | Accept | 46 |
| FS1388.607 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 46 |
| 676.1 | T&G Global Limited | Not Stated | Retain Objective 5.1.1 – The Rural Environment; AND Amend the Proposed District Plan to provide a definition for "productive rural activities" which should include both production of raw products and also the processing of such products and ancillary activities as are acceptable within the Rural Zone; AND Any further or consequential amendments necessary to address the concerns raised in the submission. | Accept | 46 |
| FS1387.138 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 46 |
| 281.4 | Zeala Ltd | Support | Retain Objective 5.1.1 (a)(i) and (ii) The rural environment. | Accept | 46 |
| 466.40 | Balle Bros Group Limited | Support | Retain Objective 5.1.1 The Rural Environment as notified. | Accept | 46 |
| FS1388.420 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 46 |
| FS1168.50 | Horticulture New Zealand | Support | <i>It is considered that the rezoning of high-class soils for residential development surrounding Tuakau, contradicts the intention of the Plan and areas of rezoning should be readdressed to protect high class soils where it is appropriate to do so, taking in to account the viability of primary production operations.</i> | Accept | 46 |

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| 536.1 | LJ & TM McWatt Limited | Support | Retain Objective 5.1.1 The rural environment as notified. | Accept | 46 |
| FS1388.721 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 46 |
| 544.1 | KR & BC Summerville | Support | Retain Objective 5.1.1 The rural environment as notified. | Accept | 46 |
| FS1388.756 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 46 |
| 362.2 | CYK Limited | Support | Retain Objective 5.1.1 The Rural Environment, as notified. | Accept | 46 |
| FS1386.523 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 46 |
| FS1062.30 | Andrew and Christine Gore | Oppose | The Rural Environment as notified does not take into account uneconomic land. Restriction on small land blocks is unreasonable. | Reject | 46 |
| 512.1 | Enton Farms Limited | Support | Retain Objective 5.1.1 The rural environment, as notified. | Accept | 46 |
| FS1388.531 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to | Reject | 46 |

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| | | | <i>ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| 516.1 | Anthony and Maureen Vazey | Support | Retain Objective 5.1.1 The rural environment, as notified. | Accept | 46 |
| FS1388.557 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 46 |
| FS1062.67 | Andrew and Christine Gore | Oppose | <i>The rural environment as notified does not take into account all land situations.</i> | Reject | 46 |
| 519.1 | B and N Balle Limited | Support | Retain Objective 5.1.1 The rural environment, as notified. | Accept | 46 |
| FS1388.573 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 46 |
| 520.1 | Finlayson Farms Limited | Support | Retain Objective 5.1.1 The rural environment, as notified. | Accept | 46 |
| FS1388.581 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 46 |
| 521.1 | A Irwin & Son Limited | Support | Retain Objective 5.1.1 The rural environment, as notified. | Accept | 46 |

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| FS1388.590 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 46 |
| FS1062.68 | Andrew and Christine Gore | Oppose | The rural environment as notified does not take into account fragmented land, amenity value and individual situations where land is uneconomic. | Reject | 46 |
| 523.1 | R & B Litchfield Limited | Support | Retain Objective 5.1.1 The rural environment, as notified. | Accept | 46 |
| FS1388.607 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 46 |
| 527.1 | Mark Scobie | Support | Retain Objective 5.1.1 The rural environment, as notified. | Accept | 46 |
| FS1388.642 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 46 |
| 540.2 | Glen Alvon Farms Limited | Support | Retain Objective 5.1.1 The rural environment, as notified. | Accept | 46 |
| FS1388.738 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to | Reject | 46 |

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| | | | <i>ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | | |
| 311.1 | Harpal Singh-Sandhu | Neutral/Amend | Retain Objective 5.1.1 The rural environment, except for the amendments sought below AND Amend Objective 5.1.1 The rural environment, as follows: (a) Subdivision, use and development within the rural environment where: (i) high class soils are <u>reasonably and appropriately</u> protected for productive rural activities; (ii) productive rural activities are supported, while maintaining or enhancing the rural environment; (iii) urban subdivision, use and development in the rural environment is avoided. | Reject | 46 |
| FS1386.371 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Accept | 46 |
| FS1062.22 | Andrew and Christine Gore | Support | <i>Important that development can happen on land that does not sufficiently support overall operation of rural activity.</i> | Reject | 46 |
| 529.2 | Wilcox Properties Limited | Support | Retain Objective 5.1.1 The rural environment, as notified. | Accept | 46 |
| FS1388.650 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 46 |
| 332.2 | Gwyneth & Barrie Smith | Support | Retain Objective 5.1.1 The rural environment. | Accept | 46 |
| FS1386.457 | Mercury Energy Limited | Oppose | <i>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure.</i> <i>Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i> | Reject | 46 |
| 364.1 | Michael Innes | Support | Retain Objective 5.1.1 The rural environment. | Accept | 46 |

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| FS1386.535 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 46 |
| FS1062.32 | Andrew and Christine Gore | Oppose | Stronger wording is not required. Attention to circumstance is. There may be no other development possible for some land owners. If this designation stays they should be compensated. | Reject | 46 |
| 355.1 | Scott & Tina Ferguson | Support | Retain Objective 5.1.1. The rural environment, as notified. | Accept | 46 |
| FS1386.512 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 46 |
| FS1062.27 | Andrew and Christine Gore | Oppose | In some case high class soils are fragmented and unable to be used for production. Subdivision may be the best use. Policy should reflect that. | Reject | 46 |
| 372.25 | Auckland City Council | Support | Retain Objective 5.1.1. The rural environment. | Accept | 46 |
| FS1388.7 | Mercury Energy Limited | Oppose | At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate. | Reject | 46 |
| FS1330.22 | Middlemiss Farm Holdings | Oppose | "Production" in the Proposed Plan and the AC submission is too narrowly defined and needs to include activities that maintain and enhance ecosystem services. | Reject | 46 |
| 535.53 | Hamilton City Council | Support | Retain Objective 5.5.1 Hamilton's Urban Expansion Area. | Accept | 47 |
| FS1062.79 | Andrew and Christine Gore | Oppose | HCC should not be able to hold all landowners in an urban expansion pattern. This is against the right of the landowner to enjoy amenity. | Reject | 47 |

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| 535.54 | Hamilton City Council | Support | Amend Objective 5.5.1(a) Hamilton's Urban Expansion Area, as follows: (a) Manage <u>Avoid</u> subdivision, use and development within Hamilton's Urban Expansion Area to ensure that future urban development is not compromised. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission. | Accept | 47 |
| FS1131.4 | The Village Church Trust | Oppose | <i>HCC seeks to amend Objective 5.5.1(a) to avoid rather than 'manage' subdivision, use and development within Hamilton's Urban Expansion Area (UEA) to ensure that future urban development is not compromised. The purpose of the RMA would be better served by 'managing' subdivision, use and development within the UEA rather than 'avoiding' it. The terminology as notified allows more flexibility for exceptional circumstances.</i> | Reject | 47 |
| FS1202.61 | NZTA | Support | <i>The Transport Agency supports increased direction for potential land development within the Urban Expansion Area to ensure that the agreed wider Future Proof settlement pattern is not compromised.</i> | Accept | 47 |
| 797.17 | Fonterra Limited | Neutral/Amend | Amend Policy 5.5.2 (a) Activities within Hamilton Urban Expansion Area as follows (or words to similar effect): <u>Manage</u> subdivision, use and development within Hamilton's Urban Expansion Area to <u>avoid reverse sensitivity effects in respect of the Te Rapa Dairy Manufacturing Facility</u> and to ensure that future urban development is not compromised. AND Any consequential amendments or further relief to give effect to the concerns raised in the submission. | Reject | 47 |
| FS1313.27 | Perry Group Limited | Support | <i>The amendment sought clarifies the intent of the policy, which is to avoid reverse sensitivity effects in respect of the Te Rapa Dairy manufacturing facility, and to ensure that future urban development is not compromised.</i> | Reject | 47 |
| FS1379.335 | Hamilton City Council | Oppose | <i>HCC opposes the proposed amendment to Policy 5.5.2(a), as the intent of the UEA is to protect this area for future urban development. Any reverse sensitivity effects in respect to the Te Rapa Dairy Manufacturing Facility should be considered and incorporated, if appropriate, elsewhere in the Waikato PDP.</i> | Accept | 47 |

