

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>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	4
FS1223.1	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	4
FS1062.4	Andrew and Christine Gore	Support in part	It is important to have accurate clarification of policies and how they relate to issues.	Accept in part	4
FS1191.9	Shand Properties	Oppose	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.	Reject	4
FS1330.1	Middlemiss Farm Holdings	Oppose	There may be merit in the WRC concerns but it is not specified in detail at this stage.	Reject	4
FS1340.3	TaTa Valley	Support	The submitter supports submission 81.1 which promotes best practice drafting to identify and	Accept	4

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			<i>link issues to supporting objectives and policies.</i>		
FS1379.8	Hamilton City Council	Support	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.	Accept	4
606.2	Future Proof Implementation Committee	Neutral/Amended	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/Amended	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	<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	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/Amended	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	<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	4

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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
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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	4
749.92	Housing New Zealand Corporation	Support	Retain Section 1.12 Strategic directions and objectives for the district as notified.	Accept	4
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.	Reject	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>		
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/Amended	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
81.77	Waikato Regional Council	Neutral/Amended	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	Accept	4

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			would sit better there.		
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
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

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FS1223.11	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	4
FS1340.14	TaTa Valley	Support	The submitter supports the principles of the submissions subject to acceptable drafting.	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	<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	4
81.81	Waikato Regional Council	Neutral/Amended	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	<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	4
FS1340.15	TaTa Valley	Support	The submitter supports the principles of the submissions subject to acceptable drafting.	Accept	4

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
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	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.	Accept	4
FS1340.16	TaTa Valley	Support	The submitter supports the principles of the submissions subject to acceptable drafting	Accept	4
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	<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>		
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	
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'</i>	Accept	

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			<i>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>		
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	<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
FS1387.1523	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</i>	Accept	5

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			<p><i>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>		
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	<p><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></p>	Reject	5
12.3	Carl Ammon	Neutral/Amend	<p>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.</p>	Accept	5
FS1386.6	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	5
535.5	Hamilton City Council	Oppose	<p>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.</p>	Reject	5

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FS1388.682	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
FS1168.29	Horticulture NZ	Support	There needs to be consultation on how the district will give effect to the NPS-UDC	Reject	5
FS1206.4	Ohinewai Land Limited	Support	The Proposed District Plan should confirm how and where growth is anticipated to accommodate the projections of the National Policy Statement- Urban Development Capacity.	Reject	5
FS1208.2	Rangitahi Limited	Support	The Proposed Plan should confirm how and where growth is anticipated to accommodate the projections of the National Policy Statement- Urban Development Capacity.	Reject	5
FS1269.138	Housing NZ	Support	Housing New Zealand supports the proposed amendment; to the extent it is consistent with its primary submission.	Reject	5
FS1273.5	Auckland Transport	Support	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.	Reject	5
FS1377.127	Havelock Village Limited	Support	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).	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
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

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
FS1269.139	Housing NZ	Support	<i>Housing New Zealand supports the proposed amendment; to the extent it is consistent with its primary submission.</i>	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><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
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><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	5
FS1110.11	Synlait	Support	<p><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></p> <p><i>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></p>	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

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
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	<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	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	<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	6
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	Accept	6

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			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.		
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 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.</u> AND Request any consequential changes necessary to give effect to the relief sought in the submission.	Reject	7
FS1062.92	Andrew and Christine Gore	Oppose	<i>It is important that roading does not generate a vision for growth.</i> <i>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

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
FS1387.834	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	7
FS1224.8	New Zealand Transport Agency	Support	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.	Reject	7
FS1273.4	Auckland Transport	Oppose	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.	Accept	7
FS1309.5	Bryan Morris	Support	To allow the inclusion of a clause that identifies the HACP. 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.	Reject	7
FS1313.20	Perry Group Limited	Support	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.	Reject	7
FS1379.283	Hamilton City Council	Support	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.	Reject	7
680.20	Federated Farmers of New Zealand	Oppose	<p>Amend Section 1.12.2 Natural Environment as follows:</p> <p>(a) A district that values protects its natural habitat and ecology el-values and retains its significant landscape features.</p> <p>(b) A district that acknowledges the tension between the private cost and public benefit of maintaining or enhancing the District's natural environment.</p> <p>(c) A district that where retains the natural character of its rural areas and has access to the public open space is available for public enjoyment and use and well used by the community.</p> <p>AND Any consequential changes needed to give effect to this relief.</p>	Reject	8
FS1223.183	Mercury Energy	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	Accept	8

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
	Limited		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.		
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 wae 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
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>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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</p>	Reject	9

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			<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>		
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	<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	10
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:</p> <p><i>(b) In summary, the overarching directions include the following:</i></p> <p>...</p> <p><u><i>(vii) promote the on-going operation and development of rural production activities, including rural industry and services</i></u></p> <p><u><i>(viii) plan for future development and growth that supports the district's rural communities and</i></u></p>	Accept	11

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			<u>rural economy.</u> AND Any consequential or additional amendments as a result of changes sought in the submission.		
FS1333.2	Fonterra	Support	For the reasons stated in the submission.	Accept	
680.22	Federated Farmers of New Zealand	Oppose	Amend Section 1.12.8 (b) (vi) Strategic objectives as follows : (vi) <u>Protect and enhance public green open space, outstanding landscapes and areas of cultural, ecological, historic, and environmental significance from inappropriate use and development.</u> AND Add to Section 1.12.8 (b) Strategic objectives the following: (vii) <u>Reconciling the tension between the private cost and public benefit of maintaining or enhancing the District's natural environment and historic heritage.</u> (viii) <u>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> (ix) <u>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> AND Any consequential changes needed to give effect to this relief.	Accept	11
FS1223.184	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.	Reject	11
FS1108.44	Te Whakakitenga o Waikato Incorporated on behalf of Waikato Tainui	Oppose	Inappropriate addition.	Reject	11
FS1139.35	Turangawae wae Trust Board	Oppose	Inappropriate addition.	Reject	11

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
FS1168.31	Horticulture New Zealand	Support	The submitter seeks wording changes that are more consistent with the RMA.	Accept	11
FS1171.64	T & G Global	Support	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.	Accept	11
FS1198.7	Bathurst Resources Limited and BT Mining Limited	Support	The importance of the minerals industry to the economic wellbeing of the Waikato District needs to be recognised and provided for.	Accept	11
FS1275.2	Zeala Limited trading as Aztech Buildings	Support	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.	Accept	11
FS1319.21	New Zealand Steel Holdings Limited	Support	The extraction of mineral resources is a productive rural activity and existing extractive activities contribute to the wellbeing of the district.	Accept	11
FS1323.5	Heritage New Zealand Pouhere Taonga	Oppose	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.	Reject	11
FS1333.3	Fonterra	Support	For the reasons stated in the submission.	Accept	11
986.4	KiwiRail Holdings Limited (KiwiRail)	Neutral/Amend	Amend Section 1.12.8 Strategic objectives as follows (or similar amendments to achieve the requested relief): (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.	Accept	11
FS1273.7	Auckland Transport	Support	Auckland Transport supports the efficient utilisation of infrastructure, and protection of infrastructure from the adverse effects of inappropriate development.	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... (vii) Supporting productive rural activities, including mineral extraction...	Accept	11

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			AND Any other further or consequential amendments required.		
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	<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	11
367.42	Mercer Residents and Ratepayers	Support	Retain Section 1.12.8(vi) Strategic objectives.	Accept	11
FS1386.556	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	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	Accept	12

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			wellbeing outcomes.		
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
164.2	Hiini Kepa	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>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	13

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>		
12.5	Carl Ammon	Neutral/Amend	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
FS1387.1524	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
697.361	Waikato District Council	Neutral/Amend	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

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
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
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>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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
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>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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
FS1141.3	Shand Properties	Support	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.	Accept	13
FS1191.13	Shand Properties	Support	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.	Accept	13
FS1202.43	NZTA	Support	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.	Accept	13
FS1224.4	Ambury Properties	Support	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	Accept	13

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			<i>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>		
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/Amend	<i>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 Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.</i>	Reject	13
FS1387.1027	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	13
FS1168.32	Horticulture New Zealand	Support	<i>The submitter seeks amendments to 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. The submission supports HortNZs position on urban growth and the need to avoid loss of rural production land.</i>	Reject	13

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FS1202.45	NZTA	Support	<i>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</i>	Reject	13
FS1308.124	Surveying Company	Support	<i>Agree with the direction outline in this section.</i>	Reject	13
FS1377.262	Havelock Village Limited	Support	<i>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.</i>	Reject	13
FS1379.296	Hamilton City Council	Support	<i>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.</i>	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
FS1388.685	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
FS1202.44	NZTA	Support	<i>The Transport Agency supports the proposed change as it would provide greater clarity and direction for what are two quite different urban forms.</i>	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	13
FS1388.686	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</i>	Accept	13

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			<p><i>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>		
FS1269.140	Housing NZ	Support	Housing New Zealand supports the proposed amendment; to the extent it is consistent with its primary submission.	Reject	13
FS1377.128	Havelock Village Limited	Support	The Proposed Plan must give effect to the National Policy Statement on Urban Capacity (NPS-UDC).	Reject	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	<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
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><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	13

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			<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>		
FS1379.65	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 and subject to the relief sought.</i>	Reject	13
367.49	Mercer Residents and Ratepayers Committee	Support	Retain Section 4.1 Strategic Direction.	Accept	13
FS1386.557	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
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

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FS1379.45	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.	Reject	13
FS1386.166	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
198.7	Property Council New Zealand	Neutral/Amend	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
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	Add a new clause (c) to Objective 4.1.1 Objective - Strategic as follows: (c) <u>natural waterbodies</u>	Reject	13

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
		d	<u>are maintained or enhanced within integrated development for all towns promote park edge development for all open spaces, especially adjacent to water bodies.</u> AND 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>		
FS1387.1280	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	13
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/Amended	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	<i>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 other the natural environment to achieve the best environmental outcome from an urban perspective.</i>	Accept	13

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
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 include management controls to avoid, remedy and mitigate significant flood risk 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	13
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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	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.	Support	Affordable housing is needed.	Reject	13

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
	<i>Society.</i>				
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 Defence Inc. Society.	Support	<i>Affordable housing is needed.</i>	Reject	13
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
FS1388.290	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
FS1377.102	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.</i>	Reject	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	Reject	13

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			provided are anticipated to be located within the district's urban environments.		
FS1202.47	NZTA	Support	<i>The changes requested would add additional clarity to the plan and assist with understanding Councils proposed development framework.</i>	Reject	13
FS1377.21	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
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
FS1387.1483	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
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/Amend	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

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
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 Defence Inc. Society.	Support	<i>Affordable housing is needed.</i>	Reject	13
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	<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	13

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>		
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
FS1387.371	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
598.5	Withers Family Trust	Support	Retain Objective 4.1.1 (a) and (b) Strategic.	Accept	13
FS1388.1006	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

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>		
579.34	Lakeside Developments 2017 Limited	Support	Retain Objective 4.1.1 Strategic as notified.	Accept	13
524.11	Anna Noakes	Neutral/Amend	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><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
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 additional 13,300 – 17,500 dwellings are created during the period 2018 - 2045 to reflect market demands.	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	Reject	13

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			respect of the district's urban environments.		
FS1377.19	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	13
451.2	Steven & Teresa Hopkins	Support	Retain Objective 4.1.1 Strategic.	Accept	13
FS1388.320	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
FS1075.2	Steven & Teresa Hopkins	Support	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.	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 to support a compact urban form. 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	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	14

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
	Limited		<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>		
FS1387.1028	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
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/Amend	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

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
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
FS1223.14	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	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	<p>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.</p> <p>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.</p>	Reject	14
FS1281.3	Pokeno Village Holdings	Support	PVHL support this submission and seeks that development is enabled in areas with appropriate structure planning and infrastructure provision.	Accept	14

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
	<i>Limited</i>				
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	<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
FS1377.177	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>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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
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	Support	Future settlement should be consolidated in and around towns and villages as this represents well-established planning principles.	Accept	14

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
	<i>Properties Limited</i>				
466.32	Balle Bros Group Limited	Support	Retain Objective 4.1.2 Urban growth and development as notified.	Accept	14
FS1388.416	<i>Mercury Energy Limited</i>	<i>Oppose</i>	<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>	<i>Reject</i>	14
FS1168.33	<i>Horticulture New Zealand</i>	<i>Support</i>	<p><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.</i></p> <p><i>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.</i></p> <p><i>The submission supports HortNZs position on urban growth and the need to avoid loss of rural production land.</i></p>	<i>Accept</i>	14
FS1297.4	<i>CSL Trust & Top End Properties Limited</i>	<i>Support</i>	<i>Future settlement should be consolidated in and around towns and villages as this represents well-established planning principles.</i>	<i>Accept</i>	14
535.12	Hamilton City Council	Neutral/Amend	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	<i>Mercury Energy Limited</i>	<i>Oppose</i>	<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>	<i>Accept</i>	14

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>		
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
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><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
FS1297.3	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	

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
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	<i>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.</i>	Accept	14
FS1297.5	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
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	<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	14
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	<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
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

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
445.11	BTW Company	Neutral/Amend	Add a new policy after Policy 4.1.3 Location of development, as follows: <u>Structure Planning</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.	Reject	15
FS1388.298	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
FS1202.51	NZTA	Support	<i>The Transport Agency supports structure planning as a tool to appropriately integrate land use and infrastructure.</i>	Reject	15
FS1377.104	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 always an essential precursor to development.</i>	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	<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
FS1252.3	AH & DB	Support	<i>The identification of potential future growth areas is underway through the Hamilton-Auckland</i>	Reject	15

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	<i>Finlay Ltd</i>		<i>Corridor Plan and will be subject to further consideration though the Waikato Metropolitan Spatial Plan and the Future Proof Strategy (Stage 2) review.</i>		
<i>FS1254.3</i>	<i>WattleDowns Ltd</i>	<i>Support</i>	<i>The identification of potential future growth areas is underway through the Hamilton-Auckland Corridor Plan and will be subject to further consideration though the Waikato Metropolitan Spatial Plan and the Future Proof Strategy (Stage 2) review.</i>	<i>Reject</i>	<i>15</i>
<i>FS1256.4</i>	<i>Moeraki Farm Ltd</i>	<i>Support</i>	<i>The identification of potential future growth areas is underway through the Hamilton-Auckland Corridor Plan and will be subject to further consideration though the Waikato Metropolitan Spatial Plan and the Future Proof Strategy (Stage 2) review.</i>	<i>Reject</i>	<i>15</i>
<i>FS1260.3</i>	<i>K Badger and WR Badger Estate</i>	<i>Support</i>	<i>The identification of potential future growth areas is underway through the Hamilton-Auckland Corridor Plan and will be subject to further consideration though the Waikato Metropolitan Spatial Plan and the Future Proof Strategy (Stage 2) review.</i>	<i>Reject</i>	<i>15</i>
<i>FS1270.1</i>	<i>Malcolm MacDonald</i>	<i>Support</i>	<i>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.</i>	<i>Reject</i>	<i>15</i>
<i>FS1324.3</i>	<i>Robyn Ballard</i>	<i>Support</i>	<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>	<i>Reject</i>	<i>15</i>
<i>FS1377.55</i>	<i>Havelock Village Limited</i>	<i>Support</i>	<i>HVL supports the identification of future growth areas provided it is supported by adequate technical assessment and infrastructure servicing.</i>	<i>Reject</i>	<i>15</i>
<i>FS1379.382</i>	<i>Hamilton City Council</i>	<i>Oppose</i>	<p><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.</i></p> <p><i>Any potential zoning changes should wait until further detail through other planning processes is completed, such as:</i></p> <ul style="list-style-type: none"> <i>- the Metropolitan Spatial Plan</i> <i>- possible Strategic Agreements between Hamilton and Waikato District</i> <i>- infrastructure impacts and considerations of expanding urban areas beyond current planning</i> <i>- additional time to track how the major Ruakura inland port and associated development progresses.</i> <p><i>Over time, this position may change, but as it stands currently, subdivision in the Rural Zone</i></p>	<i>Accept</i>	<i>15</i>

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			<i>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>		
923.29	Waikato District Health Board	Neutral/Amended	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.	Reject	15
FS1387.1486	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
445.4	BTW Company	Neutral/Amended	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	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</i>	Reject	15

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
	Limited		updates to documents which occur outside RMA processes.		
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	15
FS1386.476	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
FS1329.1	Koning Family Trust and Martin Koning	Support	<p>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."</p> <p>The Policy should more accurately reflect the intentions of the Future Proof Growth Strategy.</p>	Reject	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	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 legislative requirements and strategic documents such as Future Proof the Future Proof Strategy Planning for Growth 2017.	Reject	15
FS1388.620	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
FS1297.7	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
FS1377.123	Havelock Village Limited	Oppose	<i>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.</i>	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 <u>and within existing urban limits.</u> (c) <u>Where possible, urban subdivision, use and development in the rural environment is avoided.</u> (c) Where possible, urban subdivision, use and development in the rural environment is avoided. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.	Reject	15
FS1387.1029	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
FS1168.36	Horticulture New Zealand	Support	<i>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></i> <i>(c) <u>Where possible, urban subdivision, use and development in the rural environment is avoided.</u></i> <i>The submission supports HortNZ's position on urban growth and the need to avoid loss of rural production land.</i>	Reject	15
FS1377.263	Havelock Village Limited	Support	<i>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.</i>	Reject	15
662.35	Blue Wallace Surveyors Ltd	Neutral/Amend	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	Reject	15

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			villages where infrastructure and services can be efficiently and economically provided. (b) Locate urban growth areas <u>only</u> where they are consistent with the <u>relevant Strategic Growth documents for the district</u> Future Proof Strategy Planning for Growth 2017 .		
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
FS1297.9	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
FS1379.227	Hamilton City Council	Oppose	<p>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.</p>	Accept	15
81.114	Waikato Regional Council	Neutral/Amended	<p>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.</p>	Reject	15
FS1223.15	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</p>	Accept	15

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			<i>designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk 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>		
FS1223.15	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	15
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

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466.33	Balle Bros Group Limited	Neutral/Amend	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. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk 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
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/Amend	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 only 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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	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>		
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
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	<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
FS1091.13	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	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	<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</i>	Accept	15

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			<p><i>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>		
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 include management controls to avoid, remedy and mitigate significant flood risk 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
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/Amend	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

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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
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</i></p>	Reject	15

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			<i>designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk 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>		
598.7	Withers Family Trust	Neutral/Amend	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	<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
FS1297.8	CSL Trust & Top End Properties Limited	Support	<p><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.</i></p> <p><i>The policy should reference other relevant strategic growth documents for the Waikato district.</i></p>	Reject	15
FS1377.178	Havelock Village Limited	Support	<i>HVL supports amendments that identifying that residential growth should occur in and around Pokeno in accordance with the Future Proof Strategy.</i>	Reject	15
680.51	Federated Farmers of New Zealand	Support	Retain Policy 4.1.3 Location of development, as notified.	Accept	15
FS1387.163	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	15

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>		
FS1171.66	T & G Global	Support	<i>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.</i>	Accept	15
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	<i>Transport supports the retention of the policy as notified.</i>	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</i></p>	Accept	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>		
535.13	Hamilton City Council	Neutral/Amend	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 manner with other development</u> ; and AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Reject	15
FS1388.688	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 Ca</i></p>	Accept	15
535.14	Hamilton City Council	Neutral/Amend	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><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
FS1091.19	GD Jones	Oppose	<i>Growth of townships shall be in accordance with the extent of zoning, with a separate growth map being superfluous.</i>	Accept	
81.116	Waikato Regional	Neutral/Amend	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	Reject	16

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
	Council		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.		
FS1223.17	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	16
FS1223.17	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	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><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</i></p>	Reject	16

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			<i>designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk 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>		
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	Reject	16

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			<i>zoned residential land or the creation of a future urban zone deferred zone.</i>		
524.39	Anna Noakes	Support	Retain Policy 4.1.4 Staging of development.	Accept	16
FS1388.635	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	16
535.15	Hamilton City Council	Support	Retain Policy 4.1.4 Staging of development.	Accept	16
FS1388.690	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	16
598.8	Withers Family Trust	Support	Retain Policy 4.1.4 Staging of development.	Accept	16
FS1388.1009	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</i></p>	Reject	16

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			<i>Waikato River Catchment is appropriate.</i>		
579.36	Lakeside Developments 2017 Limited	Support	Retain Policy 4.1.4 Staging of development.	Accept	16
FS1388.914	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	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><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
FS1091.9	GD Jones	Support	<i>The amendments provide for suitable flexibility for development should extensions to public reticulated networks not be feasible.</i>	Reject	17
749.97	Housing New Zealand Corporation	Neutral/Amend	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 existing town commercial centres, 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	Oppose	<i>At the time of lodging this further submission, neither natural hazard flood provisions nor</i>	Accept	17

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
	<i>Energy Limited</i>		<p><i>adequate flood maps were available, and it is therefore not clear from a land use management 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	<i>Garth and Sandra Ellmers</i>	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	<i>Mercury Energy Limited</i>	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>	Accept	17

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			<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>		
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
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: Achieve a minimum density of:</u> (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

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
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	<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</p>	Accept	17

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			<i>designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk 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	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	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	17
535.16	Hamilton City Council	Neutral/Amend	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 perspective, either how effects from a significant flood event will be managed, or whether the</i>	Accept	17

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			<p><i>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 Development s 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 perspective, either how effects from a significant flood event will be managed, or whether the	Reject	17

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			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		
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/Amend	Retain Policy 4.1.5(a) Density, except for the amendments sought below AND Amend Policy 4.1.5(a) Density as follows: Encourage Ensure higher density housing and retirement villages to be are 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	<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	17
FS1004.1	Tamahere Eventide Home Trust- Tamahere Eventide Retirement Village (submitter 769)	Oppose	<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> <i>The nature of retirement village living is changing:</i> <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> <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> <i>The existing Tamahere Eventide and Assisi retirement villages are both in semi-rural locations and would not comply with this requirement.</i> <i>Retain Policy 4.1.5(a) as notified.</i>	Accept	17
FS1104.17	Tamahere Eventide	Oppose	<i>Oppose the amendments sought to Policy 4.1.5(a): 'without being reliant on private vehicle use.'</i> <i>The rural zone is appropriate for a retirement village and is not accessible to public transport. The</i>	Accept	17

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
	Home Trust-Tamahere Eventide Retirement Village (submitter 769)		<i>nature of retirement villages is also changing, with many residents being able bodied and reliant on private vehicle use.</i>		
FS1005.4	Tamahere Eventide Home Trust-Atawhai Assisi Retirement Village (submitter 765)	Oppose	<p>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.</p> <p>The nature of retirement village living is changing:</p> <p>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.</p> <p>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.</p> <p>The existing Tamahere Eventide and Assisi retirement villages are both in semi-rural locations and would not comply with this requirement.</p> <p>Retain Policy 4.1.5(a) as notified.</p>	Accept	17
FS1313.22	Perry Group Limited	Oppose	<p>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.</p>	Accept	17
598.8	Withers Family Trust	Support	<p>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.</p>	Reject	17
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>	Accept	17
923.31	Waikato District Health Board	Support	<p>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.</p>	Reject	17
FS1387.1488	Mercury	Oppose	<p>At the time of lodging this further submission, neither natural hazard flood provisions nor</p>	Accept	17

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
	Energy Limited		adequate flood maps were available, and it is therefore not clear from a land use management 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.		
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/Amended	Add a new clause (c) to Policy 4.1.6 Commercial and industrial activities, as follows: (c) <u>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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	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
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	Oppose	At the time of lodging this further submission, neither natural hazard flood provisions nor	Accept	18

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
	Energy Limited		adequate flood maps were available, and it is therefore not clear from a land use management 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.		
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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	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 and 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
FS1322.11	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	Reject	18

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			<i>planes.</i>		
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	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
FS1149.5	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.	Accept	18
FS1157.2	Gordon Downey	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
FS1164.4	Tamara 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
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	Accept	18

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			<i>growth.'</i>		
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><i>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.</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
FS1306.12	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

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
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
FS1110.17	Synlait	Support	<p>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</p>	Accept	18

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
FS1182.4	Newstead Country School	Support	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.	Accept	18
FS1183.1	Noel Gordon Smith	Support	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.	Accept	18
FS1204.3	Christian & Natasha McDean	Support	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.	Accept	18
FS1216.3	Newstead Residents Association	Support	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.	Accept	18
FS1280.3	Dennis and Jan Tickelpenny	Support	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.	Accept	18
FS1322.19	Synlait	Support	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.	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) Electricity generation within the Huntly Power Station Heavy Industrial Zone.	Accept	18
FS1387.1546	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	18
81.119	Waikato Regional Council	Neutral/Amend	Retain Policy 4.1.6 Commercial and industrial activities.	Accept	18

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
FS1223.167	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.	Accept	18
FS1149.3	Gavin Lovegorve & Michelle Peddie	Support	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.	Accept	18
FS1164.3	Tamara Huaki	Support	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.	Accept	18
FS1165.3	Pekerangi Kee-Huaki	Support	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.	Accept	18
FS1166.3	Jarod Kowhai	Support	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.	Accept	18
FS1182.7	Newstead Country School	Support	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.	Accept	18
FS1204.6	Christian & Natasha McDean	Support	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.	Accept	18
FS1216.6	Newstead Residents Association	Support	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.	Accept	18
FS1280.6	Dennis and Jan Tickelpenny	Support	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.	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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the	Reject	18

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			<p>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>		
FS1306.22	Hynds Foundation	Support	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.	Accept	18
FS1341.19	Hynds Pipe Systems Limited	Support	<p>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.</p> <p>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.</p> <p>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.</p>	Accept	18
697.538	Waikato District Council	Neutral/Amend	Amend Objective 4.1.7 Character of Towns as follows: Development in the Residential, Village, Industrial, <u>Industrial Heavy</u> , Business Town Centre and Business zones is attractive...	Accept	19
FS1387.596	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
FS1110.4	Synlait	Support	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	Accept	19

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			<i>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>		
FS1264.14	Bootleg Brewery	Support	<p>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.</p> <p>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.</p>	Accept	19
FS1322.28	Synlait	Oppose	<p>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.</p>	Reject	19
81.120	Waikato Regional Council	Neutral/Amend	<p>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.</p>	Accept	19
FS1223.19	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	19

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>		
FS1223.19	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	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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	19
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	Neutral/Amend	Amend Objective 4.1.7-Character of Towns to provide better alignment with the associated	Accept	19

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
	District Health Board	d	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.		
FS1387.1491	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
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
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</u> <u>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	Oppose	<i>At the time of lodging this further submission, neither natural hazard flood provisions nor</i>	Accept	20

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
	<i>Energy Limited</i>		<p><i>adequate flood maps were available, and it is therefore not clear from a land use management 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>		
FS1087.6	<i>Ports of Auckland Limited</i>	<i>Oppose</i>	<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>	<i>Accept</i>	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 managing reverse sensitivity effects on the strategic transport infrastructure networks</u> AND Any consequential amendments to link and/or accommodate the requested changes.	Reject	20
FS1087.32	<i>Ports of Auckland Limited</i>	<i>Support</i>	<i>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.</i>	<i>Reject</i>	20
923.35	Waikato District Health Board	Neutral/Amend	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	<i>Mercury Energy Limited</i>	<i>Oppose</i>	<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>	<i>Accept</i>	20

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
918.14	Property Council New Zealand	Neutral/Amend	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/Amend	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><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
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	Support	Retain Policy 4.1.8 Integration and connectivity as notified.	Accept	20

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
	Agency				
FS1387.843	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	20
FS1273.11	Auckland Transport	Support	Auckland Transport supports the retention of this policy as notified.	Accept	20
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>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	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	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	Reject	21

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
	Limited		recognise that some characteristics may change as a result of urban development and change.		
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	It is important that the policy is flexible to recognise that landscape characteristics may be difficult to maintain as part of a development. The word "fundamental" is vague and can be interpreted in a variety of ways.	Reject	21
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/Amend	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/Amend	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/Amend	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

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
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
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

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
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
FS1386.192	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	22
FS1168.37	Horticulture New Zealand	Support	<i>The submitter supports a policy directive of avoidance of potential reverse sensitivity effects on existing intensive farming activities in Tuakau. The policy directive should be extended to all rural production activities.</i>	Reject	22
433.43	Auckland Waikato Fish and Game Council	Neutral/Amend	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.	Reject	23
FS1083.9	Ryburn Lagoon Trust Limited	Support	<i>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.</i>	Reject	23
FS1340.67	TaTa Valley	Oppose	<i>Effects on biodiversity are addressed elsewhere in the Plan and it is not necessary to include</i>	Accept	23

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			<i>these additional provisions.</i>		
FS1377.95	Havelock Village Limited	Oppose	Effects on biodiversity are addressed elsewhere in the Plan and it is not necessary to include these additional provisions.	Accept	23
749.99	Housing New Zealand Corporation	Neutral/Amend	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.	Reject	23
923.38	Waikato District Health Board	Neutral/Amend	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.	Reject	23
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): (vii) Avoids or manages reverse sensitivity effects on strategic transport infrastructure networks. 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	Reject	24

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			<i>primary submission.</i>		
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	<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
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) <u>Manages the balance between creating areas for growth and open space, and retaining an appropriate size and capacity flood plain, 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</i></p>	Reject	24

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			<i>Waikato River Catchment is appropriate.</i>		
FS1223.85	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	24
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	<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	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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	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>		
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 <u>by</u> ...	Accept	24
FS1387.597	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
FS1371.27	Lakeside development Limited	Support	<p><i>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.</i></p> <p><i>Will promote the sustainable management of resource and will achieve the purpose of the RMA 1991.</i></p> <p><i>Will enable the wellbeing of the community.</i></p> <p><i>Will meet the reasonably foreseeable need of future generations.</i></p> <p><i>Will enable the efficient use and development of the district's assets.</i></p> <p><i>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.</i></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><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</i></p>	Reject	24

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			<i>designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk 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>		
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
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> <u>(v) 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

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
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	<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
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

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
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; (iii) <u>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 <u>significant hazard and geotechnical constraints that are unable to be remedied or sufficiently mitigated to achieve an acceptable level of risk.</u> (v) <u>Ecological values are maintained or enhanced.</u> (vi) Development of areas with significant ecological value is avoided. AND Any further relief and/or amendments to other provisions as necessary to support the relief sought.	Accept	25
FS1387.1185	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
FS1349.1	Allen Fabrics Ltd.	Support	<i>The land as plan submitted is only of marginal use for rural purposes and its location is an ideal site for Industrial use.</i>	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 <u>where the geotechnical risk, ecological risk and the risk from any other hazards cannot be appropriately managed or mitigated.</u> with hazard, geotechnical and ecological constraints.	Accept	25
FS1387.815	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

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
FS1141.4	Shand Properties Limited	Support	<i>Terra Firma identify that the suitability of development should be based on risk and not the presence of a hazard or potential hazard. 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.</i>	Accept	25
FS1309.4	Bryan Morris	Support	<i>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. Terra Firma identify that the suitability of development should be based on risk and not the presence of a hazard or potential hazard. 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>	Accept	25
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	<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	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

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
FS1387.1494	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	25
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	<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
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): Reverse sensitivity effects on the strategic transport infrastructure networks <u>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</u> reverse sensitivity effects on the strategic transport infrastructure networks 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	Housing New Zealand opposes the proposed amendment; to the extent it is inconsistent with its primary submission.	Reject	26

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
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	<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
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

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
FS1387.116	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	26
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	Housing New Zealand opposes the proposed amendment; to the extent it is inconsistent with its primary submission.	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	<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	27
FS1171.68	T & G Global	Support	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.	Accept	27
FS1316.4	Alstra (2012)	Support	Support the intent of the submission to include other rural activities. However, we oppose the	Accept	27

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
	Limited		removal of reference to 'existing intensive farming' nothing that Alstra's poultry farms are well established activities.		
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
FS1387.1034	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	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>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	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

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
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	<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
FS1316.2	Alstra (2012) Limited	Oppose	<i>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.</i>	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 Ngaaruawaahia, 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

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
FS1387.117	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	27
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>At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	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

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
FS1387.1497	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	28
464.4	Perry Group Limited	Neutral/Amend	<p>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; <u>(iia) Future residential development 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.</p>	Accept	28
FS1388.377	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
FS1087.7	Ports of Auckland Limited	Oppose	<p>The submission seeks to enable residential intensification in close proximity to the Horotiu Industrial Estate, which is identified as a regionally significant industrial node.</p>	Reject	28

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
FS1333.8	Heritage New Zealand	Oppose	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.	Reject	28
FS1379.185	Hamilton City Council	Oppose	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 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.	Reject	28
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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the	Reject	28

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			<p><i>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>		
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 Whakakiteng a o Waikato Incorporated on behalf of Waikato Tainui	Support	<i>Support amendment in principle.</i>	Reject	28
FS1139.143	Turangawae	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
	<i>wae Trust Board</i>				
FS1149.6	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>	Reject	28
FS1157.3	Gordon Downey	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>	Reject	28
FS1164.5	Tamara Huaki	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>	Reject	28
FS1165.5	Pekerangi Kee-Huaki	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>	Reject	28
FS1182.14	Newstead Country Preschool	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>	Reject	28
FS1183.9	Noel Gordon Smith	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>	Reject	28
FS1202.48	NZTA	Support	<i>The Transport Agency supports greater consideration of potential effects of development and increased clarity on the wider settlement pattern.</i>	Reject	28
FS1333.9	Fonterra	Support	<i>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.</i>	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	<i>Housing New Zealand opposes the proposed amendment; to the extent it is inconsistent with its primary submission.</i>	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 <u>safety and efficiency</u> of the existing local road network; (a)(iii) Reverse sensitivity effects from the strategic transport infrastructure networks <u>on National Routes and Regional Arterials in accordance with</u>	Accept	28

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
			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.		
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

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
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
	<i>I Defence Inc. Society.</i>		<i>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.</i>		
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 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
FS1142.5	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 connections</u> 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

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
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

Submission number	Submitter	Support / oppose	Summary of submission	Recommendation	Section of this report where the submission point is addressed
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, <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>	Reject	30
FS1276.166	Whaingaroa Environmental Defence Inc. Society.	Support	<i>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.</i>	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 <u>is 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</i> is the only area that provides for the medium term growth and is are developed in	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 <u>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.</u>	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

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	<p>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></p>	Reject	30
824.8	Raglan Community Board	Neutral/Amend	<p>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></p>	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><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></p>	Accept	30
FS1276.14	Whaingaroa Environmental Defence Inc. Society	Oppose	<p>New green field development shouldn't be necessary, given that in 2009 it was predicted that adequate land existed for at least 40 years.</p>	Accept	
942.18	Tainui	Oppose	<p>Provide plans showing potential infill areas and statistics to justify redevelopment or infilling is</p>	Reject	30

			necessary in the context of Policy 4.1.18(a)(i) Raglan.		
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.</i> <i>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.</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	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.</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	31
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 ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.	Accept	32

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 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</i>	Reject	32

			<i>designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk 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>		
FS1223.29	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	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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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
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 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	Reject	33

			<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>		
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	<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
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	<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
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	<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
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 <u>and connected</u> communities through quality 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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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
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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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
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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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
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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	33

			<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>		
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
FS1386.562	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</i>	Accept	33

			<i>appropriate.</i>		
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)(ii) 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 management controls to avoid, remedy and mitigate significant flood risk 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
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	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	Reject	33

	Limited		<p>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>		
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	<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
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	<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
297.62	Counties Manukau Police	Neutral/Amend	<p>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></p>	Accept	33

FS1386.325	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
FS1114.5	Fire and Emergency	Support	<p>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.</p> <p>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).</p>	Accept	33
559.53	Heritage New Zealand	Neutral/Amend	<p>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</u> (viii) <u>Avoid adverse effects on historic heritage and cultural values.</u></p>	Accept	33
FS1388.806	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
697.554	Waikato District Council	Oppose	<p>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.</p>	Accept	33
FS1387.605	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</p>	Reject	33

			<i>ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i>		
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	<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	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	<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	34
FS1035.69	Pareoranga Te Kata	Support	<i>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.</i>	Reject	34
FS1108.119	Te Whakakitenga o Waikato Incorporated on behalf of Waikato Tainui	Support	<i>Amend policy to refer to low impact stormwater design to improve consistency with Policy 6.4.7.</i>	Reject	34
FS1139.107	Turangawae wae Trust Board	Support	<i>Amend Policy to refer to low impact storm water design to improve consistency with Policy 6.4.7.</i>	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	<i>Council needs to partner with Kaitiaki, mana whenua or review strategies with Waikato Tainui to ensure preservation and restoration of the Waikato River.</i>	Reject	34
FS1176.43	Watercare	Support	<i>Watercare supports clarifications to this policy for the reasons given in the submission.</i>	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	<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	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	<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	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	<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	34
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	Accept	34

			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.		
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	Waikato Tainui have sought amendment.	Accept	34
FS1377.43	Havelock Village Limited	Support	The policy provides for a planned, coordinated approach to subdivision, use, development and the provision of infrastructure.	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	Retain as notified, Waikato Tainui have sought amendment.	Reject	34
FS1139.136	Turangawae wae Trust Board	Oppose	Retain.	Reject	34
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</i>	Reject	34

			<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>		
FS1108.150	Waikato Tainui	Oppose	Retain as notified, Waikato Tainui have sought amendment.	Reject	34
FS1139.135	Turangawae wae 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
FS1223.43	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</i>	Reject	34

			<i>appropriate.</i>		
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
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	Accept	35

			<p>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>		
FS1223.44	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	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	<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	35
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	<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</p>	Accept	35

			<i>ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i>		
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. (d) Avoid undersized lots in the Village Zone.	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> <i>The submission supports HortNZs position on urban growth and the need to avoid loss of rural production land.</i>	Reject	35
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 <u>(b) Smaller lots size 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. (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</i>	Accept	35

			<p>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>		
FS1168.42	Horticulture New Zealand	Support	<p>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.</p> <p>The submission supports HortNZs position on urban growth and the need to avoid loss of rural production land.</p>	Reject	35
FS1202.57	NZTA	Support	<p>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.</p>	Reject	35
FS1287.42	Blue Wallace Surveyors	Support	<p>The Submitter supports this submission point as it promotes smaller lots sizes around existing centres as they represent appropriate areas for intensification.</p>	Reject	35
FS1377.252	Havelock Village Limited	Support	<p>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.</p>	Reject	35
302.40	EnviroWaste New Zealand Limited	Oppose	<p>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.</p>	Reject	36
766.42	Holcim (New Zealand) Limited	Neutral/Amend	<p>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.</p>	Reject	36
FS1387.1155	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	36
662.48	Blue Wallace Surveyors Ltd	Neutral/Amend	<p>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...</p>	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
FS1110.22	Synlait	Support	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.	Reject	36
FS1322.39	Synlait	Support	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.	Reject	36
FS1377.89	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	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	Reject	36

			consequential amendments or further relief to address the matters raised in the submission.		
FS1388.246	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
FS1388.246	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	36
FS1223.66	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
FS1223.66	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	36
FS1202.58	NZTA	Support	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.	Reject	36
81.201	Waikato Regional Council	Support	Retain Policy 4.7.5 Servicing requirements.	Accept	36
FS1223.45	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	Reject	36

			<p>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>		
FS1233.45	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	36
FS1176.23	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	36
378.60	Fire and Emergency New Zealand	Support	Retain Policy 4.7.5 Servicing requirements.	Accept	36
FS1035.167	Pareoranga Te Kata	Support	Fire safety and fire prevention to undertake training activities for fire fighters within the region.	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	<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	37
FS1114.6	Fire and Emergency	Support	<p>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.</p> <p>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).</p>	Accept	37
464.6	Perry Group	Neutral/Amend	Amend Policy 4.7.6 Co-ordination between servicing and development and subdivision, as follows:	Accept	37

	Limited		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) Ensure-Encourage development and subdivision: (i) Is-To be located in areas where infrastructural capacity has been planned and funded; (ii) Is-To be located in areas subject to an approved structure plan and provide sufficient infrastructure capacity to meet the demand identified in the structure plan; (iii) To achieves the lot yield anticipated in an approved structure plan; and (iv) To includes infrastructure provision for both the strategic infrastructure network and local infrastructure connections; 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. AND Any consequential amendments or further relief to address the concerns raised in the submission.		
FS1388.379	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 include management controls to avoid, remedy and mitigate significant flood risk 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
FS1087.9	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	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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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
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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	Accept	37

			<i>appropriate.</i>		
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 infrastructure <u>infrastructure capacity appropriate to the proposal is available, or is otherwise has been</u> planned and funded. AND Request any consequential changes necessary to give effect to the relief sought in the submission.	Accept	37
FS1387.856	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
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	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	Accept	37

	Limited		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.		
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
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	Accept	38

			<u>constraints or other topographical constraints.</u>		
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 <u>or other topographical constraints.</u>	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 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.	Accept	38
FS1387.857	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
FS1273.14	Auckland Transport	Support	Auckland Transport does not support the retention of policy 4.7.7 as worded in the Proposed District Plan, as it is inherently inconsistent with policy 4.7.6(a)(ii) which requires that subdivision and	Accept	38

			<i>development are located in Structure Planned areas with infrastructure capacity. 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.</i>		
FS1377.244	Havelock Village Limited	Support	<i>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.</i>	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	<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	38
FS1223.47	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>	Accept	38
FS1176.25	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	38
FS1379.17	Hamilton City Council	Support	<i>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.</i>	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	<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</i>	Reject	38

			<i>appropriate.</i>		
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 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
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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	38

			<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>		
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 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.	Reject	40
742.34	New Zealand Transport Agency	Support	Retain Policy 4.7.9 Connected neighbourhoods as notified.	Accept	40
FS1273.15	Auckland Transport	Support	<i>Auckland Transport supports the retention of the policy as notified.</i>	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	Support	Retain Policy 4.7.9(a) Connected neighbourhoods.	Accept	40

	Solutions Ltd				
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	<i>Housing New Zealand opposes the proposed amendment; to the extent it is inconsistent with its primary submission.</i>	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 <u>sensitive activities</u> 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 reverse sensitivity effects of locating new sensitive activities in the vicinity of Regionally Significant Industry or Regionally Significant Infrastructure.</u>	Accept	42
FS1387.1554	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	42
FS1110.19	Synlait	Oppose	<i>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.;</i>	Reject	42

			<i>To the extent that the submission point fails to address reverse sensitivity.</i>		
FS1110.23	Synlait	Support	<i>The submission point is supported as sensitive activities may concern a wider range of activities than just dwellings.</i>	Accept	42
FS1322.9	Synlait	Support	<i>The submission point is supported as sensitive activities may concern a wider range of activities than just dwellings.</i>	Accept	42
FS1350.7	Transpower Limited	Support	<i>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.</i>	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	<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	42
FS1168.46	Horticulture New Zealand	Support	<i>HortNZ seeks that the policy be expanded to cover all rural production activities and remains an avoidance policy.</i>	Accept	42
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 <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 <u>lawfully established and operating</u> 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. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk 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	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

	<i>BT Mining Limited</i>				
<i>FS1182.13</i>	<i>Newstead Country Preschool</i>	<i>Support</i>	<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>	<i>Reject</i>	<i>42</i>
<i>464.7</i>	<i>Perry Group Limited</i>	<i>Neutral/Amend</i>	<i>Amend Policy 4.7.11 Reverse sensitivity, as follows: Reverse sensitivity effects can be mitigated in many circumstances (for example, through consent conditions or land covenants). (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, minimise or appropriately mitigate 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.</i>	<i>Accept</i>	<i>42</i>
<i>FS1388.380</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. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk 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>Reject</i>	<i>42</i>
<i>FS1050.1</i>	<i>Kiwi Green NZ Limited</i>	<i>Support</i>	<i>Accept submission point insofar as it results in a change to Policy 4.7.11. The approach to reverse sensitivity effects of "avoiding" them is too restrictive and does not appropriately enable mitigation measures to be utilised.</i>	<i>Accept</i>	<i>42</i>
<i>FS1087.10</i>	<i>Ports of Auckland Limited</i>	<i>Oppose</i>	<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>	<i>Reject</i>	<i>42</i>
<i>FS1168.45</i>	<i>Horticulture New Zealand</i>	<i>Oppose</i>	<i>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.</i>	<i>Reject</i>	<i>42</i>
<i>FS1333.10</i>	<i>Fonterra</i>	<i>Oppose</i>	<i>The proposed amendment weakens the approach towards management of reverse sensitivity effects, particularly in respect of regionally significant industry and strategic industrial nodes.</i>	<i>Reject</i>	<i>42</i>
<i>FS1377.110</i>	<i>Havelock Village Limited</i>	<i>Support</i>	<i>The approach to reverse sensitivity effects of "avoiding" them is too restrictive and it is appropriate to manage reverse sensitivity effects.</i>	<i>Accept</i>	<i>42</i>
<i>419.90</i>	<i>Horticulture New Zealand</i>	<i>Oppose</i>	<i>Amend Policy 4.7.11(b) Reverse sensitivity, as follows: (b) Avoid potential reverse sensitivity effects of locating new dwellings in the vicinity of farming including horticulture, an intensive farming, extraction industry or industrial activity. AND Any consequential or additional amendments as a result of changes sought in the submission.</i>	<i>Accept</i>	<i>42</i>
<i>FS1171.48</i>	<i>T&G Global</i>	<i>Support</i>	<i>Support this submission as this will address potential reverse sensitivity issues between rural activities</i>	<i>Accept</i>	<i>42</i>

			<i>and subdivision.</i>		
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	<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
451.4	Steven & Teresa Hopkins	Oppose	Amend Policy 4.7.11(b) Reverse sensitivity, as follows: Avoid <u>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	<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
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 <u>for</u> reverse sensitivity effects <u>from the location of</u> 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	Accept	42

			consequential amendments to link and/or accommodate the requested changes.		
FS1269.84	Housing NZ	Oppose	Housing New Zealand opposes the proposed amendment; to the extent it is inconsistent with its primary submission.	Reject	42
FS1087.33	Ports of Auckland Limited	Support	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.	Accept	42
FS1176.289	Watercare	Support	Watercare supports this submission as it ensures any urban development addresses reverse sensitivity effects.	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</u> for 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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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
FS1062.94	Andrew and Christine Gore	Oppose	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.	Reject	42
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 <u>lawfully established and operating</u> 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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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
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	Accept	42

			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.		
FS1388.624	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
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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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
FS1223.48	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	42
FS1176.27	Watercare	Support	Watercare seeks that this policy includes consideration of reverse sensitivity effects on infrastructure.	Accept	42
FS1353.2	Tuakau Proteins Limited	Support	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.	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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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
FS1272.8	KiwiRail Holdings Ltd	Oppose	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.	Reject	42
FS1377.182	Havelock Village Limited	Support	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.	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 BT Mining Limited	Support	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.	Reject	42
FS1285.14	Terra Firma Mining Limited	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
FS1292.4	McPherson Resources Limited	Support	McPherson generally agree with the submission point and in particular support the inclusion of provisions which give recognition to quarries and extractive industries.	Reject	42
FS1322.4	Synlait	Support	The submission point reflects the matters that affect the aggregate industry as a whole.	Reject	42
FS1334.4	Fulton Hogan Limited	Support	Fulton Hogan generally agree with these submission points and in particular support the inclusion of provisions which give recognition to quarries and extractive industries.	Reject	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	Terra Firma Mining Limited	Support	Retain Policy 4.7.11(b) Reverse Sensitivity as notified.	Accept	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	Watercare	Support	Watercare supports policy recognition of reverse sensitivity effects on regionally significant infrastructure.	Accept	42
FS1345.22	Genesis Energy Limited	Support	For the reasons outlined in the Transpower submission.	Accept	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	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
FS1176.273	Watercare	Support	Watercare supports this submission point and seeks that this policy includes reverse sensitivity effects on infrastructure.	Reject	
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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	44
FS1061.19	Campbell Tyson	Support	Oppose the minimum average net site area of 875m2 and minimum net site area of 650m2 within the Te Kauwhata West Residential Area. The use of residential land needs to be recognised as the highest priority unless a feature within the	Reject	44

			<i>land is specifically identified as having other attributes worthy of retention.</i>		
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 specified conceptually provided for 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> <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
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>	Reject	45

			<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>		
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. 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. 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
FS1388.625	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	45
FS1281.21	Pokeno Village Holdings Limited	Oppose	<i>PVHL supports a structure planning process and therefore retention of this policy.</i>	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	<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	45

			<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>		
81.208	Waikato Regional Council	Support	Retain Policy 4.7.14 Structure and master planning.	Accept	45
FS1223.49	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
FS1223.49	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	45
FS1176.28	Watercare	Support	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.	Accept	45
FS1202.60	NZTA	Support	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.	Accept	45
FS1273.16	Auckland Transport	Support	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.	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	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	Reject	46

	New Zealand		activities in the Rural Zone. AND Any consequential changes needed to give effect to this relief.		
FS1387.167	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
FS1168.48	Horticulture New Zealand	Support	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.	Reject	46
FS1171.70	T & G Global	Support	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.	Reject	46
FS1275.5	Zeala Limited trading as Aztech Buildings	Support	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.	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 properties.	Reject	46
FS1379.80	Hamilton City Council	Oppose	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.	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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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
FS1379.72	Hamilton City Council	Oppose	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.	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	Oppose	Amend the Objective 5.1 The Rural Environment to maintain, enhance and improve the environment.	Reject	46

	Munro				
FS1386.42	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	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	<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	46
FS1375.1	Radio NZ	Oppose	<p>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.</p> <p>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.</p>	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	<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	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	Reject	46

			<p>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>		
522.1	Joy & Wayne Chapman	Support	Retain Objective 5.1.1 The rural environment, as notified.	Accept	46
FS1388.599	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	46
526.1	Roy & Lesley Wright	Support	Retain Objective 5.1.1 The rural environment, as notified.	Accept	46
FS1388.636	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	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) Countryside living is directed to defined locations and the effects of scattered countryside living and rural production is avoided. AND Any consequential or additional amendments as a result of changes sought in the submission.	Reject	46
FS1388.220	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	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	Reject	46

			<i>rather than development.</i>		
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: <u>(iv) natural ecological and hydrological integrity are protected;</u> <u>(v) existing recreational uses are protected and maintained;</u> <u>(vi) 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 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
FS1223.87	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	46
FS1083.104	Ryburn Lagoon Trust Limited	Support	The three additional clauses sought to the objective provide a more thorough set out resource management outcomes for the rural area.	Reject	46
FS1198.22	Bathurst Resources Limited and BT Mining Limited	Oppose	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.	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	Amend Objective 5.1.1 (a) The rural environment, as follows: (a) Subdivision, use and development within the rural environment where: (i) high class <u>and versatile</u> soils are protected <u>for primary productive use</u> and to maintain the productive land resources for future generations <u>rural activities</u> ; (ii) productive primary productive use and rural activities are supported <u>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</u> ; (iii) urban subdivision, use and development in the rural environment is avoided. <u>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> <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
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.</i> <i>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.</i> <i>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.</i> <i>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.</i> <i>The submitter considers these amendments are required to better meet the Waikato Regional Policy</i>	Reject	46

			<i>Statement Objective 3.25 Values of soils and Policy 14.2 directives.</i>		
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 ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.</i>	Accept	46
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	<i>Amend Objective 5.1.1 The rural environment, as follows: (a) Subdivision, use and development within the rural environment where: (i) high class soils and rural production land is are 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. (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.</i>	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. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk 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)	Support	<i>Support the intent to protect rural land for productive purposes.</i>	Reject	46

	<i>Limited</i>				
FS1376.2	Radio New Zealand	Support	<p>RNZ agrees that rural production land should be protected and that rural-residential should be in close proximity to urban areas.</p> <p>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.</p>	Reject	46
FS1379.49	Hamilton City Council	Oppose	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.	Accept	46
450.2	Rushala Farm Ltd	Oppose	No specific decision sought, but the submitter opposes Objective 5.1.1 (iii) The rural environment.	Reject	46
FS1388.318	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	46
FS1375.4	Radio NZ	Oppose	<p>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.</p> <p>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.</p>	Accept	46
FS1379.162	Hamilton City Council	Oppose	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.	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	<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	46
686.2	Reid	Support	Retain Objective 5.1.1 The Rural environment, as notified.	Accept	46

	Crawford Farms Limited				
FS1387.259	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	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	<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	46
532.1	Joanne & Kevin Sands	Support	Retain Objective 5.1.1 - The rural environment as notified.	Accept	46
FS1388.607	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	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	<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</p>	Reject	46

			<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>		
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
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	<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
544.1	KR & BC Summerville	Support	Retain Objective 5.1.1 The rural environment as notified.	Accept	46
FS1388.756	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
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 ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.	Reject	46
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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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
FS1062.67	Andrew and Christine Gore	Oppose	The rural environment as notified does not take into account all land situations.	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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	46

			<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>		
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
FS1388.590	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
FS1062.68	Andrew and Christine Gore	Oppose	<i>The rural environment as notified does not take into account fragmented land, amenity value and individual situations where land is uneconomic.</i>	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	<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

527.1	Mark Scobie	Support	Retain Objective 5.1.1 The rural environment, as notified.	Accept	46
FS1388.642	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	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	<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	46
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	<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	46
FS1062.22	Andrew and Christine Gore	Support	Important that development can happen on land that does not sufficiently support overall operation of rural activity.	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	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate	Reject	46

			<p>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>		
332.2	Gwyneth & Barrie Smith	Support	Retain Objective 5.1.1 The rural environment.	Accept	46
FS1386.457	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	46
364.1	Michael Innes	Support	Retain Objective 5.1.1 The rural environment.	Accept	46
FS1386.535	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	46
FS1062.32	Andrew and Christine Gore	Oppose	<p>Stronger wording is not required. Attention to circumstance is.</p> <p>There may be no other development possible for some land owners. If this designation stays they should be compensated.</p>	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	<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	46
FS1062.27	Andrew and Christine Gore	Oppose	<p>In some case high class soils are fragmented and unable to be used for production.</p> <p>Subdivision may be the best use. Policy should reflect that.</p>	Reject	46
372.25	Auckland City	Support	Retain Objective 5.1.1. The rural environment.	Accept	46

	Council				
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
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	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.	Reject	47
FS1202.61	NZTA	Support	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.	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): Manage 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 and to</u> 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	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.	Reject	47
FS1379.335	Hamilton City Council	Oppose	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.	Accept	47

