

APPENDIX I: TABLE OF SUBMISSION POINTS

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
182.4	Kirriemuir Trustee Limited	Support	No specific decision sought, but submission states general support for Chapter 13 Definitions, except as otherwise noted in supplementary points in the submission.	No reasons provided.	Accept	3.111 Miscellaneous
FS1386.165	Mercury NZ Limited for Mercury C	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
343.9	Michael Briggs for Harrison Grierson Consultants Limited on behalf of Rangitahi Limited	Support	Retain the definition for "Child Care Facility" in Chapter 13 Definitions.	The Submitter supports the inclusion of a definition for childcare facility.	Accept	3.68 'Education facility' and 'childcare facility'
FS1386.477	Mercury NZ Limited for Mercury C	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	

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411.1	Kelvin Norgrove	Support	Retain the definition of "commercial activity" in Chapter 13 Definitions, as notified.	The definition provides flexibility for a range of activities (such as restaurants, cafes, shops and offices) within both the Business Zone and Town Centre Business Zone, thus enabling mixed use developments in town centres.	Reject	3.62 'Commercial activity', 'commercial services' and 'retail activity'
418.2	Ethan Findlay	Neutral/Amend	Amend the definition of "earthworks" in Chapter 13 so that it excludes common farming practices such as cropping, paddock contouring, drainage improvement and planting. OR Amend Rule 22.2.3.1 P2(i) Earthworks general to increase the area and volumes permitted. AND Amend other parts of the district plan as necessary to give effect to the relief sought.	The rule renders typical farming activities unsustainable, given the need to carry out many of the farming activities listed above on areas greater than 2000m ² per annum. This rule does not appear to allow common rural activities or other effects of areas over 2000m ² per annum.	Deferred	3.43 'Earthworks'
FS1388.160	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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.	Deferred	
418.3	Ethan Findlay	Neutral/Amend	Amend the definition of "earthworks" to exclude common farming practices OR Amend Rule 22.2.3.1 P2(a)(iii) Earthworks - General to not apply to earthworks commonly carried out within 1.5m of boundaries such as planting, fencing, digging drains, tracks etc. AND Amend other parts of the district plan as necessary to give effect to the relief sought.	The submitter considers that P2(a)(iii) contradicts P1(a)(iii), the latter of which permits earthworks for tracks, fences or drains. It is therefore unclear what earthwork activities are permitted within a 1.5m boundary setback.	Deferred	3.43 'Earthworks'
FS1388.161	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	Deferred	

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				management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.		
425.1	Envirofert Limited	Support	Retain the definition for "Waste management" in Chapter 13 Definitions.	This definition is supported.	Accept	3.52 'Waste management'
FS1038.7	Simon Dromgool	Oppose	Seek that the whole of the submission be disallowed.	Envirofert seeks application of a more appropriate zone such as a "Specific Area zone." Oppose any special rules for a company that has been in breach of its consents on many occasions and in multiple ways. Neighbouring land had to be purchased because the site was built in breach of consent requirements. RMA consent rules should be consistent and without favour and breaches should result in revocation.	Reject	
425.2	Envirofert Limited	Support	Retain the definition for "Waste management facility" in Chapter 13 Definitions.	The definition is supported.	Reject	3.53 'Waste management facility'
FS1038.1	Simon Dromgool	Oppose	Seek that the whole submission be disallowed.	Envirofert seeks application of a more appropriate zone such as a "Specific Area zone." I oppose any special rules for a company that has been in breach of its consents on many occasions and in multiple ways. Neighbouring land had to be purchased because the site was built in breach of consent requirements. RMA consent rules should consistent and without favor and breaches should result in revocation.	Accept	
496.1	Andrea Millar for The Department of Corrections	Oppose	Add a new definition for "community corrections activity" in Chapter 13 Definitions, as follows: Community corrections activity Means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups. And any other consequential amendments required to give effect to this relief.	Non-custodial corrections activities (and the associated facilities) do not clearly fall within any of the current activity definitions of the Plan, and consequently are not specifically provided for under the rules of any of the zones. It would then default to discretionary or non-complying. Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safe	Accept in part	3.69 'Community corrections activity'
FS1269.134	Housing New Zealand Corporation	Support	Support in part.	Housing New Zealand supports the proposed amendment, to the extent it is consistent with its primary submission.	Accept in part	
FS1388.490	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed,	Reject	

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				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.		
496.2	Andrea Millar for The Department of Corrections	Oppose	Amend the definition of "community activity" in Chapter 13 Definitions, as follows: Community activity Means the construction and use of public land and buildings which provides for individual or community health, welfare, care, safety, recreation, cultural, ceremonial, spiritual, community corrections activities, art and craft purposes and includes cemeteries. AND Any other consequential amendments required to give effect to this relief.	A definition is provided for community activity but it does not specifically incorporate community corrections activities. Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. This is to allow for their reference and integration with the Plan. The amendment of the definition of community activity will result in community corrections activities becoming a subset of this definition. Adopting this approach means that community corrections activities can be considered together with community activities throughout the Plan where this is appropriate, whilst also allowing reference to them specifically where this is necessary.	Accept in part	3.66 'Community facility', 'community activity' and 'place of assembly'
FS1269.135	Housing New Zealand Corporation	Support	Support in part.	Housing New Zealand supports the proposed amendment, to the extent it is consistent with its primary submission.	Accept in part	
496.3	Andrea Millar for The Department of Corrections	Support	Retain the definition of "correctional facility" in Chapter 13 Definitions, as notified.	This will enable custodial corrections activities to be considered and provided for appropriately.	Accept in part	3.69 'Community corrections activity'
496.4	Andrea Millar for The Department of Corrections	Support	Retain the definition of "residential activity" in Chapter 13 Definitions as notified.	The submitter has self-care units both within the grounds of its correctional facilities and in the community. Self-care units are residential accommodation that are occupied by offenders nearing release (located on prison grounds) or following release (located in the community). They are designed to assist offenders with integration back into the community. They encompass a household living scenario. They have all the characteristics of residential activities. The proposed definition reflects living and care arrangements within the	Accept in part	3.21 'Residential activity'

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				community, including that undertaken by the Department in its self-care units.		
FS1388.491	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
543.2	Fellrock Developments Limited and TTT Products Limited	Support	Amend the definition of 'industrial activity' in Chapter 13 Definitions, as follows: Means the production, processing, bulk moving or storage in bulk of any materials, goods or products: and other accessory activities: ...	Supports the inclusion of a definition for industrial activities. This definition needs to be expanded to include activities that are accessory or incidental to the primary industrial activities such as fuel tanks, lunchrooms, etc.	Accept in part	3.44 'Industrial activity'
FS1388.751	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
548.3	Murray & Cathy McWatt for Grander Investments Limited	Neutral/Amend	Amend the definition of "cleanfill" in Chapter 13 Definitions, to be more consistent with WasteMINZ definition.	Support the inclusion of a definition of cleanfill. Amend definition to define what material can be used for cleanfill activities (e.g. re-contouring for roads and building platforms) to minimise risk of contamination of land and water from the use of inappropriate material. Definition of cleanfill is inconsistent with the national technical document for waste management in New Zealand - WasteMINZ Technical Guidelines for Disposal to Land. Different cleanfill standards can lead to inconsistencies between the	Accept in part	3.49 'Clean fill' and 'fill material'

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				Regional and District council acceptance criteria. The proposed District Plan definition of cleanfill is more akin to 'Controlled Cleanfill' in the WasteMINZ guidelines. See submission for full comparison of the definitions.		
548.4	Murray & Cathy McWatt for Grander Investments Limited	Neutral/Amend	Amend the definition for "Waste management facility" in Chapter 13 Definitions, as follows: waste management facilities include: disposal of waste to land (excluding cleanfill), landfills, cleanfills, commercial composting operations, recovery operations, transfer stations, recycling centres and resource recovery centres.	Definition needs to be in accordance with the WasteMINZ Technical Guidelines for Disposal to Land. The current definition only refers to Landfill and Cleanfill. Amend definition to accept cleanfill for disposal, distinct from where cleanfill is imported for rural production purposes, or to form building sites, roads etc. Cleanfill facilities should be provided for in appropriate zones (Rural and Industrial Zones) where the effects can be managed. Refer to submission for suggested waste management definition.	Accept in part	3.53 'Waste management facility'
591.7	Stevenson Waikato Ltd	Neutral/Amend	Amend the definition of "Extractive Industry" in Chapter 13 Definitions, as follows: ...The term also includes the removal, stockpiling and filling of overburden sourced from the same site and the following activities: blasting; storing, distributing and selling mineral products; accessory earthworks; treating stormwater and waste water; landscaping and rehabilitation of quarries; cleanfills and managed fills; recycling or reusing aggregate from demolition waste such as concrete, masonry, or asphalt; accessory activity and accessory buildings and structure such as weighbridges, laboratories and site offices. It includes all ...	The definition does not include all the activities commonly carried out at a quarry or other extractive industry.	Accept in part	3.46 'Mineral extraction and processing', 'Aggregate Extraction Activities' and 'Extractive Industry'
FS1377.170	Havelock Village Limited	Support	Support.	As an alternative to residential zoning, HVL seeks that land it controls be rezoned as Aggregate Extraction Zone. HVL supports amendments that provide greater flexibility for extractive industries.	Accept in part	
FS1334.10	Fulton Hogan Limited	Support	Allow in part by providing one definition which includes all activities undertaken at a quarry or other extractive industry as follows: Extractive Industry means taking, winning or extracting by whatever means, the naturally-occurring minerals (including but not limited to coal, rock, sand and gravel) and peat from under or on the land surface and includes: a) excavation, blasting, processing (crushing, screening, chemical separation, washing and blending); b) the storage, distribution, and sale of minerals or aggregates by wholesale to industry or by retail; c) ancillary earthworks; d) the removal and deposition of overburden; e) treatment of storm water and wastewater; f)	Support the intent of the submission point to ensure there is a definition that provides for all activities undertaken at a quarry or other extractive industry. We note that there is confusion created by the overlap in the definitions for "Aggregate Extraction Activities," "Extractive Industry" and "Mineral and Extraction and Processing."	Accept in part	

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			storage, management and disposal of tailings; g) landscaping and rehabilitation work., including cleanfilling; h) ancillary activities and ancillary buildings and structures; and i) residential accommodation necessary for security purposes; and j) recycling and reusing aggregate from demolition waste such as concrete, masonry or asphalt k) internal roads and access tracks Delete all other related definitions and replace "aggregate extraction activities" and "mineral extraction and processing" with the term "Extractive Industry" throughout the rules of the Proposed District Plan.			
FS1146.8	Gleeson Quarries Huntly Limited on behalf of	Support	We agree with the proposed amendments in relation to the "Extractive Industry definition" as the submission identifies all the activities associated with an extractive industry and mineral processing.	We seek that the whole of the submission is allowed in order to enable the efficient operation of extractive industries and all associated activities.	Accept in part	
FS1292.10	McPherson Resources Limited	Support	Allow in part by providing one definition which includes all activities undertaken at a quarry or other extractive industry as follows: Extractive Industry means taking, winning or extracting by whatever means, the naturally-occurring minerals (including but not limited to coal, rock, sand and gravel) and peat from under or on the land surface and includes: (a) excavation, blasting, processing (crushing, screening, chemical separation, washing and blending); (b) the storage, distribution and sale of minerals or aggregates by wholesale to industry or by retail; (c) ancillary earthworks; (d) the removal and deposition of overburden; (e) treatment of storm water and waste water; (f) storage, management and disposal of tailings; (g) landscaping and rehabilitation work, including clean filling; (h) ancillary activities and ancillary buildings and structures; and (i) residential accommodation necessary for security purposes; and (j) recycling and reusing aggregate from demolition waste such as concrete, masonry or asphalt (k) internal roads and access tracks. Delete all other related definitions and replace "aggregate extraction activities" and "mineral extraction and processing" with the term "Extractive Industry" throughout the rules of the Proposed District Plan.	Support intent of submission to ensure there is a definition that provides for all activities undertaken at a quarry or other extractive industry. We note that there is confusion created by the overlap in the definitions for "Aggregate Extraction Activities," "Extractive Industry" and "Mineral and Extraction and Processing."	Accept in part	
676.8	T&G Global Limited	Not Stated	Retain the definition of "Building" in Chapter 13 Definitions which excludes structures that are permeable and less than 4m in height to protect crops for agricultural use, except for the amendments sought below. AND Amend the definition of "Building" in Chapter 13 Definitions to exclude buildings that protect crops for horticultural use. AND Any further or consequential amendments necessary to address the concerns raised in the submission.	No reasons provided.	Deferred	3.17 'Building'
FS1168.90	Horticulture New Zealand	Support	Allow the submission.	The submitter seeks the amendment of the definition of "Building" in Chapter 13 Definitions to exclude buildings that protect crops for horticultural use.	Deferred	

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FS1387.143	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
691.1	McPherson Resources Limited	Neutral/Amend	Delete the definitions for "Aggregate Extraction Activities", "Extractive Industry", "Mineral Extraction and Processing" from Chapter 13 Definitions. AND Add a replacement definition for "Mineral and Aggregate Extraction Activities" to Chapter 13 Definitions as follows (or words to similar effect): Mineral and Aggregate Extraction Activities Means those activities associated with mineral and aggregate extraction, including: Excavation, blasting, processing (crushing, screening, washing and blending); The storage, distribution and sale of minerals and aggregates by wholesale to industry or by retail; Ancillary earthworks; The removal and deposition of overburden; Treatment of stormwater and wastewater; Landscaping and rehabilitation work, including cleanfilling; Ancillary buildings and structures; and Residential accommodation necessary for security purposes AND Any consequential amendments or alternative relief to give effect to the matters raised in the submission.	There are three different definitions in the PDP covering a range of extractive industries: aggregate extraction activities, mineral extraction and processing, and the extractive industry. This adds unnecessary confusion that can be avoided by removing the superfluous definitions and retaining only one for 'mineral and aggregate extraction activities' as proposed.	Accept in part	
FS1334.11	Fulton Hogan Limited	Support	Allow in part by providing one definition which includes all activities undertaken at a quarry or other extractive industry as follows: Extractive Industry means taking, winning or extracting by whatever means, the naturally-occurring minerals (including but not limited to coal, rock, sand and gravel) and peat from under or on the land surface and includes: a) excavation, blasting, processing (crushing, screening, chemical separation, washing and blending); b) the storage, distribution, and sale of minerals or aggregates by wholesale to industry or by retail; c) ancillary earthworks; d) the removal and deposition of overburden; e) treatment of storm water and wastewater; f) storage, management and disposal of tailings; g) landscaping and rehabilitation work., including cleanfilling; h) ancillary activities and ancillary buildings and structures; and i) residential	Support the intent of the submission point to ensure there is a definition that provides for all activities undertaken at a quarry or other extractive industry. We note that there is confusion created by the overlap in the definitions for "Aggregate Extraction Activities," "Extractive Industry" and "Mineral and Extraction and Processing."	Accept in part	

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			accommodation necessary for security purposes; and j) recycling and reusing aggregate from demolition waste such as concrete, masonry or asphalt k) internal roads and access tracks Delete all other related definitions and replace "aggregate extraction activities" and "mineral extraction and processing" with the term "Extractive Industry" throughout the rules of the Proposed District Plan.			
FS1146.7	Gleeson Quarries Huntly Limited on behalf of	Support	The different definitions that deals with aggregate extraction causes confusion. One comprehensive definition will provide consistency and will avoid confusion.	We seek that part of the submission is allowed. It is supported that the different definitions are merged into a single definition, but we recommend that the extractive activities as listed by Submission 591.7 is included in the definition.	Accept	
FS1319.22	New Zealand Steel Holdings Limited	Support	Seeks the deletion of the definitions for 'Aggregate extraction activities,' 'Extractive industry' and 'Mineral extraction and processing' and the replacement with a definition for "Extractive Activity," as defined in NZS's original submission point 827.50.	NZS's original submission (point 827.28, 827.29 and 827.50) has also sought amendments to these definitions to reduce duplication and inconsistency. 'Mineral extraction and processing,' 'Aggregate Extraction Activities' and 'Extractive Industry' are all defined in the Proposed District Plan. There is overlap between the terms and creates potential for confusion and inconsistency.	Accept in part	
723.8	Tyler Sharratt on behalf of Winstone Aggregates	Support	Retain the definition of "Clean fill" in Chapter 13 Definitions.	No reasons provided.	Reject	3.49 'Clean fill' and 'fill material'
746.5	The Surveying Company	Oppose	Amend the definition of "dwelling" in Chapter 13: Definitions to consider the Building Act and Resource Management Act definition AND Amend the definition of "dwelling" in Chapter 13 Definitions to exclude the following: Mobile home Campervan Tent Caravan Cabin Motel Boarding-house Hotel Travellers' accommodation Hostel Special housing developments.	This definition is vague. Where a term has a defined meaning in the RMA, the term should not be redefined in Plans. Cross reference the Act so that, if any amendment is made to the legislation, the plan does not need to be changed. It is noted that the Building Act 2004 provides a definition of 'household unit' that, from an initial assessment, looks like it could be usefully applied in a planning sense.	Accept in part	3.22 'Residential unit' and 'dwelling'
FS1387.905	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	

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FS1318.1	Viaduct Harbour Nominees Limited	Support	Deletion of rule is preferred and general residential zone rules are preferred. If not acceptable to WDC 700m2 is supported.	To support greater density of development and future growth.	Accept in part	
746.9	The Surveying Company	Support	Amend the definition of "height control plane" in Chapter 13: Definitions to refer to an angle of 45 degrees. AND Amend the illustration within the definition for "Height Control Plane" in Chapter 13: Definitions to show an angle of 45 degrees.	45 degrees is clear and easy to measure. 45 degrees is consistent with many other district plans across New Zealand.	Reject	3.42 'Height control plane' and 'height in relation to boundary'
FS1387.909	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
781.1	Ministry of Education	Neutral/Amend	Amend Chapter 13 Definitions, by deleting the definition of 'Education facility' and replacing with a new definition as follows: Education facility Means premises where groups of people are given tuition and training on a formal basis and includes childcare facilities, schools, tertiary education institutions and specialised training facilities, and their ancillary administrative, cultural and health facilities. Education Facilities: means land and/or buildings used to provide regular instruction or training and includes schools, community education, early childhood education, tertiary education institutions, work skills training centres, outdoor education centres and sports training establishments and includes their ancillary administrative and support facilities (including cultural, recreational, communal or accommodation).	The Ministry of Education supports the principle that education facilities are defined. However, in order to comprehensively recognise the range of activities that may be provided at an education facility, the relief sought will accurately reflect the activities that may be required to support the efficient and effective provision of this education. The proposed definition is consistent with what the Ministry has provided for other district plans and is in line with the Ministry's national standards for all education facilities.	Reject	3.68 'Education facility' and 'childcare facility'
FS1168.116	Horticulture New Zealand	Support	Accept submission in part.	The submitter seeks that the definition of educational facility is amended and include early childhood education. This is supported as the effects of such centres are similar to other educational facilities however for clarity the definition should specifically state child care facilities.	Reject	
FS1202.135	New Zealand Transport Agency	Support	Support submission point 781.1.	Transport Agency supports Council maintaining discretion b. the extent to which the activity may adversely impact on the transport network.	Reject	

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FS1387.1210	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
781.2	Ministry of Education	Oppose	Delete the definition of "Child care facility" from Chapter 13: Definitions.	The notified definition does not accurately reflect the broad range of activities associated with a child care facility, including other education facilities. The requested definition of 'education facility' includes facilities for early childhood education as addressed elsewhere in the submission.	Reject	3.68 'Education facility' and 'childcare facility'
FS1387.1211	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
FS1168.114	Horticulture New Zealand	Support	Accept submission.	The submitter seeks that the definition of child care facility is deleted and included within the definition of educational facilities. This is supported as the effects of such centres are similar to other educational facilities.	Reject	
796.1	New Zealand Defence Force	Neutral/Amend	Add a definition for "Temporary Military Training Activities" into Chapter 13 Definitions, as follows: Temporary Military Training Activity means a temporary training activity undertaken for defence purposes in accordance with the Defence Act 1990.	There currently is no definition. A definition is necessary to identify that temporary military training activities are separate from other temporary events. It will provide clarity and ensure particular controls that are appropriate for social, cultural and recreational events do not apply to temporary military training	Accept in part	3.73 'Temporary military training activity'

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				activities. Specific rules would then apply for temporary military training activities to ensure any potential adverse effects are appropriately managed. Use a standardised definition for all district plans nationwide to be consistent with national planning standards approach. A number of district councils have incorporated the recommended definition or similar during their district plan review process.		
FS1387.1259	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
821.4	The Poultry Industry Association of New Zealand; I Brinks NZ Chicken; The Egg Producers Federation of on behalf of	Neutral/Amend	Amend the definition of "Industrial activity" in Chapter 13 Definitions, as follows: Means the production, processing, bulk moving or storage in bulk of any materials, goods or products and includes poultry hatcheries: Production includes: ...	Due to the effects, poultry hatcheries can be an activity provided for in the Rural or Industrial Zones.	Reject	3.44 'Industrial activity'
FS1265.44	Mainland Poultry Limited	Support	Allow the amendment of the definition of 'Industrial Activity.'	Support the intent of the submission as poultry hatcheries activities include processing and bulk storage of eggs and chicks in a manner that is consistent with industrial activities.	Reject	
836.9	Rebecca Dearden on behalf of Powerco	Support	Retain the definition of "Earthworks" in Chapter 13: Definitions as notified.	No reasons provided.	Reject	3.43 'Earthworks'
877.6	Leigh Michael Shaw & Bradley John Hall	Neutral/Amend	Add to Chapter 13: Definitions a separate definition for "Sleepout" as per the Franklin Section of the Operative District Plan.	There needs to be a separate definition for this as it was in the Franklin Section of the Operative District Plan	Reject	3.26 'Sleepout'
FS1387.1452	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				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.		
197.13	Jeska McHugh for NZ Pork	Oppose	Amend the definition for "Building" in Chapter 13 Definitions to clearly exclude mobile shelters for outdoor pigs from the definition of building.	The definition must clearly exclude mobile shelters for outdoor pigs from the definition of building.	Deferred	3.17 'Building'
FS1342.53	Federated Farmers	Support	Allow submission point 197.13.	FFNZ agrees the definition of building should not capture mobile animal shelters and believe it is an unintended drafting consequence.	Deferred	
FS1386.197	Mercury NZ Limited for Mercury C	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
197.14	Jeska McHugh for NZ Pork	Neutral/Amend	Retain the definition for "Minor Dwelling" in Chapter 13 Definitions AND Amend the Proposed District Plan to include provisions for onsite farm workers accommodation of sufficient size to accommodate a family.	The submitter supports the recognition of the need for additional dwellings on rural properties, ancillary to the principal dwelling. There is a lack of provision of onsite farm workers accommodation of sufficient size to accommodate a family.	Accept in part	3.24 'Minor dwelling' and 'minor residential unit'
197.16	Jeska McHugh for NZ Pork	Neutral/Amend	Amend the definition for "Sensitive land use" in Chapter 13 Definitions as follows: Means an education facility including a childcare facility, waananga, and kohanga reo, a residential activity, papakainga building, rest home, retirement village, travellers accommodation, home stay, health facility or hospital, cafes, restaurants, tourism/entertainment activities, community services.	Sensitive land use activities from a pork production perspective are broader than the activities listed in the proposed definition and are activities often located or seeking to locate in rural areas.	Deferred	3.36 'Sensitive land use' and 'reverse sensitivity'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
FS1168.108	Horticulture New Zealand	Support	Allow the submission.	The submitter correctly identifies that sensitive land use activities are broader than the activities listed in the proposed definition and are activities often located or seeking to locate in rural areas.	Deferred	
FS1340.32	TaTa Valley Limited	Oppose	Oppose.	The submitter opposes submission point 197.16 as it is considered to be overly restrictive.	Deferred	
FS1386.199	Mercury NZ Limited for Mercury C	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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.	Deferred	
197.31	Jeska McHugh for NZ Pork	Neutral/Amend	Amend the definition for "Earthworks" in Chapter 13 Definitions to include the following: burying of material infected by unwanted organisms as declared by Ministry for Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993.	The plan should identify this to avoid delay in responding to a biosecurity threat.	Deferred	3.43 'Earthworks'
FS1277.129	Waikato Regional Council	Support	SUPPORT with amendment. Amend the definition for "Earthworks" in Chapter 13 Definitions to include the following: burying of material infected by unwanted organisms as declared by Ministry for Primary Industries Chief Technical Officer or a pest specified as a pest in a pest management plan or an emergency declared by the Minister under the Biosecurity Act 1993..	The amendments allow for the management of biosecurity issues.	Deferred	
FS1168.91	Horticulture New Zealand	Support	Allow the submission.	The submitter seeks the amendment of the definition for "Earthworks" in Chapter 13 Definitions to include the following: burying of material infected by unwanted organisms as declared by Ministry for Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993. The plan should identify this to avoid delay in responding to a biosecurity threat.	Deferred	
197.34	Jeska McHugh for NZ Pork	Neutral/Amend	Amend the definition of Impervious Surface in Chapter 13 Definitions as follows: Means a surface such as a road, rooftop, footpath, paving, decking, swimming pool, patio, driveway, vehicle access and maneuvering area or highly-compacted soil	The definition must exclude farm tracks.	Reject	3.98 'Impervious Surface'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			that is not vegetated and does not infiltrate runoff. It excludes wooden decks with spacing between boards of 4mm or more, where water is allowed to drain through to a permeable surface below the deck. It excludes farm tracks comprised of compacted surfaces ancillary to rural production activities.			
FS1168.105	Horticulture New Zealand	Support	Allow the submission.	Seeks that the definition of impervious surface must exclude farm tracks.	Reject	
FS1342.54	Federated Farmers	Support	Allow submission point 197.34.	FFNZ agrees the definition of impervious surfaces should exclude farm tracks and believe it would have been an unintended drafting consequence to capture them.	Reject	
FS1386.209	Mercury NZ Limited for Mercury C	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
281.16	Zeala Ltd for Trading as Aztech Buildings	Neutral/Amend	Amend the definition of "Fill Material" in Chapter 13: Definitions as follows: Means material used for filling activities including, but not limited to, materials such as sand, soil, clay or aggregate.	Clarify that the list is not inclusive - other materials could be fill such as sand.	Accept in part	3.49 'Clean fill' and 'fill material'
281.17	Zeala Ltd for Trading as Aztech Buildings	Neutral/Amend	Amend the definition of "Impervious Surface" in Chapter 13: Definitions as follows: Means a surface such as a road, rooftop, footpath, paving, decking, swimming pool, patio, driveway, vehicle access and manoeuvring area or highly-compacted soil that is not vegetated and does not infiltrate runoff. It excludes wooden decks with spacing between boards of 4mm or more, or surfaces such as gobi paving, where water is allowed to drain through to a permeable surface below the deck.	Definition is unduly restrictive and does not cater for 'pervious' materials that may be used for driveways etc.	Reject	3.98 'Impervious Surface'
302.49	Jeremy Talbot for Barker & Associates Limited on behalf of EnviroWaste New Zealand Limited	Oppose	Amend the definition for "Clean Fill" in Chapter 13 Definitions to be consistent with the clean fill Material definition in the WasteMINZ Technical Guidelines for Disposal to Land. This	For consistency.	Accept in part	3.49 'Clean fill' and 'fill material'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			reads: Clean Fill Material Virgin excavated natural materials (VENM) such as clay, soil and rock that are free of: - combustible, putrescible, degradable or leachable components; - hazardous substances or materials (such as municipal solid waste) likely to create leachate by means of biological breakdown; - products or materials derived from hazardous waste treatment, stabilisation or disposal practices; - materials such as medical and veterinary waste, asbestos, or radioactive substances that may present a risk to human health if excavated; - contaminated soil and other contaminated materials; and - liquid waste When discharged to the environment, clean fill material will not have a detectable effect relative to the background. AND Amend the Proposed District Plan to make consequential amendments or additional amendments to address the matters raised in the submission.			
FS1374.5	Zeala Limited trading as Aztech Buildings	Support	Allowed.	It is noted that 'Fill Material' is also defined leading to possible confusion, particularly where the definition seems exclusive of material that could be used for 'filling'. A more inclusive definition/s is required than in the Proposed Waikato District Plan.	Accept in part	
310.15	Fiona McNabb for Whaingaroa Raglan Affordable Housing Project	Neutral/Amend	Amend the definition of 'minor dwelling' in Chapter 13 Definitions, to allow more than one minor dwelling per site. AND Amend Rule 16.3.1 Dwelling to allow more than one primary dwelling and one minor dwelling per site.	Increased building density in residential zoned land can increase the availability of affordable housing. Increased density while meeting the height to boundary and other restrictions Rule 16.3 currently restricts numbers of dwellings per site therefore requiring discretionary resource consent adding to the cost of development. Amending Rule 16.3 as suggested enables affordable development design in residential zoned land to maximize the number of dwellings on a site without discretionary consent. Other councils have made similar changes, e.g. Auckland & Wellington, to enable increased density by right within the rules of the plan.	Accept	3.24 'Minor dwelling' and 'minor residential unit'
FS1379.69	Hamilton City Council	Oppose	Null	HCC opposes the submission to amend the definition of 'minor dwelling' in Chapter 13 to enable more than one primary dwelling and more than one minor dwelling per site. The definition of 'minor dwelling' is applied across different zones. The proposed amendments have the potential to increase the density of development in the Rural Zone. The key purpose of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth.	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
FS1276.24	Whaingaroa Environmental Defence Inc. Society	Support	WED seeks that the whole of the submission be allowed subject to adding 'subject to appropriate safeguards to amenities and the environment.'	Affordable housing is needed, but large scale building has not so far created affordable housing and can destroy other amenities.	Accept	
FS1386.370	Mercury NZ Limited for Mercury C	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
343.11	Michael Briggs for Harrison Grierson Consultants Limited on behalf of Rangitahi Limited	Neutral/Amend	Amend the definition for "Community Activity" in Chapter 13 Definitions to exclude childcare facilities. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in this submission.	The definition is broad and need to be updated to specifically exclude child care facilities so there is no confusion, particularly to make it clear that the maximum floor area limits for those activities are not relevant to child care facilities.	Accept in part	3.66 'Community facility', 'community activity' and 'place of assembly'
378.11	Fire and Emergency New Zealand	Neutral/Amend	Retain the definition of "Commercial activity" in Chapter 13 Definitions on the assumption that it includes emergency services. AND Amend the definition of "Commercial Activity" in Chapter 13 Definitions, as follows: Means the use of land and buildings which provides social and cultural services and facilities for the general public in respect of emergency services, education, and religion. Community facilities and leisure, may be associated with health clinics, schools, churches, probation and periodic detention centres. AND Amend the Proposed District Plan to make further or consequential amendments as necessary to address the matters raised in the submission.	Fire and Emergency New Zealand supports the definition on the assumption that the definition is intended to encompass emergency services. However, Fire and Emergency New Zealand considers that, in order to provide clarity, the definition should be expanded to make explicit mention of emergency services.	Reject	3.66 'Community facility', 'community activity' and 'place of assembly'
FS1388.22	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.		
FS1035.116	Pareoranga Te Kata	Support	Obtain statement of performance expectation (SPE) to allow submission to be accepted.	Fire safety and fire prevention to undertake training activities for fire fighters within the region.	Reject	
378.12	Fire and Emergency New Zealand	Neutral/Amend	Add a new definition of "emergency services" to Chapter 13 Definitions as follows: Emergency Services Means the New Zealand Police, Fire and Emergency New Zealand, and hospital and health services. AND Amend the Proposed District Plan to make further or consequential amendments as necessary to address the matters raised in the submission.	New definition will provide greater clarity to plan users and to support the relief sought elsewhere in the submission. Proposed definition reflects the definition included in section 4 of the Civil Defence Emergency Management Act 2002.	Accept in part	3.71 'Emergency services'
FS1035.118	Pareoranga Te Kata	Support	Obtain statement of performance expectation (SPE) to allow submission to be accepted.	Fire safety and fire prevention to undertake training activities for fire fighters within the region.	Accept in part	
FS1035.117	Pareoranga Te Kata	Support	Obtain statement of performance expectation (SPE) to allow submission to be accepted.	Fire safety and fire prevention to undertake training activities for fire fighters within the region.	Accept in part	
FS1269.116	Housing New Zealand Corporation	Support	Null	Housing New Zealand supports the proposed amendment, to the extent it is consistent with its primary submission.	Accept in part	
FS1388.23	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
378.13	Fire and Emergency New Zealand	Neutral/Amend	Add a new definition for "Emergency services training and management activities" to Chapter 13: Definitions, as follows: Emergency services training and management activities Means the training activities, operational support and other non-emergency activities undertaken by the New Zealand Police, Fire and Emergency New Zealand, and hospital and health services. AND Amend the Proposed District Plan to make further or consequential amendments as necessary to address the matters	Inclusion of the definition will provide greater clarity to plan users and to support the relief sought elsewhere in this submission.	Accept in part	3.72 'Emergency services training and management activities'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			raised in the submission.			
FS1035.119	Pareoranga Te Kata	Support	Obtain statement of performance expectation (SPE) to allow submission to be accepted.	Fire safety and fire prevention to undertake training activities for fire fighters within the region.	Accept in part	
FS1388.24	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
389.10	Jonathan Quigley for J and T Quigley Ltd	Neutral/Amend	Amend the definition of "Rural Activities" in Chapter 13: Definitions to confirm that childcare is included or provide more examples of what rural industry activities would be. AND Amend the Proposed District Plan to include all necessary, consequential or further relief required to give effect to the submission.	This is necessary to recognise JTQL activities.	Reject	3.56 'Rural industry'
FS1342.66	Federated Farmers	Oppose	Disallow submission point 389.10.	It is unclear what the submitter is referring to by the term 'childcare'. If it relates to childcare facilities then that is inappropriate to be defined as rural activity. The activity may be able to occur in the rural zone, with any effects managed via the rules framework. FFNZ opposes the inclusion of childcare into the definition of Rural activities	Accept	3.56 'Rural industry'
FS1168.129	Horticulture New Zealand	Oppose	Reject submission.	Rural activities should not include childcare facilities as this should be included as part of educational facilities.	Accept	3.56 'Rural industry'
394.30	Gwenith Sophie Francis	Oppose	Delete the definition of "High class soils" in Chapter 13 Definitions, and replace with the following: (i) Elite soils (Class I); and (ii) Prime Soils (Class II) and AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.	Recognise that not all high quality soils are the same and that there is a difference between 'elite soils' (Class I) and prime soils (Class II and some III).	Deferred	3.59 'High class soils'
FS1168.103	Horticulture New Zealand	Oppose	Disallow the submission.	Seeks the deletion of the definition of "High class soils" in Chapter 13 Definitions, and replace with the following: (i) Elite soils (Class I); and (ii) Prime Soils (Class II) and	Deferred	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				The definition proposed by the submitter does not align with the Waikato Regional Policy Statement.		
402.10	Tuakau Proteins Limited	Neutral/Amend	Amend the definition of "Industrial Activity" in Chapter 13 Definitions, as follows (or words to similar effect: Industrial Activity Means the production, processing, bulk moving or storage in bulk of any materials, goods or products: Production includes: (a) manufacturing; and (b) assembly from components. Processing includes: (a) repair; (b) servicing; (c) maintenance; and (d) assembly of materials, goods or product. Bulk storage includes: (a) warehousing. Rural industry activities are included within the definition of industrial activity. OR Amend policies such as Policy 4.1.10 Tuakau that only mention "industrial activity" to also refer to "rural industry" (or words to similar effect). AND Any consequential amendments and/or additional relief to give effect to the concerns raised in the submission.	Tuakau Protein Limited does not consider that the definition of Industrial activity is adequately described. Being an activity that has been changed from located in the Business to Industrial Zone, it is interpreted that Tuakau Protein Limited would therefore fit within the Rural Industry and subsequently the Industrial Activity definitions to ensure consistency.	Accept in part	3.44 'Industrial activity'
405.10	Counties Power Limited	Neutral/Amend	Amend the definition of "earthworks" in Chapter 13 Definitions, to clarify as to whether all forms are included in the definition e.g. thrusting/drilling. Thrusting and drilling should not be included in the definition of "earthworks".	To ensure the definition is clear and whether all forms of earthworks that can occur with infrastructure activities are included.	Deferred	3.43 'Earthworks'
FS1176.63	Watercare Services Ltd	Support	Null	Watercare supports this submission as further clarification of the definition will assist with the provision of infrastructure.	Deferred	3.43 'Earthworks'
FS1323.104	Heritage New Zealand Pouhere Taonga	Oppose	That the amendments are declined.	HNZPT considers that thrusting and drilling could have adverse effects on cultural and archaeological sites.	Deferred	3.43 'Earthworks'
405.16	Counties Power Limited	Support	Retain the definition of "Utility allotment" in Chapter 13 Definitions, as notified.	No reasons provided.	Accept	3.4 'Utility Allotment'
FS1211.40	First Gas Limited on behalf of First Gas	Support	Allow	First Gas supports the retention of the definition of utility allotment within Chapter 13 as notified	Accept	
419.31	Jordyn Landers for Horticulture New Zealand	Oppose	Amend the definition of 'Building' in Chapter 13 Definitions (the specific amendments sought are addressed elsewhere in the submission) OR Amend Rule 22.3.7.1 P2 (a) Building Setbacks - All boundaries, as follows: (a) A non-habitable building (excluding artificial crop protection structures) located on a Record of Title less than 1.6ha must be set back a minimum of: ... AND Amend Rule 22.3.7.1 P4 (a) Building Setbacks - All boundaries, as follows: (a) A non-habitable building (excluding artificial crop protection structures) located on a Record of Title 1.6ha or more must be set back a minimum of: ... AND Add a new permitted activity to Rule 22.3.7.1 Building Setbacks - All boundaries, as follows: PX Artificial crop protection structures that comply with Rule 22.1.2 PX Artificial crop protection structures AND Amend Rule 22.3.7.1 RD1 (a) Building Setbacks - All boundaries, as	The submitter supports the distinction between habitable and non-habitable buildings and particularly supports the proposed setbacks for habitable buildings in the Rural Zone. To maximise viability, cultivation and planting often occur within 1m of the site boundary. The proposed setback would not be achievable for any existing or many future horticultural operations. The submitter seeks that artificial crop protection structures be excluded from this rule and that a new rule be inserted to address effects specific to these structures.	Deferred	3.17 'Building'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			follows: (a) A building that does not comply with Rule 22.3.7.1 P1, P2, P3 or P4 or PX AND Any consequential or additional amendments as a result of changes sought in the submission.			
FS1171.25	Phoebe Watson for Barker & Associates on behalf of T&G Global	Support	Allow the submission.	This submission seeks to exclude artificial crop protection structures from Rule 22.3.7 Building setbacks. In the alternative to excluding artificial crop protection structures from the definition of building, specific provision should be made for the set back of these structures from the boundary as it is appropriate, given the permeable nature of these structures, to enable them to locate closer to the boundary than other buildings.	Deferred	
433.15	Mischa Davis for Auckland Waikato Fish and Game Council	Neutral/Amend	Add a definition for "lake" to Chapter 13: Definitions as follows: Lake means a body of fresh water which is entirely or nearly surrounded by land. AND/OR Any alternative relief to address the issues and concerns raised in the submission.	To avoid doubt, the term 'lake' should be defined as per the Resource Management Act.	Accept in part	3.106 'Lake'
FS1223.73	Mercury NZ Limited	Support	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure perspective. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk 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	
433.16	Mischa Davis for Auckland Waikato Fish and Game Council	Neutral/Amend	Add a definition for "river" to Chapter 13: Definitions as follows: River means a continually or intermittently flowing body of fresh water, and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal. AND/OR Any alternative relief to address the issues and concerns raised in the submission.	To avoid doubt, the term 'river' needs to be defined as per the Resource Management Act.	Accept in part	3.107 'River'
FS1340.60	TaTa Valley Limited	Oppose	Oppose.	The submitter opposes submission point 433.16 and the definition which has been proposed for a 'River'. Including modified watercourses in the definition for a River seems overly restrictive for such features as	Accept in part	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				Rivers tend to contain more restrictive rules and are more natural water bodies.		
FS1223.74	Mercury NZ Limited	Support	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure perspective. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk 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	
433.17	Mischa Davis for Auckland Waikato Fish and Game Council	Neutral/Amend	Add a definition for "water" to Chapter 13: Definitions as follows: Water - (a) means water in all its physical forms whether flowing or not and whether over or under the ground; (b) includes fresh water, coastal water, and geothermal water. (c) does not include water in any form while in any pipe, tank, or cistern. AND/OR Any alternative relief to address the issues and concerns raised in the submission.	To avoid doubt, the term 'water' needs to be defined as per the Resource Management Act.	Accept in part	3.108 'Water'
FS1223.75	Mercury NZ Limited	Support	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure perspective. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk 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	
433.18	Mischa Davis for Auckland Waikato Fish and Game Council	Neutral/Amend	Add a definition for "water body" Chapter 13: Definitions as follows: Water body means fresh water or geothermal water, in a river, lake, stream, pond, wetland, or aquifer, or any part thereof that is not located within the coastal marine area. AND/OR Any alternative relief to address the issues and concerns raised in the submission.	To avoid doubt, the term 'water body' needs to be defined as per the Resource Management Act.	Accept in part	3.109 'Waterbody'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
FS1223.76	Mercury NZ Limited	Support	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure perspective. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk 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	
433.19	Mischa Davis for Auckland Waikato Fish and Game Council	Neutral/Amend	Add a definition for "maimai" to Chapter 13: Definitions as follows: Maimai - game bird shooting shelter structures. AND/OR Any alternative relief to address the issues and concerns raised in the submission.	A definition for 'maimai' is required which is consistent with the Building Act 2004. These structures are accepted around much of New Zealand as a permitted activity.	Reject	3.79 'Maimai'
FS1083.7	Ryburn Lagoon Trust Limited	Support	Maimai should be exempt from setback from waterbody requirements and as such it is appropriate to include a definition.	Allow the submission point to the extent that the definition 'Maimai - game bird shooting shelter structures' as sought is added. The definition under the Building Act is for other purposes and may not be appropriate for resource management purposes.	Reject	
FS1223.77	Mercury NZ Limited	Support	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure perspective. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk 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	
FS1293.32	Department of Conservation	Support	Seek that the submission point is allowed in part.	The Director-General support the inclusion of a definition of a maimai, however, requests further parameters to ensure maimai structures do not create significant adverse effects on waterbodies, including, but not limited to size restrictions.	Reject	
433.48	Mischa Davis for Auckland Waikato Fish and Game Council	Neutral/Amend	Add a new definition to Chapter 13: Definitions for "urban subdivision, use and development". AND/OR Any alternative	No reasons provided.	Reject	3.84 'Urban subdivision, use

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			relief to address the issues and concerns raised in the submission.			and development'
FS1223.88	Mercury NZ Limited	Support	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure perspective. Mercury considers it is necessary to analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk 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	
466.54	Brendan Balle for Balle Bros Group Limited	Neutral/Amend	Amend the definition for "High Class Soils" in Chapter 13 Definitions after consultation with Pukekohe Vegetable Growers Association and HortNZ to further define high class soils.	The submitter supports the definition of High Class Soils, however, consider that other soils should also be included, such as areas of peat soil which are currently high producing areas for commercial vegetable growing, examples of such areas are located in Te Kauwhata, Waikati and Mercer. There are also areas where LUC III are used for commercial vegetable production, such as areas around Pukekawa.	Deferred	3.59 'High class soils'
466.55	Brendan Balle for Balle Bros Group Limited	Neutral/Amend	Add a definition for "Reverse Sensitivity" into Chapter 13 Definitions as follows: means the potential for the operation of an existing lawfully established activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an existing activity.	Terms used in the plan should be defined. The Draft National Planning Standards includes a definition of reverse sensitivity.	Reject	3.36 'Sensitive land use' and 'reverse sensitivity'
FS1388.426	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.		
FS1353.7	Tuakau Proteins Limited	Support	Null	TPL support the inclusion of a definition of "reverse sensitivity"	Reject	
FS1168.107	Horticulture New Zealand	Support	Allow the submission.	Seeks to add a definition for "Reverse Sensitivity" into Chapter 13 Definitions.	Reject	
471.24	Andrew Wood for CKL	Oppose	Add a definition for the term "Environmental Protection Area" to Chapter 13: Definitions AND Add "Environmental Protection Area" to the planning maps. AND Any consequential amendments necessary.	The intent and extent is not clear.	Accept	3.96 'Environmental protection area'
FS1388.453	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
496.11	Andrea Millar for The Department of Corrections	Support	Retain the definition of "Residential unit" in Chapter 13 Definitions.	The submitter has self-care units both within the grounds of its correctional facilities and in the community. Self-care units are residential accommodation that are occupied by offenders nearing release (located on prison grounds) or following release (located in the community). They are designed to assist offenders with integration back into the community. They encompass a household living scenario. They have all the characteristics of residential activities. The definition reflects living and care arrangements, such as those provided within self-care units monitored by the Department. The definition recognises and captures a variety of household types.	Accept in part	3.22 'Residential unit' and 'dwelling'
FS1388.497	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				a land use management 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.		
496.12	Andrea Millar for The Department of Corrections	Neutral/Amend	Add a new definition for "household" in Chapter 13 Definitions, as follows: Household Means a person or group of people who live together as a unit whether or not: (a) Any or all of them are members of the same family; or (b) One or more members of the group (whether or not they are paid) provides day-to-day care, support and supervision to any other member(s) of the group. AND Any other consequential amendments required to give effect to this relief.	The submitter has self-care units both within the grounds of its correctional facilities and in the community. Self-care units are residential accommodation that are occupied by offenders nearing release (located on prison grounds) or following release (located in the community). They are designed to assist offenders with integration back into the community. They encompass a household living scenario. They have all the characteristics of residential activities. The definitions of residential activity and residential unit refer to household, however no definition is provided for such. A new definition provides for clarity. It captures modern living arrangements, including the sort that are supported within self-care facilities provided by the department - not limited to a family unit or flatting agreement.	Reject	3.23 'Household'
FS1269.137	Housing New Zealand Corporation	Support	Support in part.	Housing New Zealand supports the proposed amendment, to the extent it is consistent with its primary submission.	Reject	
FS1388.498	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
524.30	Anna Noakes	Neutral/Amend	Retain definition of "Fill material" except for the amendments sought below AND Amend the definition of "Fill material" in Chapter 13 Definitions, as follows: Means material used for filling activities including, but not limited to, materials such as sand, soil, clay or aggregate.	Support in part. Clarify that the list is not inclusive - other materials could be fill such as sand.	Accept in part	3.49 'Clean fill' and 'fill material'
524.31	Anna Noakes	Neutral/Amend	Amend the definition for "Impervious surface" in Chapter 13 Definitions, as follows: Means a surface such as a road, rooftop, footpath, paving, decking, swimming pool, patio, driveway, vehicle access and manoeuvring area or highly-compacted soil that is not vegetated and does not infiltrate runoff. It excludes wooden decks with spacing between boards of 4mm or more, or surfaces such as gobi paving, where water is allowed to drain through to a permeable surface below the deck.	Support in part. Definition is unduly restrictive and does not cater for 'pervious' materials that may be used for driveways etc.	Reject	3.98 'Impervious Surface'
FS1388.631	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
548.10	Murray & Cathy McWatt for Grander Investments Limited	Neutral/Amend	Add a new definition for "Cleanfill facility" in Chapter 13 Definitions, as follows: A facility where clean fill material is accepted for disposal Excludes: Storage and use of clean fill material within an earthworks site for the purpose of engineering contours for specific activities; Placement of clean fill material associated with road construction and road maintenance activities; and Onsite storage and use of overburden or aggregate by-product that is clean fill material associated with mineral extraction activities.		Accept in part	3.50 'Cleanfill facility'
FS1388.774	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed,	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				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.		
574.14	TaTa Valley Limited	Neutral/Amend	Amend the definition for "Travellers' Accommodation" in Chapter 13 Definitions, as follows: ...and recreation facilities for the use of the guests staying at the site. It includes hotels... AND Any consequential amendments and other relief to give effect to the matters raised in the submission.	It is commonplace for members of the public to use certain amenities or facilities at accommodation whilst not necessarily staying onsite (e.g. hotel restaurant).	Accept	3.29 Travellers' accommodation' and 'visitor accommodation'
FS1388.823	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
FS1301.56	New Zealand Health Food Park Limited	Support	Support the submission in its entirety.	TaTa Valley Limited controls land in southern Pokeno at 242 Bluff Road, Pokeno. TaTa Valley's submission is to amend the plan to enable the development of its site into a major tourism destination, known as the "TaTa Valley Resort." Health Food Park supports the improved tourism offerings that this will provide for the area, this in turn brings more consumers to the area, showcase New Zealand's rural character and significantly enrich the region socially and economically.	Accept	
FS1303.56	Charlie Harris	Support	I also support the original submission by Ta Ta Valley Limited in its entirety.	Ta Ta Valley Limited controls land in southern Pokeno at 242 Bluff Road, Pokeno. TaTa Valley's submission is to amend the plan to enable the development of its site into a major tourism destination, known as the "Ta Ta Valley Resort". I Support the improved tourism offerings that this will provide for the area, showcase	Accept	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				New Zealand rural character and significantly enrich the region socially and economically.		
FS1369.15	Ngati Tamaoho Trust	Oppose	Null	Oppose including Hotels under travellers' accommodation.	Reject	
574.16	TaTa Valley Limited	Neutral/Amend	Amend the definition for "Temporary Event" in Chapter 13 Definitions, as follows: Means a social, cultural or recreation event that has a duration of less than 72 hours, including entertainment events, carnivals, festivals, fairs, markets, and exhibitions, and associated temporary buildings and car parks. AND Any consequential amendments and other relief to give effect to the matters raised in the submission.	Reference to duration is more appropriately included in the permitted activity standards, and as such should be removed from the definition.	Accept	3.75 'Temporary event'
FS1303.58	Charlie Harris	Support	I also support the original submission by Ta Ta Valley Limited in its entirety.	Ta Ta Valley Limited controls land in southern Pokeno at 242 Bluff Road, Pokeno. TaTa Valley's submission is to amend the plan to enable the development of its site into a major tourism destination, known as the "Ta Ta Valley Resort". I Support the improved tourism offerings that this will provide for the area, showcase New Zealand rural character and significantly enrich the region socially and economically.	Accept	
FS1301.58	New Zealand Health Food Park Limited	Support	Support the submission in its entirety.	TaTa Valley Limited controls land in southern Pokeno at 242 Bluff Road, Pokeno. TaTa Valley's submission is to amend the plan to enable the development of its site into a major tourism destination, known as the "TaTa Valley Resort." Health Food Park supports the improved tourism offerings that this will provide for the area, this in turn brings more consumers to the area, showcase New Zealand's rural character and significantly enrich the region socially and economically.	Accept	
FS1108.93	Te Whakakitenga o Waikato Incorporated (Waikato-Tainui)	Oppose	Null	Inappropriate amendment.	Reject	
FS1139.84	Turangawaewae Trust Board	Oppose	Null	Inappropriate amendment.	Reject	
574.21	TaTa Valley Limited	Oppose	Amend the definition of "Informal Recreation" in Chapter 13 Definitions, as follows: Means any activity whose primary aim is the enjoyment of leisure of a primarily non-competitive, casual nature. It includes amenity and conservation plantings, children's play areas, shelters, and public toilets and other buildings necessary for the maintenance of the park. AND Any consequential amendments and other relief to give effect to the matters raised in the submission.	It is not appropriate to provide for "other buildings necessary for the maintenance of the park" because this is too loose of a statement. There are rules in place in regard to bulk and location of buildings and it is considered that any buildings should be considered in accordance with those rules. Deleting the reference in the definition will avoid large buildings being built as of right under this definition.	Accept in part	3.77 'Informal recreation'
FS1301.63	New Zealand Health Food Park Limited	Support	Support the submission in its entirety.	TaTa Valley Limited controls land in southern Pokeno at 242 Bluff Road, Pokeno. TaTa Valley's submission is to amend the plan to enable the development of its site into a major tourism destination,	Accept in part	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				known as the "TaTa Valley Resort." Health Food Park supports the improved tourism offerings that this will provide for the area, this in turn brings more consumers to the area, showcase New Zealand's rural character and significantly enrich the region socially and economically.		
FS1303.63	Charlie Harris	Support	I also support the original submission by Ta Ta Valley Limited in its entirety.	Ta Ta Valley Limited controls land in southern Pokeno at 242 Bluff Road, Pokeno. TaTa Valley's submission is to amend the plan to enable the development of its site into a major tourism destination, known as the "Ta Ta Valley Resort". I Support the improved tourism offerings that this will provide for the area, showcase New Zealand rural character and significantly enrich the region socially and economically.	Accept in part	
574.22	TaTa Valley Limited	Neutral/Amend	Add a definition to Chapter 13 Definitions, for "Workers Accommodation", as follows: Means a dwelling for people whose duties require them to live onsite. This definition includes seasonal workers. AND Any consequential amendments and other relief to give effect to the matters raised in the submission.	The operation of the proposed Resort and other activities is likely to require some staff to live onsite and as such, a definition is required.	Deferred	3.31 'Workers accommodation'
FS1171.61	Phoebe Watson for Barker & Associates on behalf of T&G Global	Support	Allow the submission to extent consistent with this further submission.	This submission proposes a definition of workers accommodation. This submission is supported to the extent that such a definition would assist with the application of a rule providing for worker accommodation for those reasons provided for in the submission by T & G Global.	Deferred	
FS1348.16	Perry International Trading Group Limited	Support	Null	PITGL supports the inclusion of a new definition for "Workers accommodation", however suggest an amendment as follows: 'Farm Workers accommodation' Accommodation for people whose duties require them to live on-site, and in the rural zones for people who work on the site or in the surrounding rural area. The proposed wording acknowledges that a broader range of activities in the Rural Zone can require accommodation or people whose duties require them to live on-site. PITGL also request that in addition to the amendments sought above, 'worker accommodation' should become a permitted activity in the Rural Zone, subject to the appropriate standards.	Deferred	
FS1139.86	Turangawaewae Trust Board	Oppose	Null	Inappropriate amendment.	Deferred	
FS1108.95	Te Whakakitenga o Waikato Incorporated (Waikato-Tainui)	Oppose	Null	Inappropriate amendment.	Deferred	
FS1303.64	Charlie Harris	Support	I also support the original submission by Ta Ta Valley Limited in its entirety.	Ta Ta Valley Limited controls land in southern Pokeno at 242 Bluff Road, Pokeno. TaTa Valley's submission is to amend the plan to enable the development of its	Deferred	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				site into a major tourism destination, known as the "Ta Ta Valley Resort". I Support the improved tourism offerings that this will provide for the area, showcase New Zealand rural character and significantly enrich the region socially and economically.		
FS1301.64	New Zealand Health Food Park Limited	Support	Support the submission in its entirety.	TaTa Valley Limited controls land in southern Pokeno at 242 Bluff Road, Pokeno. TaTa Valley's submission is to amend the plan to enable the development of its site into a major tourism destination, known as the "TaTa Valley Resort." Health Food Park supports the improved tourism offerings that this will provide for the area, this in turn brings more consumers to the area, showcase New Zealand's rural character and significantly enrich the region socially and economically.	Deferred	
FS1388.825	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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.	Deferred	
576.32	Transpower New Zealand Ltd	Support	Retain the definition for "Building" in Chapter 13 Definitions, as notified.	The submitter supports the proposed definition of 'building' insofar as the definition has the same meaning as that within the Building Act 2004, which excludes a Network Utility Operator pylon from the definition of a building.	Accept in part	3.17 'Building'
FS1134.26	Counties Power Limited	Support	Seeks that the submission point be allowed.	Supports the definition as it refers to the definition under the Building Act.	Accept in part	
576.34	Transpower New Zealand Ltd	Support	Retain the definition for "Functional Need" in Chapter 13 Definitions, as notified.	The term 'Functional need' is used within Policy 6.1.2(a)(i) (noting that the term 'functional' is also elsewhere in the plan but is not specific to 'need'). On the basis the Proposed District Plan also contains the term 'Operational need' and this term is also used within Policy 6.2.1, the definition is supported.	Accept in part	3.74 'Functional need' and 'operational need'
FS1211.35	First Gas Limited on behalf of First Gas	Support	Allow	First Gas supports the submission which seeks to retain the definition of Functional Need as notified.	Accept in part	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
576.45	Transpower New Zealand Ltd	Support	Retain the definition for "Sensitive land use" in Chapter 13 Definitions, as notified.	The definition of 'sensitive land use' is used within Policy 6.2.5 and 6.2.6 specific to the National Grid, as well as within Chapter 14. The definition is supported insofar as it is applied to the National Grid corridor management provisions within the Proposed District Plan.	Accept in part	3.36 'Sensitive land use' and 'reverse sensitivity'
576.80	Transpower New Zealand Ltd	Neutral/Amend	Add a new definition for "Identified area" to Chapter 13 Definitions. AND Amend the Proposed District Plan to make consequential amendments to address the matters raised in the submission.	The submitter supports the intent of the policy in that infrastructure development I certain areas should require greater consideration. However, it is unclear what exactly constitutes as an "identified area" as the term is not defined within the Proposed District Plan, but is used within policies and widely throughout the rules. While 'lists' of identified areas are provided within the Proposed District Plan provisions in Rule 14.1(3) and Rule 22.4.5, these lists are not consistent and therefore could be confusing to plan users as to whether an "identified area" is caught by the policy or numerous rules which refer to "identified areas".	Accept	3.95 'Identified area'
FS1176.141	Watercare Services Ltd	Support	Null	Watercare supports this new definition as it will provide clarification and will assist with the implementation of the provisions which reference identified areas.	Accept	
578.42	Ports of Auckland Limited	Support	Retain the definition of "Accessory building" in Chapter 13 Definitions, as notified.	Support the definition as notified.	Reject	3.25 'Accessory building'
FS1388.849	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
578.43	Ports of Auckland Limited	Not Stated	Add clause (f) to the definition of "building", as follows: Building Has the meaning in the Building Act 2004, excluding: ... (g) a structure that is permeable and less than 4 metres in height to protect crops for agricultural use.; or; (f) cargo and containers associated with industrial activities within the Horotiu Industrial	The stacking of cargo and containers is a permitted activity in the Industrial Zone and will be carried out daily in the inland freight hub. Cargo and containers should be excluded from the definition of 'building'.	Deferred	3.17 'Building'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			Park. AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.			
FS1388.850	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
578.44	Ports of Auckland Limited	Support	Retain the definition of "building coverage" in Chapter 13 Definitions, as notified.	Support the definition as notified.	Reject	3.18 'Building coverage'
578.45	Ports of Auckland Limited	Support	Retain the definition of "Building platform" in Chapter 13 Definitions, as notified.	Support the definition as notified.	Accept	3.20 'Building platform'
578.47	Ports of Auckland Limited	Support	Retain the definition of "Gross floor area" in Chapter 13 Definitions, as notified.	Support the definition as notified.	Reject	3.19 'Gross floor area' and 'GFA'
578.50	Ports of Auckland Limited	Support	Retain the definition of "Heavy vehicle" in Chapter 13 Definitions, as notified.	Support the definition as notified.	Accept	3.94 'Heavy vehicle'
578.51	Ports of Auckland Limited	Not Stated	Amend the definition of 'Height' in Chapter 13 Definitions as follows: Height Means, in relation to a structure, the vertical No account shall also be taken of: lift wells; lift towers; elevator and stair bulkheads; roof water tanks; machinery rooms; plant, including cooling towers, air-conditioning units, including any access walkways and screening directly associated with the plant; cranes; derricks; reefer gantries; cargo stacking and lifting devices; conveyors; stacking of cargo; telecommunications equipment associated with industrial	There are a range of ancillary structures that are necessary to ensure the efficient day-to-day operation of the industrial activities, including the inland freight hub, which may have the potential to infringe the maximum permitted height control. There are a number of structures that require exclusion, those of which are noted in the amendment sought. Should not be required to obtain resource consents for these critical ancillary structures imply because they may	Deferred	3.41 'Height', 'ground level' and 'earthworks height'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			activities; lighting poles and associated equipment that are ancillary to industrial activities; and aerials that are ancillary to industrial activities. AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.	infringe the height control. It is not an effective and efficient use of the Industrial Zoned land.		
FS1345.1	Genesis Energy Limited	Support	Accept submission point.	For the reasons presented in the submission.	Deferred	
FS1333.22	Fonterra Limited	Support	Allow the relief.	For the reasons stated in the submission.	Deferred	
578.52	Ports of Auckland Limited	Support	Retain the definition of 'Height control plane'.	Support the definition as notified.	Reject	3.42 'Height control plane' and 'height in relation to boundary'
578.53	Ports of Auckland Limited	Support	Retain the definition of "Impervious surface" in Chapter 13 Definitions, as notified.	Support the definition as notified.	Accept	3.98 'Impervious Surface'
FS1388.854	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
578.54	Ports of Auckland Limited	Support	Retain the definition of "Industrial activity" in Chapter 13 Definitions as notified.	Support the definition as notified.	Reject	3.44 'Industrial activity'
FS1388.855	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.		
578.75	Ports of Auckland Limited	Support	Retain the definition of "Net site area" in Chapter 13 Definitions, as notified.	Support the definition as notified.	Reject	3.15 'Net Site area'
578.76	Ports of Auckland Limited	Not Stated	Amend the definition of "Noise-sensitive activity" in Chapter 13 Definitions, as follows: Noise-sensitive activity Means the following: (a) buildings for residential activities, including boarding establishments, rest homes, retirement villages, papakainga housing development, in-house aged care facilities, travellers' accommodation, and other buildings used for residential accommodation but excluding camping grounds, and worker's accommodation; ... AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.	Does not incorporate worker's accommodation which is required to be located on land where noisy activities are likely to occur. Without the amendment sought, workers accommodation within the Industrial Zone will require resource consent as noise-sensitive activities.	Reject	3.35 'Noise-sensitive activity'
578.79	Ports of Auckland Limited	Not Stated	Add the definition of "Sensitive land use" as follows: Sensitive land use Means an education facility including a childcare facility, waananga and koohanga reo, a residential activity excluding worker's accommodation, ... AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.	Exclude worker's accommodation from the definition of sensitive land uses. Without the amendment sought, workers accommodation within the Industrial Zone will require resource consent as sensitive land uses.	Deferred	3.36 'Sensitive land use' and 'reverse sensitivity'
FS1171.116	Phoebe Watson for Barker & Associates on behalf of T&G Global	Support	Allow the submission.	This submission seeks to specifically exclude workers accommodation from the definition of sensitive land use. This submission is supported in so far as it is consistent with T & G Global's submission. Workers accommodation is not sensitive to rural activities in the same way as other residential activities are because rural workers are aware of and familiar with the effects associated with rural production activities.	Deferred	
FS1269.51	Housing New Zealand Corporation	Oppose	Oppose in part.	Housing New Zealand opposes the proposed amendment, to the extent it is inconsistent with its primary submission.	Deferred	
FS1388.867	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed,	Deferred	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				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.		
578.80	Ports of Auckland Limited	Not Stated	Add a definition of "Worker's accommodation" in Chapter 13 Definitions, as follows: Worker's accommodation A dwelling for people whose duties require them to live on-site, and in the rural zones for people who work on the site or in the surrounding rural area. Includes: a) accommodation for rangers; b) artists in residence; c) farm managers and workers; and d) staff. AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.	Provision has been sought for worker's accommodation within the Industrial Zone. A corresponding definition is therefore proposed.	Deferred	3.31 'Workers accommodation'
FS1171.117	Phoebe Watson for Barker & Associates on behalf of T&G Global	Support	Allow the submission.	This submission proposes a definition for workers accommodation. This submission is supported. The proposed definition recognises that workers in rural zones may or may not work on the same site as their accommodation.	Deferred	
FS1168.133	Horticulture New Zealand	Support	Accept in part.	The submitter seeks to add a definition of workers accommodation. HortNZ seeks specific recognition of seasonal worker accommodation which is a particular type of worker accommodation.	Deferred	
FS1269.52	Housing New Zealand Corporation	Oppose	Oppose in part.	Housing New Zealand opposes the proposed amendment, to the extent it is inconsistent with its primary submission.	Deferred	
581.14	Penny Gallagher for Synlait Milk Ltd	Support	Retain the definition of 'Noise-sensitive activity' in Chapter 13 Definitions as notified.	The definition provides appropriate interpretation in administration of the District Plan.	Accept in part	3.35 'Noise-sensitive activity'
FS1341.30	Hynds Pipe Systems Limited	Support	Null	<ul style="list-style-type: none"> 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 	Accept in part	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				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.		
581.15	Penny Gallagher for Synlait Milk Ltd	Support	Retain the definition of "Notional boundary" in Chapter 13 Definitions as notified.	The definition provides appropriate interpretation in administration of the District Plan.	Accept in part	3.10 'Notional Boundary'
FS1341.31	Hynds Pipe Systems Limited	Support	Null	• 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.	Accept in part	
581.16	Penny Gallagher for Synlait Milk Ltd	Support	Retain the definition of "Sensitive land use" in Chapter 13 Definitions as notified.	The definition provides appropriate interpretation in administration of the District Plan.	Accept in part	3.36 'Sensitive land use' and 'reverse sensitivity'
FS1341.32	Hynds Pipe Systems Limited	Support	Null	• 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.	Accept in part	
FS1341.33	Hynds Pipe Systems Limited	Support	Null	• This submission supports the industrial strategic growth node along McDonald Road and in particular the importance of appropriate land to enable heavy	Accept in part	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				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.		
FS1388.951	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
581.20	Penny Gallagher for Synlait Milk Ltd	Oppose	Amend the definition of "industrial activity" in Chapter 13 Definitions to be consistent with the definition proposed in the Draft National Planning Standard. OR Amend the definition of "industrial activity" in Chapter 13 Definitions to include ancillary activities such as research facilities, laboratories, yard-based activities, logistics and transport related activities.	The definition in the Proposed District Plan is too limiting and does not take account of ancillary activities associated with industrial activities. The definition in the Proposed District Plan is inconsistent with the Draft National Planning Standard.	Accept in part	3.44 'Industrial activity'
FS1306.31	Hynds Foundation	Support	Support.	Hynds Foundation support amendment of the definition in accordance with the National Planning Standards. Hynds Foundation agree Industrial Activities definition is too limiting. The Industrial Zone provisions need to provide and enable these activities otherwise the alternative is these activities seek to establish in inappropriate areas such as the Rural Zone.	Accept	
FS1345.59	Genesis Energy Limited	Support	Accept submission point in part.	For the reasons provided in the Synlait Milk submission and subject to the exact wording of the amendments.	Accept in part	
FS1341.37	Hynds Pipe Systems Limited	Support	Null	• This submission supports the industrial strategic growth node along McDonald Road and in particular	Accept in part	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				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.		
581.43	Penny Gallagher for Synlait Milk Ltd	Support	Retain the definition of "Earthworks" in Chapter 13 Definitions as notified.	The definition provides appropriate interpretation in administration of the District Plan.	Reject	3.43 'Earthworks'
FS1341.60	Hynds Pipe Systems Limited	Support	Null	• 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.	Reject	
598.20	Withers Family Trust	Neutral/Amend	Retain the definition of "Fill Material" in Chapter 13 Definitions, except for the amendments sought below AND Amend the definition of "Fill Material" in Chapter 13 Definitions as follows: Means material used for filling activities including, but not limited to, materials such as sand, soil, clay or aggregate.	The list of allowable fill materials needs to be expanded and should include sand.	Accept in part	3.49 'Clean fill' and 'fill material'
598.21	Withers Family Trust	Neutral/Amend	Retain the definition of "impervious surface" in Chapter 13: Definitions, except for the amendments sought below AND Amend the definition of "impervious surface" in Chapter 13: Definitions as follows: Means a surface such as a road, rooftop, footpath, paving, decking, swimming pool, patio, driveway, vehicle access and manoeuvring area or highly-compacted soil	The notified definition is unduly restrictive and does not cater for pervious materials that may be used for driveways, etc.	Reject	3.98 'Impervious Surface'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			that is not vegetated and does not infiltrate runoff. It excludes wooden decks with spacing between boards of 4mm or more, or surfaces such as gobi paving, where water is allowed to drain through to a permeable surface below the deck.			
FS1388.1018	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
602.27	Greig Metcalfe	Neutral/Amend	Add a definition of "real estate sign" to Chapter 13 Definitions, as follows: A real estate sign advertising a property or business for sale, for lease, for rent or by any other such method. AND Add a definition for "Header Real Estate Sign" in Chapter 13 Definitions. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Real estate signs are not currently defined and they can include more than just for sale as per the notified rule. A header sign can be used for the sale of a rear site off a private lane. In this situation, the sign needs to be located on another property to indicate that the property for sale is down the private lane.	Accept in part	3.90 'Real estate header sign' and 'real estate sign'
FS1323.95	Heritage New Zealand Pouhere Taonga	Oppose	That the new definition is declined.	The wording proposed by the submitter would expand the current meaning of the permitted activity real estate sign inferred through the rule. This may cause adverse effects to historic heritage.	Accept in part	
FS1388.1039	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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 in part	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
602.33	Greig Metcalfe	Oppose	Add the following terms and definitions to Chapter 13 Definitions: Identified Area Boundary adjustment Wastewater treatment plant General aviation Recreational flying Flight training school Circuit training Community scale wastewater system Wastewater treatment plant Real estate header sign AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Not having definitions for these terms leads to ambiguity and uncertainty.	Accept	3.95 'Identified area'
FS1339.73	NZTE Operations Limited	Oppose	NZTE seeks that this submission be disallowed in part.	NZTE is only concerned with the proposed definitions of Wastewater Treatment Plant, General Aviation, Recreational Flying, Flight Training School and Circuit Training. NZTE opposes the inclusion of these proposed definitions as the Rules provided for in Chapter 27 and the Air Noise Control Boundaries proposed in NZTE's submission means that these specific definitions are not required to be added to the PWDP. The Air Noise Control Boundaries designed by Marshall Day and sought in the NZTE submission require the Airfield operator to manage the type and frequency of aircraft movements used for any activity in order to comply. The proposed Marshall Day noise thresholds adequately control aircraft used for any activity, irrespective of whether it is a training flight or a circuit.	Reject	
FS1388.1041	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
657.53	Hampton Downs Motorsport Park	Support	Retain the definition for "Travellers Accommodation" in Chapter 13 Definitions as notified.	The inclusion of a definition for 'Travellers Accommodation' within the District Plan is supported.	Accept in part	3.29 Travellers' accommodation' and 'visitor accommodation'
FS1387.91	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how	Reject	

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				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.		
662.32	Blue Wallace Surveyors Ltd	Support	Retain the definition of "Record of Title" in Chapter 13 Definitions.	Supports the definition given that it reflects the most recent terminology within the LT Survey Act 2017.	Accept in part	3.5 'Record of Title'
662.33	Blue Wallace Surveyors Ltd	Neutral/Amend	Retain the definition of "Site" in Chapter 13 Definitions, except for the amendments sought below; AND Add new clause (5) to the definition of "Site" in Chapter 13 Definitions, as follows: Site Means: ... 5. Subdivided land that requires no further consent from Council.	Generally supports the proposed definition for a "site." Such an amendment is applied in the Operative Hamilton City District Plan where land use consent is required for a recently subdivided allotment, and where sections of policy notations do not affect the newly created allotment. Such provision will enable land use consents to be assessed based on their merits, as opposed to irrelevant planning notations.	Accept in part	3.14 'Site'
689.30	Greig Developments No 2 Limited	Neutral/Amend	Add a definition for "Special Housing Development" into Chapter 13 Definitions from the Operative District Plan - Franklin Section.	No reasons provided.	Reject	3.34 'Special Housing Development'
689.31	Greig Developments No 2 Limited	Neutral/Amend	Amend the definition for "Height Control Plane" in Chapter 13 Definitions to rise at an angle of 45 degrees rather than 37 degrees.	Consequential amendment of relief sought elsewhere in the submission.	Reject	3.42 'Height control plane' and 'height in relation to boundary'
689.32	Greig Developments No 2 Limited	Neutral/Amend	Amend the definition for "Living Court" in Chapter 13 Definitions as follows: Means an area of outdoor space directly related to the living area of a household unit, and for the household's exclusive use. It does not include parking, manoeuvring areas and buildings, but does include swimming pools, pergolas and similar open-framed structures including a covered deck.	No reasons provided.	Reject	3.38 'Living court' and 'outdoor living space'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
689.33	Greig Developments No 2 Limited	Neutral/Amend	Amend the definition for "Multi-Unit Development" in Chapter 13 Definitions as follows: Means multiple residential units, being attached or detached which are integrated in a comprehensive manner It includes: (a) an apartment building; and (b) a duplex (c) Terraced housing ...	No reasons provided.	Accept	3.28 'Multi-unit development'
FS1387.294	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
692.41	WEL Networks Limited	Support	Retain the definition of "Building" in Chapter 13 Definitions.	Supports the definition as it refers to the definition under the Building Act.	Accept in part	3.17 'Building'
FS1134.27	Counties Power Limited	Support	Seeks that the submission point be allowed.	Supports the definition as it refers to the definition under the Building Act.	Accept in part	
695.57	Sharp Planning Solutions Ltd	Neutral/Amend	Amend the definition of "Airfield" in Chapter 13 Definitions to include areas for aircraft to be stored and maintained, and airport administration buildings.	No reasons provided.	Accept in part	3.81 'Airfield'
FS1339.75	NZTE Operations Limited	Support	NZTE seeks that this submission be allowed in part.	NZTE does not oppose the expansion of the definition of Airfield. NZTE submits that, if amended, the definition of Airfield should be amended to align with the definition of an "Aerodrome" in the CAA document Aviation Definitions and Abbreviations in Part 1 CAA Consolidation Document, dated 20 July 2018, which is: Aerodrome - (1) means any defined area of land or water intended or designed to be used either wholly or partly for the landing, departure, and surface movement of aircraft; and (2) includes any buildings, installations, and equipment on or adjacent to any such area used in connection with the aerodrome or its administration. This submission is supported to the extent that it is consistent with the relief sought in NZTE's submission and this further submission.	Accept in part	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
695.58	Sharp Planning Solutions Ltd	Neutral/Amend	Amend the definition for "Blasting" in Chapter 13 Definitions to include an irregular array of blast holes.	The potential and actual effect of both irregular and regular blast holes is likely to be similar.	Accept	3.47 'Blasting'
FS1285.1	Terra Firma Mining Limited	Support	Amend the definition for "Blasting" in Chapter 13 Definitions to include an irregular array of blast holes.	TFM agrees that the potential and actual effect of both irregular and regular blast holes is likely to be similar.	Accept	
695.59	Sharp Planning Solutions Ltd	Neutral/Amend	Amend the definition for "Boundary" in Chapter 13 Definitions to be more comprehensive for cross-leases, covering internal boundaries associated with registered exclusive use areas and external boundaries covering the whole of the cross-lease site.	The submitter is concerned that this definition is not full enough. Cross leases can also have internal boundaries associated with registered exclusive use area, and external boundaries covering the whole of the cross-lease site. Refer to the definition of "site" and the language used to define a cross lease.	Accept in part	3.8 'Boundary'
695.60	Sharp Planning Solutions Ltd	Neutral/Amend	Amend the definition of "Community Activity" in Chapter 13 Definitions to include "sporting activity".	No reasons provided.	Accept	3.66 'Community facility', 'community activity' and 'place of assembly'
FS1387.315	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
695.61	Sharp Planning Solutions Ltd	Neutral/Amend	Add a definition for "Construction Noise" in Chapter 13 Definitions.	There should be a definition for this.	Reject	3.91 'Construction noise'
FS1387.316	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	Reject	

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				prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.		
695.63	Sharp Planning Solutions Ltd	Neutral/Amend	No specific decision sought but submission supports the absence of "Growth Areas" as a defined term.	This is supported in principle, to provide Council flexibility in forward planning.	Accept	3.111 Miscellaneous
FS1387.318	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
695.64	Sharp Planning Solutions Ltd	Neutral/Amend	Add a definition for "Disposal" to Chapter 13 Definitions	There should be a definition of "Disposal"	Reject	3.54 'Disposal'
FS1342.175	Federated Farmers	Oppose	Disallow submission point 695.64.	It is difficult to determine the merits of the submission point, as no wording is included and no reasoning given as to why a definition is required. FFNZ would like to ensure the day-to-day farming activities, such as on-site disposal of dead stock, plant waste, or agricultural packaging waste, is not captured by any 'disposal' definition where this would trigger requirement for resource consent. Having to obtain resource consent for all manner of farm waste management, would subject farm operations to onerous, unnecessary costs and delays.	Accept	
FS1387.319	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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.	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.		
695.67	Sharp Planning Solutions Ltd	Neutral/Amend	Amend the scope of the definition for "Health Facility" in Chapter 13 Definitions.	A business, such as the Caci Clinic in Hamilton, which provides for a range of health as well as beauty and skincare services, would not fit easily into this definition.	Reject	3.67 'Health facility'
FS1387.321	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
695.68	Sharp Planning Solutions Ltd	Neutral/Amend	Amend the definition of "Height Control Plane" in Chapter 13 Definitions to consider slopes, and the use of 45 degree rather than 37 degree and to be subservient to building height from the ground and setbacks.	The definition is incomplete and inconsistent with other Councils. The definition only considers flat sizes. Most sites are not flat, but have a slope. The slope directs the overall height of the building. Sites with steep slopes are unfairly disadvantaged by the standard application of the height in relation to boundary rules. No other council uses the 37 degree place angle as a general application except for the southern quarter - the sunlight angle in Waikato does not differ from Auckland, Hamilton or Waipa districts. The height control plane also needs to be subservient to building height from the ground and setbacks.	Reject	3.42 'Height control plane' and 'height in relation to boundary'
695.70	Sharp Planning Solutions Ltd	Neutral/Amend	No specific decision sought in relation to the definition of "Homestay" in Chapter 13 Definitions, however submission notes that there is no maximum duration of stay listed.	No reasons provided.	Reject	3.30 'Homestay'
FS1387.322	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from	Reject	

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				a land use management 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.		
695.71	Sharp Planning Solutions Ltd	Neutral/Amend	Amend the definition of "Indicative Road" in Chapter 13 Definitions to include phrasing that where an indicative road is constructed and is open to the public the classification is redundant.	Previous application of rules when the indicative road has not been removed from the Planning Maps but the maps has been constructed. Must include phrasing where an indicative road has otherwise been constructed and is open to the public and therefore the indicative road classification is redundant. Difficulties have been encountered with inflexible Council Planner's interpretations in Raglan and Tamahere that insisted on proposals being a prohibited activity in one instance, and in the other, on considering the effects of future development on an indicative road where the road had been constructed just 50m away and was open to the public.	Accept in part	3.87 'Indicative Road'
695.72	Sharp Planning Solutions Ltd	Neutral/Amend	Add a definition of "Landfill" to Chapter 13 Definitions.	A definition of "landfill" should be added.	Accept	3.51 'Landfill'
FS1387.323	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
695.73	Sharp Planning Solutions Ltd	Neutral/Amend	Amend the definition of "Living Court" in Chapter 13 Definitions to state the proximity on a site to the downstairs or upstairs of a dwelling, including covered area such as porticos, decks,	Some persons value indoor space more than outdoors. A swimming pool on its own is not	Reject	3.38 'Living court' and

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			conservatories, and indoor-outdoor flow areas; and a swimming pool on its own is insufficient.	sufficient for living court purposes for all residents year-round.		'outdoor living space'
695.74	Sharp Planning Solutions Ltd	Neutral/Amend	Amend the definition of "Minor Dwelling" in Chapter 13 Definitions to provide an exclusion for decks and garaging from the dwelling area.	It is considered decks and garaging should be included.	Accept in part	3.24 'Minor dwelling' and 'minor residential unit'
695.76	Sharp Planning Solutions Ltd	Neutral/Amend	Amend the definition of "Notional Boundary" in Chapter 13 Definitions consistent with Section 218 of the Resource Management Act and other Councils.	Notional boundaries are not provided for in the Resource Management Act as quasi-considerations of future subdivision. Council practice is only to apply it to primary dwellings where two are sought to be placed on a certificate of title and not minor dwellings, which is also inconsistent with the terms of the District Plan definition that is used. This term and its application are unnecessary (likely ultra-vires) and inappropriate virtual encumbrance stifling potential intensification of land use in residential areas and effective utilization of existing infrastructure. The term does not appear in the Resource Management Act. It places a future requirement on a proposal that is not part of that proposal or yet known, as the potential for subdivision would be considered under subdivision rules. It is not relevant effects-based consideration of s95 or s104 of the Resource Management Act as no effect can be properly ascertained, implied, or derived in terms of the actual use that is being proposed. Section 87BA would provide for a notional boundary to be a permitted activity under implicit written approval, and this Resource Management Act definition legally overrides the District Plan definition. Other Councils do not use this definition so it is inconsistent practice. Other Councils provide for lesser subdivision lot sizes than minimums around approved dwellings as part of combined land use consent applications immediately followed by subdivision - given compliance with other minimum provisions. This practice occurs within Auckland, Tauranga and Hamilton City Council. This would create regional consistency.	Reject	3.10 'Notional Boundary'
FS1345.120	Genesis Energy Limited	Support	Accept in part.	Genesis supports a definition of notional boundary and, subject to the exact wording of the amendment, would support potential amendments.	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
695.77	Sharp Planning Solutions Ltd	Neutral/Amend	Amend the definition of "Rear Record of Title" in Chapter 13 Definitions to describe the situation where an allotment although approved, has not yet had a Record of Title issued.	This is an incomplete definition. Does not describe the situation where an allotment although approved, has not yet had a Record of Title issued.	Reject	3.6 'Rear Record of Title'
695.78	Sharp Planning Solutions Ltd	Neutral/Amend	Add a definition of "Reverse Sensitivity" to Chapter 13 Definitions.	A definition of "Reverse Sensitivity" should be added.	Reject	3.36 'Sensitive land use' and 'reverse sensitivity'
FS1387.324	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
695.80	Sharp Planning Solutions Ltd	Oppose	Delete the definition of "Viable Record of Title" in Chapter 13 Definitions	Likely to be ultra-vires. The Resource Management Act does not provide for active discrimination in defining which record of title is viable or not, only in specific zones. The same rules have to apply all lots in all zones if they are to be applied.	Accept	3.7 'Viable Record of Title'
695.81	Sharp Planning Solutions Ltd	Neutral/Amend	Amend the definition of "Village Green" in Chapter 13 Definitions to not be restricted only to Tamahere, so as to be later used as a general development term when Villages are more widely developed.	The term should not be inappropriately restricted only to Tamahere.	Reject	3.88 'Village Green'
742.64	Mike Wood for New Zealand Transport Agency	Neutral/Amend	Move Chapter 13 Definitions elsewhere in the Proposed District Plan. AND Request any consequential changes necessary to give effect to the relief sought in the submission.	No reasons provided.	Accept	3.111 Miscellaneous
FS1168.111	Horticulture New Zealand	Oppose	Reject submission.	The submitter seeks that the definition of sensitive activities and noise sensitive activities be combined. The terms are used in different contexts in the Plan and HortNZ seeks that the differentiation is retained.	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
FS1387.867	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
742.68	Mike Wood for New Zealand Transport Agency	Neutral/Amend	Amend the diagram associated with the definition of "contiguous" in Chapter 13: Definitions to display two sites touching. AND Request any consequential changes necessary to give effect to the relief sought in the submission.	The diagram associated with the definition "contiguous" does not correctly display two sites touching.	Reject	3.13 'Contiguous'
742.70	Mike Wood for New Zealand Transport Agency	Support	Retain the definition for "Heavy vehicle" in Chapter 13: Definitions as notified.	It is consistent with the definition within the Land Transport Agency's Planning Policy Manual.	Accept	3.94 'Heavy vehicle'
742.75	Mike Wood for New Zealand Transport Agency	Neutral/Amend	Delete the definition of "noise-sensitive activity" in Chapter 13: Definitions. AND Amend the definition of "sensitive land use" in Chapter 13: Definitions to cover all of the matters in "noise-sensitive activity" and to include "student accommodation" and "places of assembly". AND Request any consequential changes necessary to give effect to the relief sought in the submission.	The Proposed District Plan defines both "noise-sensitive activity" and "sensitive land use". The two definitions appear to be used interchangeably and inconsistently throughout the Plan. The definitions are similar but not identical. The submitter considers "noise-sensitive activity" could be removed from the Proposed District Plan and "sensitive land use" definition extended to cover everything in "noise-sensitive activity" including "student accommodation" and "places of assembly", both of which are activities which can be sensitive to noise.	Accept in part	3.36 'Sensitive land use' and 'reverse sensitivity'
FS1342.200	Federated Farmers	Support	Allow submission point 742.75.	FFNZ supports the relief sought for reasons outlined by the submitter.	Accept in part	
FS1258.86	Meridian Energy Limited	Not Stated	Allow or disallow to the extent consistent with submission number 580.	Meridian's own submission seeks that additional rules be inserted to require setback of sensitive land use activities and noise sensitive activities from lawfully established large scale wind farms. For that reason, Meridian also has an interest in any amendments to the	Accept in part	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				definitions or other provisions relating to "Sensitive land use"		
FS1375.27	Radio New Zealand	Support	Accept relief sought.	RNZ agrees that the definitions of "noise-sensitive activity" and "sensitive land use" are similar and should be combined.	Accept in part	
FS1387.874	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
742.77	Mike Wood for New Zealand Transport Agency	Oppose	Add a definition of "reverse sensitivity" Chapter 13: Definitions as follows: Means the vulnerability of a lawfully established activity to a new activity or land use. It arises when a lawfully established activity causes potential, actual or perceived adverse environmental effects on the new activity, to a point where the new activity may seek to restrict the operation or require mitigation of the effects of the established activity. AND Request any consequential changes necessary to give effect to the relief sought in the submission.	The submitter seeks a definition of "reverse sensitivity" as per the Regional Policy Statement definition.	Reject	3.36 'Sensitive land use' and 'reverse sensitivity'
FS1387.876	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
FS1062.98	Andrew and Christine Gore	Oppose	Disallow submission point 742.77.	• It is important that the definition is accurate so that it does not disadvantage the existing activity. This definition is not clear.	Accept	
FS1350.46	Transpower New Zealand Limited	Support	Allow the submission point.	The submission is supported as the provision of a definition of reverse sensitivity (reflecting that in the Waikato RPS) would assist in plan interpretation and application.	Reject	
FS1131.5	The Village Church Trust	Oppose	Reject that part of the submission which refers to 'potential' adverse effects.	NZTA seeks to add a definition of 'reverse sensitivity' to Chapter 13. The Village Church Trust does not oppose the principle of a reverse sensitivity definition but opposes reference to "potential" adverse effects. Potential is considered too broad and subjective.	Accept	
742.80	Mike Wood for New Zealand Transport Agency	Neutral/Amend	Add a definition for "rural activities" to Chapter 13: Definitions. AND Request any consequential changes necessary to give effect to the relief sought in the submission.	The term rural activities is used in Rule 14.12.1.2(1)(a)(iv) but is not defined. A definition is needed to clarify what the term "rural activities" covers.	Accept in part	3.57 'Rural activities' and 'productive rural activities'
FS1379.285	Hamilton City Council	Support	Null	HCC supports the relief sought by the submitter for the inclusion of a definition for 'rural activities', subject to the particular wording of the term. HCC is interested in the potential effects the definition may have for land uses within Hamilton's Area of Interest.	Accept in part	
FS1342.201	Federated Farmers	Oppose	Disallow submission point 742.80.	FFNZ understands the submission point but considers the concerns can be addressed by changing the term in rule to 'farming'. There is no need for another definition.	Reject	
FS1168.130	Horticulture New Zealand	Support	Accept submission in part.	The submitter seeks a definition for rural activities as the term is used in the Plan, but specific wording is not sought. Interested parties should be consulted as to what comprises rural activities.	Accept in part	
742.81	Mike Wood for New Zealand Transport Agency	Neutral/Amend	Retain the definition for "signs" in Chapter 13: Definitions, except for the amendments sought below AND Amend the diagram in the definition for "sign" demonstrating "two signs" to include the situation where signs are at 90 degrees. AND Request any consequential changes necessary to give effect to the relief sought in the submission.	The illustrations of two-faced signs do not cover the situation where the signs are at 90 degrees to one another.	Accept	3.89 'Sign'
FS1323.118	Heritage New Zealand Pouhere Taonga	Not Stated	That the amendments sought are declined.	HNZPT is concerned at the proposed amendments to the definitions and the adverse effects that these could cause to historic heritage.	Reject	
742.84	Mike Wood for New Zealand Transport Agency	Neutral/Amend	Add a definition for "watercourse" to Chapter 13: Definitions that excludes artificial waterways such as stormwater swales. AND Request any consequential changes necessary to give effect to the relief sought in the submission.	There is no definition of the term "watercourse". Refer to submitter's submission on Rule 14.3.1.3(1)(c).	Deferred	3.104 'Watercourse'
FS1287.38	Blue Wallace Surveyors Ltd	Support	Blue Wallace seek that the submission point be allow in full.	The Submitter supports this submission point as artificial and managed watercourses should not be put	Deferred	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				through the same restrictive requirements as natural water courses. Defining a 'watercourse' will help to distinguish these water bodies.		
FS1387.878	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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.	Deferred	
746.10	The Surveying Company	Support	Amend the definition of "Waste Management Facility" in Chapter 13: Definitions as follows: Waste management facilities include: disposal of waste to land (excluding cleanfill), commercial composting operations, recovery operations, transfer stations, recycling centres and resource recovery centres.	The submitter supports this definition being revised to include all types of waste disposal to land classes excluding cleanfill (solid waste landfill, construction and demolition waste fill, managed fill, controlled fill), in accordance with the leading technical document for waste management in New Zealand - WasteMINZ Technical Guidelines for Disposal to Land. The definition recognises ancillary activities associated with waste disposal including recycling centres.	Accept in part	3.53 'Waste management facility'
FS1342.207	Federated Farmers	Oppose	Disallow submission point 746.10.	FFNZ opposes the amendment and would like to ensure the day-to-day farming activities, such as on-site disposal of dead stock, plant waste, or agricultural packaging waste, is not captured by any definition where this would trigger requirement for resource consent. Having to obtain resource consent for all manner of farm waste management, would subject farm operations to onerous, unnecessary costs and delays.	Reject	
746.11	The Surveying Company	Support	Add a new definition for "Cleanfill Facility" to Chapter 13: Definitions as follows: A facility where clean fill material is accepted for disposal. Excludes: storage and use of cleanfill material within an earthworks site for the purpose of engineering contours for specific activities; placement of cleanfill material associated with road construction and road maintenance activities; and onsite storage and use of overburden or aggregate by-product that is cleanfill material associated with mineral extraction activities.	The submitter seeks a definition for an operation that accepts cleanfill for disposal, distinct from where cleanfill is imported for rural production purposes, or to form buildings sites, roads etc. Cleanfills pose less risk to the environment than other types of waste management facilities and are a necessary consequence of urban growth. Therefore, Cleanfill facilities should be provided for in appropriate zones (Rural and Industrial Zones) where the effects can be managed.	Accept in part	3.50 'Cleanfill facility'

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FS1387.910	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
746.17	The Surveying Company	Neutral/Amend	Add a new definition for "Sleepout" in Chapter 13: Definitions as per the Operative Franklin Section of the Operative District Plan.	No reasons provided.	Reject	3.26 'Sleepout'
FS1387.916	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
746.19	The Surveying Company	Support	Amend the definition of "Living Court" in Chapter 13" Definitions as follows: Means an area of outdoor space directly related to the living area of a household unit, and for the household's exclusive use. It does not include parking, manoeuvring areas and buildings, but does include swimming pools, pergolas and similar open-framed structures including a covered deck.	Covered decks form part of an outdoor living court and should be included in the definition.	Reject	3.38 'Living court" and 'outdoor living space'
746.20	The Surveying Company	Support	Amend the definition of "multi-unit development" in Chapter 13: Definitions as follows: Means multiple residential units being attached or detached which are integrated in a comprehensive manner. It includes: a) an apartment building; b) a duplex.;	This definition needs to be expanded to include multiple detached dwellings for clarity.	Accept	3.28 'Multi-unit development'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			c)terraced housing.			
746.23	The Surveying Company	Oppose	Amend the definition of "Variable Record of Title" in Chapter 13: Definitions as follows: Means in the Rural Zone, a Record of Title that contains at least 5000m², is not a road severance, and can accommodate a suitable building platform as a permitted activity under Rule 22.4.9 (subdivision rule for building platform). which satisfies one of the following criteria: - contains at least 5000m², or - is a lot approved or granted consent by a territorial local authority, or - was separately recorded on the valuation roll of the former Franklin County Council as at 22 September 1977, or - had the right to erect one dwelling as a Permitted activity as at 30 May 1994 in terms of the Transitional District Plan of the Franklin District Council.	This definition is a simplistic interpretation that will change the status of existing lawfully established titles that are less than 5,000m². It also refers to rule 22.4.9 which includes a new standard for an area of 1,000m² exclusive of boundary setbacks and is suitable for building. Previously created titles were not assessed against (and future titles may be granted consent as a discretionary activity) this ridiculous rule. There are existing lawfully established allotments that are less than 5,000m². There are also titles larger than 5,000m² that have restricted building areas that would not comply with rule 22.4.9. These are also considered to be viable certificates of title and any change in definition to take away existing rights would open Council up to legal proceedings.	Reject	3.7 'Viable Record of Title'
749.26	Housing New Zealand Corporation	Neutral/Amend	Amend Chapter 13: Definitions to align with the final set of New Zealand Planning Standards, when gazetted in 2019. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.	There is a draft National Planning Standard proposed for definitions. Any proposed definitions introduced in the Proposed WDP align to the final set of National Planning Standards, when gazetted in 2019. In the absence of these standards, further amendments are sought to a number of proposed definitions introduced in the Proposed WDP, see detail below.	Accept	3.111 Miscellaneous
FS1168.112	Horticulture New Zealand	Support	Accept submission.	The submitter seeks alignment of the definitions with the National Planning Standards. HortNZ supports the submission to ensure consistency across the country.	Accept	
FS1350.52	Transpower New Zealand Limited	Support	Allow in part.	The submission point seeking alignment with the definitions within the National Planning Standards is supported. However, given the potential implications of some of the consequential changes, careful consideration would be required regarding their introduction (particularly any that may extend beyond the scope of the National Planning Standards and require a Schedule 1 process) so as to enable all parties to review and provide comment.	Accept	
FS1387.1004	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how	Reject	

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				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.		
749.27	Housing New Zealand Corporation	Neutral/Amend	Amend Chapter 13: Definitions to create a list containing all acronyms and abbreviations AND Amend the definitions in Chapter 13: Definitions to add all acronyms and abbreviations with the principal term, rather than stand alone in the definitions list. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.	Certain abbreviations and acronyms should be with the principal term (not stand-alone in the definitions list). All abbreviations and acronyms should be included in a separate table list as part of Chapter 13: Definitions.	Accept	3.111 Miscellaneous
FS1387.1005	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
749.28	Housing New Zealand Corporation	Neutral/Amend	Amend the definition of "accessory building" in Chapter 13 Definitions, as follows: Means a building, the use of which is incidental to the use of the principal land use or building on that site. A garage that is integrated into and forms part of a dwelling is not an accessory building. Dwellings and minor dwellings are excluded. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.	The submitter supports the proposed definition with a minor amendment to clarify that dwellings including minor dwellings are not an accessory building.	Accept in part	3.25 'Accessory building'
FS1387.1006	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				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.		
749.29	Housing New Zealand Corporation	Neutral/Amend	Amend the definition of "Apartment" in Chapter 13 Definitions as follows: Means a building containing three or more attached residential units connected by one or more accessory buildings, such as a garage or carport. OR Amend the definition of "Apartment" in Chapter 13 Definitions as follows: Means a self-contained residential unit that occupies in a building with three or more attached residential units connected by one or more accessory buildings, such as a garage or carport. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.	The submitter supports the proposed definition with a minor amendment to clarify that an apartment is a building that contains three or more residential units. Alternatively, submitter considered whether the definition of an apartment should refer to a 'self-contained residential unit that occupies in a building, generally with three or more attached residential units.'	Accept	3.27 'Apartment'
749.30	Housing New Zealand Corporation	Neutral/Amend	Amend the heading of the definition of "Boarding, breeding or animal training establishment" in Chapter 13 Definitions as follows: Animal Boarding, breeding, boarding or animal training establishment AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.	Separate the definition of boarding from breeding/animal training establishment or make it clear it is for animal purposes i.e. animal breeding, boarding and training establishment.	Accept in part	3.61 'Boarding, breeding or animal training establishment'
749.31	Housing New Zealand Corporation	Support	Retain the definition of "boundary" in Chapter 13 Definitions as notified.	The submitter supports the proposed definition.	Accept in part	3.8 'Boundary'
749.32	Housing New Zealand Corporation	Neutral/Amend	Amend the definition of "building" in Chapter 13 Definitions to include the full text of the Building Act definition (see the submission for the text sought) as part of (a) of the definition. AND Amend the definition of "Building" in Chapter 13 Definitions to restructure the list of exclusions and insert it as part (b) of the definition as follows: (b) Excludes: a) a pergola, not roofed or enclosed, less than 3 metres in height; or a swimming pool, ornamental pool, deck; or b) other structure not roofed or enclosed, less than 1.5 metre in height; or b)c) a fence, or a wall	The submitter supports the proposed definition to have the same meaning as in the Building Act 2004. For ease of reading insert the Building Act 2004 definition in this section and separate out the exclusions in sub-clause (b). The draft National Planning Standards proposed a definition for 'Building'. The submitter has made a submission to the Ministry for the Environment on the draft National Planning Standards and in doing so expressed that a	Reject	3.17 'Building'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			other than a retaining wall, less than 2 metres in height; or b)d) public or cultural art in a public place less than 3 metres in height; or c)e) a retaining wall or retaining structure less than 1.5 metres in height, provided that where a fence or non-retaining wall is placed at the top of the retaining wall, the combined height is less than 2 metres; or d)f) a tank with a total capacity of no more than 35,000 litres, provided that no part of the tank protrudes more than 1 metre above natural ground level; or e.g.) a structure that is permeable and less than 4 metres in height to protect crops for agricultural use. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.	number of abnormalities always arise from this definition in terms of structures which would be included and excluded from the definition inappropriately. The submitter expressed that one option could be to consider using the definition of "building" set out in ss8-9 of the Building Act 2004.		
FS1134.28	Counties Power Limited	Support	Seek that the submission point be allowed.	Supports the definition as it refers to the definition under the Building Act.	Accept in part	
FS1387.1007	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
749.33	Housing New Zealand Corporation	Neutral/Amend	Amend the heading of term "Building Coverage" in Chapter 13 Definitions by deleting the term "Building" AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.	The submitter supports the proposed definition, however, notes that the term could be amended from 'Building Coverage' to 'Coverage'. The draft National Planning Standards proposed a definition for 'Coverage'. The submitter has made a submission to the Ministry for the Environment on the draft National Planning Standards and in doing so expressed that the definition reference to structure should be a reference to "buildings" (as defined in Building Act 2004).	Accept in part	3.18 'Building coverage'
749.34	Housing New Zealand Corporation	Oppose	Delete the definition of "Building platform" in Chapter 13 Definitions. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.	It is not clear why the term is included for a definition. It is unclear as to its relevance to building coverage.	Reject	3.20 'Building platform'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
749.35	Housing New Zealand Corporation	Neutral/Amend	Amend the definition of "commercial activity" in Chapter 13 Definitions as follows: Means activities involving the sale or distribution of goods and commercial services. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.	The submitter supports the definition and notes there is a definition for "commercial services". The defined term "commercial services" is not included in this definition or referenced.	Accept in part	3.62 'Commercial activity', 'commercial services' and 'retail activity'
FS1387.1008	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
749.36	Housing New Zealand Corporation	Neutral/Amend	Amend the definition of "commercial services" in Chapter 13 Definitions as follows: Means a business providing personal, property, financial, household, private or business services to the general public. It includes but is not limited to: a) authorised betting shops; b) copy and quick print services; c) financial and banking facilities; d) postal services; e) counter insurance services; f) dry cleaning and laundrette services; g) electrical goods repair services; h) footwear and leather goods repair services; i) hairdressing, beauty salons and barbers; j) internet and computer services; k) key cutting services; l) real estate agents and valuers; m) travel agencies, airline and entertainment booking services; n) optometrists; o) movie and game hire; and p) animal welfare and/or grooming services.; and q) government and administration services. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.	The submitter supports the proposed definition, however notes the term is missing government administration services from the list of inclusions. It is unclear to what inclusion listed in the proposed definition would tenancy offices classify under. "It includes but is not limited to" would encompass any other commercial services that are not primarily listed under the definition.	Accept in part	3.62 'Commercial activity', 'commercial services' and 'retail activity'
FS1387.1009	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed,	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				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.		
749.37	Housing New Zealand Corporation	Support	Retain the definition of "community service court" in Chapter 13 Definitions as notified.	The submitter supports the proposed definition.	Accept	3.39 'Communal service court'
749.38	Housing New Zealand Corporation	Neutral/Amend	Amend the definition of "community activity" Chapter 13 Definitions as follows: Means the construction and use of public land and buildings... OR Amend the definition of "community activity" Chapter 13 Definitions as follows: Means the construction and use of public or Crown land and buildings... AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.	The submitter supports the proposed definition, however notes that land and buildings (other than public) could be used for community activities, including Crown land.	Accept in part	3.66 'Community facility', 'community activity' and 'place of assembly'
749.39	Housing New Zealand Corporation	Neutral/Amend	Amend the definition of "Community facilities" in Chapter 13 Definitions as follows: Means in the Business Zone Tamahere, land or building used for community activities, generally established on a not-for-profit basis, and may include but is not limited to library, council offices, police station, public toilets or public rooms. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.	The submitter does not support proposed term solely relating to, and only applying in, the Business Zone Tamahere. It is inappropriate to have general terms used for a specific zone and limit the application and use to a specific area. The term should be allowed to apply in all zones. There would be wider interest for the use of the term in the Proposed District Plan.	Accept in part	3.66 'Community facility', 'community activity' and 'place of assembly'
749.40	Housing New Zealand Corporation	Neutral/Amend	Amend the definition of "Comprehensive land development consent" as follows: Means a bundle of land use consents that apply to an area of land of 5ha or more which provides for staged and integrated development within the Te Kauwhata Lakeside Precinct Plan Area and can cover a range of Residential, Business and Rural zonings. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.	The submitter does not support the proposed terms solely relating to and only applying in the Te Kauwhata Lakeside Precinct Plan Area. It is inappropriate to have general terms used for a specific precinct area and limit the application and use to a specific area. The term should be allowed to apply in any precinct area or zone. There would be wider interest for the use of the term in the Proposed District Plan.	Reject	3.85 'Comprehensive Land Development Consent'
FS1387.1010	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				maps were available, and it is therefore not clear from a land use management 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.		
FS1368.13	Rosita Dianne-Lynn Darnes	Support	Allow in full.	A definition of a general terminology such as for a 'Comprehensive Development', whether it be a land development or subdivision, to support a single development is inappropriate. The definition should include any bundled 'integrated' developments on 'greenfield' or larger underdevelopment infill areas subject to proximity to existing centres and serviceability.	Reject	
FS1371.31	Lakeside Development Limited	Support	Lakeside Development Limited supports the submission in relation to the application of "comprehensive land development consent" beyond Lakeside.	<ul style="list-style-type: none"> • It is accepted that Lakeside is not only the part of the district that will benefit from the comprehensive land development form of control. To that extent LDL supports the submission, however, this form of control may not be appropriate in all residential zones or areas within the district. • Will promote the sustainable management of resources and will achieve the purpose of the RMA 1991. • Will enable the well-being of the community. • Will meet the reasonably foreseeable need of future generations. • Will enable the efficient use and development of the district's assets. • 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. 	Reject	
749.41	Housing New Zealand Corporation	Neutral/Amend	Amend the definition of "Comprehensive subdivision consent" in Chapter 13 Definitions as follows: Means a comprehensive subdivision consent that relates to a comprehensive land development consent the Te Kauwhata Lakeside Precinct Plan. A comprehensive subdivision is a subdivision of 5ha or more which provides for staged and integrated development within the Te Kauwhata Lakeside Precinct Plan Area and can cover a range of Residential, Business and Rural zonings. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as	The submitter does not support the proposed terms solely relating to and only applying in the Te Kauwhata Lakeside Precinct Plan Area. It is inappropriate to have general terms used for a specific precinct area and limit the application and use to a specific area. The term should be allowed to apply in any precinct area or zone. There would be wider interest for the use of the term in the Proposed District Plan.	Reject	3.86 'Comprehensive Subdivision Consent'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			necessary.			
FS1368.14	Rosita Dianne-Lynn Darnes	Support	Allow in full.	A definition of a general terminology such as for a 'Comprehensive Development', whether it be a land development or subdivision, to support a single development is inappropriate. The definition should include any bundled 'integrated' developments on 'greenfield' or larger underdevelopment infill areas subject to proximity to existing centres and serviceability.	Reject	
749.42	Housing New Zealand Corporation	Neutral/Amend	Amend the definition of "Contiguous" in Chapter 13 Definitions as follows: Means abutting or touching at some any point, e.g.. AND Amend the definition of "contiguous" in Chapter 13 Definition by removing the second illustration which shows sites touching at a single point. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.	The submitter does not consider 'touching at some any point' to be contiguous.	Reject	3.13 'Contiguous'
749.43	Housing New Zealand Corporation	Neutral/Amend	Amend the definition of "Continuous landholding" in Chapter 13 Definitions as follows: Means a series of adjoining Records of Title, including titles that may be contiguous or only be separated by a road. AND Add an illustration to the definition of "Contiguous landholding" in Chapter 13 Definitions. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.	The submitter supports the proposed definition. However it is unclear to how the definition "contiguous" relates to the definition of "continuous land holding". To help the reader an illustration should be provided with the definition.	Reject	3.12 'Continuous landholding'
749.45	Housing New Zealand Corporation	Not Stated	Amend the definition of "Dwelling" in Chapter 13 Definitions as follows: Means a self-contained residential unit for living accommodation Used for a residential purpose as a single household residence contained within one or more buildings and served by a kitchen. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.	The submitter notes that the draft National Planning Standards proposed a definition for 'Residential Unit' and not for "dwelling". The submitter has made a submission to the Ministry for the Environment on the draft National Planning Standards and in doing so expressed that the definition of a 'Residential Unit' is unclear. A distinction can be drawn between dwellings (i.e. used for a residential purpose as a single household residence contained within one or more buildings, and served by a kitchen) and a residential unit (a defined part of a building under different ownership).	Accept	3.22 'Residential unit' and 'dwelling'
FS1387.1011	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				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.		
749.46	Housing New Zealand Corporation	Neutral/Amend	Amend the definition of "Earthworks" in Chapter 13 Definitions by adding exclusions. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.	The submitter notes that the draft National Planning Standards proposed a definition for 'Earthworks' and 'Land Disturbance'. The submitter has made a submission to the Ministry for the Environment on the draft National Planning Standards and in doing so expressed that the definition of 'Earthworks' needs to include a number of exclusions. The submitter generally supports the proposed definition, however notes there are no exclusions listed.	Accept in part	3.43 'Earthworks'
FS1134.29	Counties Power Limited	Support	Seeks that the submission point be allowed.	This aligns with Counties Power's submission to exclude thrusting and drilling as they are forms of trenchless excavation which have minimal impact on the surface of the land. This definition will also match the draft National Planning Standards.	Accept in part	
749.47	Housing New Zealand Corporation	Neutral/Amend	Amend the definition of "Gross floor area" in Chapter 13 definitions to include exclusions, which may include some of the exclusions from the definition "Gross leasable floor area". AND Amend the definition of "Gross floor area" in Chapter 13 definitions to provide a link to gross leasable floor area. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.	The draft National Planning Standards proposed a definition for 'Gross Floor Area'. The submitter has made a submission to the Ministry for the Environment on the draft National Planning Standards and expressed that the definition of 'Gross Floor Area' needs to include a number of exclusions. The submitter generally supports the proposed definition. However, there are no exclusions listed and no reference to "Gross leasable floor area" that is included in the Proposed District Plan. Some of the exclusions listed under the proposed definition of 'Gross leasable floor area' should be included as exclusions under 'Gross Floor Area'.	Reject	3.19 'Gross floor area' and 'GFA'
749.50	Housing New Zealand Corporation	Neutral/Amend	Amend the definition of "Height" in Chapter 13 Definitions to add exclusions. AND Amend the definition of "Height" in Chapter 13 Definitions to include specific methods of measurements such as rolling height and/or average ground level. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as	That the draft National Planning Standards proposed a definition for 'Height' in relation to a district plan. Housing New Zealand has made a submission to the Ministry for the Environment on the draft National Planning Standards and in doing so expressed that the definition of 'Height' was overly simplistic and requires a method of measurement to be specified	Deferred	3.41 'Height', 'ground level' and 'earthworks height'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			necessary.	and explained (i.e. rolling height and/or average ground level) as well as contain a list of exclusions. The submitter supports the proposed definition, however notes there are only one or two exclusions listed and no reference to how height is measured on a hill/rolling contours.		
749.51	Housing New Zealand Corporation	Oppose	Delete the definition of "Height control plane" in Chapter 13 Definitions; AND Add a definition of "Recession plane" to Chapter 13 Definitions as follows: Means the height of a building or structure relative to its distance from the boundary of the site. The allowable height increases as the distance from the boundary increases up to the maximum height allowed. The Recession Plane is measured by lines that proceed at a prescribed angle (e.g. 45 degrees) from the horizontal, measured from any point at a prescribed height (e.g. 2m) vertically above ground level along site boundaries. The angle of the recessions plan and the height of the starting point vary by Zone. This control does not apply to chimneys, finials, or other similar decorative features, flues and ventilation shafts, antennas, satellite dishes with a diameter not exceeding 0.6m, flagpoles or any other similar projections not exceeding 2 metres in height and 1 square metre in area. AND Consequential or further amendments required to give effect to the new term "recession plane" replacing "height control plane".	The submitter opposes the angle degrees reference in the definition and seeks it is amended to align with changes sought to the daylight admission rules.	Deferred	3.42 'Height control plane' and 'height in relation to boundary'
749.52	Housing New Zealand Corporation	Neutral/Amend	Amend the definition of "Impervious surface" as follows: Means a surface such as a road, rooftop, footpath, paving, decking, swimming pool, patio, driveway, vehicle access and manoeuvring area or highly-compacted soil that is not vegetated and does not infiltrate runoff. It excludes wooden decks with spacing between boards of 4mm or more, where water is allowed to drain through to a permeable surface below the deck. Means a surface that is not vegetated, does not infiltrate runoff, and prevents or significantly retards the soakage of water into the ground. This includes: • roofs; • paved areas including driveways and sealed/compacted metal parking areas; • patios; • sealed and compacted metal roads; and • layers engineered to be impervious such as highly-compacted soil. Excludes: • wooden decks with spacing between boards of 4mm or more, where water is allowed to drain through to a permeable surface below the deck; • grass and bush areas; • gardens and other vegetated areas; • porous or permeable paving and living roofs; • permeable artificial surfaces, fields or lawns; • slatted decks; •	The submitter generally supports the inclusion of such term in the Proposed District Plan; however, the definition as it is currently proposed is too complex. The term should be simplified with clear inclusions and exclusions listed.	Reject	3.98 'Impervious Surface'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			swimming pools, ponds and dammed water; and • rain tanks. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.			
FS1387.1013	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
749.54	Housing New Zealand Corporation	Neutral/Amend	Amend the definition of "Living court" in Chapter 13 Definitions, as follows: Living court Outdoor Living Space Means an area of outdoor open space directly related to the living area of a household unit, and for the household's exclusive use. It does not include parking, manoeuvring areas and buildings, but does include swimming pools, pergolas and similar open-framed structures. AND Consequential or further amendments required to give effect and reference the new term 'Outdoor living space' as replacing "Living court".	The submitter generally supports the proposed definition. It is noted that the draft National Planning Standards proposed a definition for 'outdoor living space' that is slightly different to the Proposed District Plan definition however both align in regard to approach.	Accept	3.38 'Living court' and 'outdoor living space'
749.55	Housing New Zealand Corporation	Support	Retain the definition of "Minor dwelling" in Chapter 13 Definitions as notified.	The submitter supports the proposed definition. It is noted that the draft National Planning Standards proposed a definition for "Minor residential unit" that is different to the Proposed District Plan definition.	Reject	3.24 'Minor dwelling' and 'minor residential unit'
FS1387.1014	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	Accept	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.		
749.56	Housing New Zealand Corporation	Neutral/Amend	Amend the definition of "Multi-unit development" in Chapter 13 Definitions as follows: Means multiple residential units or buildings which are planned and designed in an integrated in a and comprehensive manner and achieve compatibility between all buildings on a single site or multiple sites. It includes: a) an apartment; building; and b) a duplex.; c) terrace housing; and d) townhouses. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.	The submitter generally supports the inclusion of such term in the Proposed District Plan and seeks minor additions and edits to the proposed definition. There is a definition of 'Multi-unit development' in the Multi-unit development urban design guidelines. This definition is slightly different to the definition listed in Chapter 13. The submitter is seeking the deletion of the guidelines (reasons outlined later in this submission) from the Proposed District Plan and if that happens then the duplication of definition in the guidelines will be removed. The Proposed District Plan should only contain one definition of 'multi-unit development' and this should only be in the definitions section.	Accept	3.28 'Multi-unit development'
FS1387.1015	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
749.57	Housing New Zealand Corporation	Support	Retain the definition of "Net site area" in Chapter 13 Definitions as notified.	The submitter supports the proposed definition. It is noted that the draft National Planning Standards proposed a definition for 'Net site area' that is slightly different to the Proposed District Plan definition.	Reject	3.15 'Net Site area'
749.58	Housing New Zealand Corporation	Oppose	Amend the definition of "Residential activity" in Chapter 13 Definitions, as follows: Means the use of land and buildings by people for living accommodation in a household unit, where the occupants will generally refer to the site as their home and permanent address. For the purpose of this definition, includes emergency and refuge accommodation, or accommodation for supervision staff and residents, where residents are subject to care or supervision (e.g. homes for people with disabilities).	The submitter generally opposes the inclusion of such term in the Proposed District Plan as it is unclear to how it links to the proposed terms and definitions of 'residential unit' and 'dwelling'. The current definition is too complex. There are two terms in the Proposed District Plan that speak to residential activity - this is "residential unit" and "dwelling". Both terms need to be linked to the definition of 'residential activity'.	Accept in part	3.21 'Residential activity'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			Residential activity includes home detention (as defined in the Criminal Justice Act 1985), but not prisons or other places where residents are subject to detention. Means the use of land and a building or group of buildings for residential units. This includes: - emergency and refuge accommodation, or accommodation for supervision staff and residents, - where residents are subject to care or supervision (e.g. homes for people with disabilities), and - home detention (as defined in the Criminal Justice Act 1985), but not prisons or other places where residents are subject to detention. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.			
FS1387.1016	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
749.59	Housing New Zealand Corporation	Neutral/Amend	Amend the definition of "Residential unit" in Chapter 13 Definitions as follows: Means a building or group of buildings, or part of a building or group of buildings that is: a) used, or intended to be used as a dwelling or intended to be used, only or mainly for residential activities; a) occupied, or intended to be occupied, exclusively as the home or residence of not more than one a single household. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.	Similar to Residential Activity, Housing New Zealand generally opposes the inclusion of such term in the Proposed WDP as it is unclear to how it links to the proposed terms and definitions of 'residential activity' and 'dwelling'. The current definition is confusing. The definition needs to include the term 'dwelling'. It is noted that the draft National Planning Standards proposed a definition for 'residential unit' that is slightly different to the Proposed WDP definition.	Accept in part	3.22 'Residential unit' and 'dwelling'
FS1387.1017	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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.	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.		
749.61	Housing New Zealand Corporation	Neutral/Amend	Amend the definition of "Service court" in Chapter 13 Definitions as follows: Means an area of outdoor space for the exclusive use of the household unit for domestic requirements, such as garbage storage and clothes line, but excludes any space required for outdoor living space a living court, parking, manoeuvring, or buildings. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.	The submitter generally supports the inclusion of the term in the Proposed District Plan with minor amendments to align with relief sought to the definition of 'living court'.	Accept	3.40 'Service Court'
749.62	Housing New Zealand Corporation	Support	Retain the definition of "Site" in Chapter 13 Definitions as notified.	The submitter supports the proposed definition. It is noted that the draft National Planning Standards proposed a definition for 'Site' that is slightly different to the Proposed District Plan definition.	Reject	3.14 'Site'
749.66	Housing New Zealand Corporation	Neutral/Amend	Add to Chapter 13 Definitions a definition of "structure" as follows: Means any building, equipment, device or other facility made by people and which is fixed to or located on land; and includes any raft, but excludes motorised vehicles that can be moved under their power. AND Add a list of exclusions to the new definition of "Structure". AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.	Other definitions include the term 'structure'. The draft National Planning Standards proposed a definition for 'structure'. The submitter has made a submission on the draft National Planning Standards and in doing so expressed that the definition of 'structure' was problematic because it would include things such as trailers and caravans parked in a driveway, even temporarily. The submitter has sought that the proposed definition on the draft National Planning Standards is amended to include a list of exclusions. The submitter seeks a similar approach is taken with the inclusion of the definition of 'structure' in the Proposed District Plan.	Accept in part	3.16 'Structure'
FS1387.1018	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.		
761.13	Lyndendale Farms Limited	Oppose	Amend the definition of "Residential Activity" in Chapter 13: Definitions to specifically include (and refer to) a Retirement Village. AND Amend the Proposed District Plan to make any consequential amendments that are required to give effect to the submission.	A retirement village is clearly a residential activity and should be expressly stated within the definition.	Reject	3.21 'Residential activity'
FS1379.306	Hamilton City Council	Oppose	Null	While HCC does not oppose the inclusion of 'retirement villages' into the definition of 'residential activities', HCC is concerned that, in combination with WDC's Submission point 697.748, this submission (761.13), if accepted, is likely to allow for retirement villages as a permitted activity in the Rural Zone.	Accept	
FS1387.1119	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
761.14	Lyndendale Farms Limited	Oppose	Delete the definition of "Rest home" from Chapter 13- Definitions. AND Amend the Proposed District Plan to make any consequential amendments that are required to give effect to the submission.	There are no rules relating to the definition. There are no reasons to differentiate between a "retirement village" and a "rest home." The definition for rest home should be deleted in its entirety.	Accept	3.32 'Rest Home' and 'Retirement Village'
FS1387.1120	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	Reject	

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				mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.		
761.15	Lyndendale Farms Limited	Support	Retain the definition for "Retirement Village" in Chapter 13-Definitions as notified.	No reasons provided.	Reject	3.32 'Rest Home' and 'Retirement Village'
FS1387.1121	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
761.16	Lyndendale Farms Limited	Oppose	Amend Chapter 13-Definitions to include definitions for "habitable" and "non-habitable" buildings. AND Amend the Proposed District Plan to make any consequential amendments that are required to give effect to the submission.	Rule 22.3.7.1 differentiates between "habitable" and "non-habitable" buildings," yet neither of these terms are defined in Chapter 13 of the Proposed District Plan. A retirement village has a range of shared buildings/facilities that could arguably be both habitable or non-habitable. Appropriate definitions are therefore required to provide certainty. Definitions are required to provide clarification with respect to the intended building setbacks.	Accept	3.37 'Habitable building', 'non-habitable building' and 'habitable room'
FS1387.1122	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
765.14	Tamahere Eventide Home Trust on behalf of Atawhai Assisi Retirement Village	Not Stated	Amend the definition of "Residential activity" in Chapter 13: Definitions to specifically include and refer to a Retirement Village. AND Any consequential amendments that are required to give effect to the above submission.	A retirement village is clearly a residential activity and should be expressly stated within the definition.	Reject	3.21 'Residential activity'
FS1387.1137	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
765.15	Tamahere Eventide Home Trust on behalf of Atawhai Assisi Retirement Village	Oppose	Delete the definition of "Rest home" from Chapter 13: Definitions. AND Any consequential amendments that are required to give effect to the above submission.	There are no rules relating to this definition. No reason to differentiate between a "retirement village" and a "rest home."	Accept	3.32 'Rest Home' and 'Retirement Village'
FS1387.1138	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
765.16	Tamahere Eventide Home Trust on behalf of Atawhai Assisi Retirement Village	Support	Retain the definition for "Retirement Village" in Chapter 13: Definitions as notified.	No reasons provided.	Reject	3.32 'Rest Home' and 'Retirement Village'
FS1387.1139	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how	Accept	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				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.		
769.14	Tamahere Eventide Trust on behalf of Tamahere Eventide Retirement Village	Oppose	Amend the definition of "Residential Activity" in Chapter 13: Definitions to specifically include, and refer to, a retirement village. AND Amend the Proposed District Plan to make consequential amendments to give effect to the submission.	A retirement village is clearly a residential activity and should be expressly stated within the definition.	Reject	3.21 'Residential activity'
FS1387.1166	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
769.15	Tamahere Eventide Trust on behalf of Tamahere Eventide Retirement Village	Oppose	Delete the definition of "Rest home" from Chapter 13: Definitions. AND Amend the Proposed District Plan to make consequential amendments to give effect to the submission.	There are no rules relating to Rest home definition. There is no reason to differentiate between a "retirement village" and "rest home."	Accept	3.32 'Rest Home' and 'Retirement Village'
FS1387.1167	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.		
769.16	Tamahere Eventide Trust on behalf of Tamahere Eventide Retirement Village	Support	Retain the definition of "Retirement Village" definition in Chapter 13: Definitions as notified.	No reasons provided.	Reject	3.32 'Rest Home' and 'Retirement Village'
FS1387.1168	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
777.12	Radio New Zealand Limited	Neutral/Amend	Add a new definition for "urban subdivision" to Chapter 13 Definitions.	A definition of "urban subdivision" would provide clarity.	Reject	3.84 'Urban subdivision, use and development'
FS1387.1180	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
777.18	Radio New Zealand Limited	Support	Retain the definition of "Noise-sensitive activity" in Chapter 13 Definitions as notified.	No reasons provided.	Accept in part	3.35 'Noise-sensitive activity'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
777.19	Radio New Zealand Limited	Neutral/Amend	Amend the definition of "sensitive land use" in Chapter 13 Definitions as follows: Means an education facility including a childcare facility, waananga and koohanganga reo, a residential activity, papakaainga building, rest home, retirement village, travellers' accommodation, home stay, health facility of hospital. Means: (a) an education facility including a childcare facility and waananga and koohanganga reo; (b) buildings used for residential activities including a papakaainga building, rest home, retirement village, travellers' accommodation and home stay; and (c) a health facility or hospital. AND Amend the definitions of "sensitive land use" and "noise-sensitive activity" in Chapter 13 Definitions to consider combining into a single defined term.	The notified definition implies that all "sensitive land uses" are education facilities, yet it expands to include places and activities that are not strictly 'educational'. The definitions for "noise-sensitive activity" and "sensitive land use" are very similar and may therefore be able to be merged into a single definition.	Accept in part	3.36 'Sensitive land use' and 'reverse sensitivity'
FS1258.89	Meridian Energy Limited	Not Stated	Allow or disallow to the extent consistent with submission number 580	Meridian's own submission seeks that additional rules be inserted to require setback of sensitive land use activities and noise sensitive activities from lawfully established large scale wind farms. For that reason, Meridian also has an interest in any amendments to the definitions or other provisions relating to "Sensitive land use"	Accept in part	
FS1387.1184	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
785.32	Z Energy Limited, BP Oil NZ Limited and Mobil Oil NZ Limited for 'Oil Companies'	Neutral/Amend	Amend the definition of "commercial activity" in Chapter 13: Definitions to be more detailed and specific and based on the effects that the activity generates as opposed to being based on the nature of the consumer. AND Amend the definition of "commercial activity" in Chapter 13: Definitions to include service stations. AND Amend the definition of "commercial activity" in Chapter 13: Definitions to specifically exclude service stations if separate and specific provision is made for service stations as an activity. OR Amend the definition of "commercial activity" in Chapter 13: Definitions to specifically exclude service stations if separate and specific provision is made for service stations as an activity. AND Any consequential amendments or further relief to	The submitter opposes in part the definition of 'commercial activities' (Means activities involving the sale or distribution of goods and services) and 'retail activities' (Means the sale or hire of goods or services or equipment directly to the public) as these definitions are uncertain and ambiguous and service stations could be included within both. Submitter supports making specific provision for service stations and seeks to either specifically exclude service stations from either activity or to include them in both. As currently drafted commercial and retail activities can be interchangeable insofar as an activity that	Accept in part	3.62 'Commercial activity', 'commercial services' and 'retail activity'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			give effect to the submission.	'involves the sale of goods and services' falls under both definitions. While the definition of retail activity specifies that the sale is to be directly to the public, there is nothing stopping direct sales to the public as also being a commercial activity. There does not appear to be any particular effects-based justification for differentiating between the two activities based on the consumer.		
785.33	Z Energy Limited, BP Oil NZ Limited and Mobil Oil NZ Limited for 'Oil Companies'	Neutral/Amend	Amend the definition of "retail activity" in Chapter 13: Definitions to be more detailed and specific and one that is based on the effects that the activity generates as opposed to being based on the nature of the consumer. AND Amend the definition of "retail activity" in Chapter 13: Definitions to include service stations. AND Amend the definition of "retail activity" in Chapter 13: Definitions to specifically exclude service stations if separate and specific provision is made for service stations as an activity. AND Amend the definition of "retail activity" in Chapter 13: Definitions to specifically exclude service stations if separate and specific provision is made for service stations as an activity. AND Any consequential amendments or further relief to give effect to the submission.	The submitter opposes in part the definition of 'commercial activities' (Means activities involving the sale or distribution of goods and services) and 'retail activities' (Means the sale or hire of goods or services or equipment directly to the public) as these definitions are uncertain and ambiguous and service stations could be included within both. Submitter supports making specific provisions for service stations on that basis seeks to either specifically exclude service stations from either activity or to include them in both. As currently drafted commercial and retail activities can be interchangeable insofar as an activity that 'involves the sale of goods and services' falls under both definitions. While the definition of retail activity specifies that the sale is to be directly to the public, there is nothing stopping direct sales to the public as also being a commercial activity. There does not appear to be any particular effects-based justification for differentiating between the two activities based on the consumer.	Accept in part	3.62 'Commercial activity', 'commercial services' and 'retail activity'
785.34	Z Energy Limited, BP Oil NZ Limited and Mobil Oil NZ Limited for 'Oil Companies'	Neutral/Amend	Add a separate and specific definition for "service station activities" to Chapter 13 - Definitions that includes activities ordinarily considered to be ancillary to service stations as follows: Service Stations: A facility where the primary business is selling motor vehicle fuels and can include the following accessory activities: Retail Administrative, storage and ablution facilities; Car wash facilities; Mechanical repair, servicing and testing of motor vehicles; Sale of lubricating oils, kerosene, LPG, or spare parts and accessories for motor vehicles; Trailer hire. AND Any consequential amendments or further relief to give effect to the submission.	The submitter considers that a separate and specific definition for service station activities should be included in the Proposed Plan. Such a definition would appropriately ensure service stations (including activities accessory to service stations) are explicitly provided for and would avoid ambiguity around whether service stations are considered to be a 'commercial activity' or a 'retail activity' (or both).	Reject	3.63 'Service station'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
785.36	Z Energy Limited, BP Oil NZ Limited and Mobil Oil NZ Limited for 'Oil Companies'	Support	Retain the definition for "earthworks" in Chapter 13: Definitions without further modification as follows: Means modification of land surfaces by blading, contouring, ripping, moving, removing, placing, or replacing soil or earth, or by excavation, or by cutting or filling operations.	The submitter supports the definition of 'earthworks'.	Reject	3.43 'Earthworks'
FS1350.51	Transpower New Zealand Limited	Support	Allow the submission point.	The submission point is supported as the proposed plan definition of earthworks assists in plan interpretation and application and appropriately covers the range of activities covered by earthworks.	Reject	
785.37	Z Energy Limited, BP Oil NZ Limited and Mobil Oil NZ Limited for 'Oil Companies'	Neutral/Amend	Retain the definition of "signs" in Chapter 13: Definitions, except for the amendments sought below AND Amend the definition of "signs" in Chapter 13: Definitions as follows: Sign Means any device, graphic or display of whatever nature that is visible from directed to and legible to a person in a public place, for the purposes of: Providing information to the general public; Identifying and providing information about any activity, site or building; Providing directions; or Promoting goods, services or forthcoming events. A building or structure that is painted in whole or part in corporate colours does not, of itself, constitute a sign or signage. AND Any consequential amendments or further relief to give effect to the submission.	The submitter opposes in part the proposed definition of 'Sign' to the extent that the definition is exceptionally broad and could be read to include any face of a building or structure that is painted in recognizably "corporate colours". The definition could capture any sign necessary for traffic direction or instruction within a site (e.g. a sign identifying accessibility parking, opening hours inscribed onto a shop door or signs limiting parking to, say 120 mins, or internal traffic signs). The test of "visibility" from outside the site is too restrictive: the test should relate to whether the signage is directed to and clearly legible to people outside the site.	Reject	3.89 'Sign'
FS1323.117	Heritage New Zealand Pouhere Taonga	Oppose	That the amendments sought are declined.	HNZPT is concerned at the proposed amendments to the definitions and the adverse effects that these could cause to historic heritage.	Accept	
797.19	Fonterra Limited	Oppose	Add a definition for "Lifestyle Uses" to Chapter 13 Definitions, as follows (or words to similar effect): residential activity outside of a defined urban area or village boundary. AND Any consequential amendments or further relief to give effect to the concerns raised in the submission.	The term is referenced within various plan provisions. Term is undefined.	Reject	3.60 'Lifestyle uses'
FS1168.83	Horticulture New Zealand	Support	Allow the submission.	Seeks to add a definition for "Lifestyle Uses". The term "lifestyle uses" is referenced within various plan provisions. Term is undefined.	Reject	
FS1322.5	Synlait Milk	Support	Allow the whole submission point.	Further clarification of activities will assist in interpretation and administration of the District Plan. In particular, Synlait agrees that further clarity of "lifestyle uses" within the rural environment would be beneficial as part of managing potential reverse sensitivity effects.	Reject	
FS1110.31	Synlait Milk Limited	Support	Further clarification of activities will assist in interpretation and administration of the District Plan. In particular, Synlait agrees that further clarity of 'lifestyle uses' within the rural environment would be beneficial as part of managing potential reverse sensitivity effects.	The whole submission.	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
FS1387.1265	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
797.20	Fonterra Limited	Oppose	Add a definition of "productive rural activities" to Chapter 13 Definitions as follows (or words to similar effect): farming, forestry, horticulture and mineral extraction. AND Any consequential amendments or further relief to give effect to the concerns raised in the submission.	The term is referenced within various plan provisions. Term is undefined.	Reject	3.57 'Rural activities' and 'productive rural activities'
FS1198.39	Bathurst Resources Limited and BT Mining Limited	Not Stated	The submission point be allowed in part.	Mineral extraction should be included in the definition of "productive rural activities" or that term should be deleted from the plan. Reverse sensitivity issues are relevant to more than existing activities, they are also relevant where potential future mineral extraction that by its nature has a functional need to be located in specific places is effectively sterilised by the establishment of sensitive activities on or adjacent to mineral deposits.	Accept in part	
FS1319.36	New Zealand Steel Holdings Limited	Support	NZS does not consider a definition of productive rural activities is required. However, if such a definition is added, NZS supports the inclusion of mining/mineral extraction in the definition.	NZS does not see the need for a definition of "productive rural activities" but supports the references in Section 1.4.3 to productive rural activities including mining.	Accept in part	
FS1342.222	Federated Farmers	Support	Support in part submission point 797.20. To avoid confusion there only needs to be one definition that describes farming/ productive rural activities.	FFNZ supports inclusion of a definition but is concerned that it may create confusion with the definition of 'farming'. In our view there only needs to be one, robust, definition.	Reject	
FS1168.84	Horticulture New Zealand	Support	Allow the submission.	Seeks to add a definition of "productive rural activities". The term is referenced within various plan provisions. Term is undefined.	Reject	
797.21	Fonterra Limited	Oppose	Add a definition of "reverse sensitivity" to Chapter 13 Definitions as follows (or words to similar effect): the vulnerability of a lawfully established activity to a new activity or land use. It arises when a lawfully established activity causes potential, actual or perceived adverse environmental effects on the new activity, to a	The term is referenced in various plan provisions. Term is undefined.	Reject	3.36 'Sensitive land use' and 'reverse sensitivity'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			point where the new activity may seek to restrict the operation or require mitigation of the effects of the established activity. AND Any consequential amendments or further relief to give effect to the concerns raised in the submission.			
FS1387.1266	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
FS1198.40	Bathurst Resources Limited and BT Mining Limited	Not Stated	The submission point be allowed in part.	Mineral extraction should be included in the definition of "productive rural activities" or that term should be deleted from the plan. Reverse sensitivity issues are relevant to more than existing activities, they are also relevant where potential future mineral extraction that by its nature has a functional need to be located in specific places is effectively sterilised by the establishment of sensitive activities on or adjacent to mineral deposits.	Reject	
FS1110.32	Synlait Milk Limited	Support	Reverse sensitivity is a significant land management issue that must be addressed in the District Plan. To ensure consistency in interpretation and administration it is appropriate to define reverse sensitivity.	The whole submission point.	Reject	
FS1089.2	Z Energy Limited, BP Oil NZ Limited and Mobil Oil NZ Limited for 'Oil Companies'	Support	Support submission point 797.21.	The Oil Companies did not seek to include a definition of 'reverse sensitivity' within the Proposed Waikato District Plan. That said, should a definition of 'reverse sensitivity' be included, then it is considered that it should adopt the definition of the Waikato Regional Policy Statement 2016. Therefore, the Oil Companies support the approach by the submitter insofar as to incorporate the definition of 'reverse sensitivity' as defined within the definition of 'reverse sensitivity' as defined within the Waikato Regional Policy Statement as sought.	Reject	
FS1168.85	Horticulture New Zealand	Support	Allow the submission.	Seeks to add a definition of "reverse sensitivity". The term is referenced within various plan provisions.	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				HortNZ has sought that a definition is included in the Plan.		
FS1313.28	Perry Group Limited	Oppose	Seek that the definition be amended as follows: "That arises when a lawfully established activity causes actual or potential adverse environmental effects of the new activity." The amendment will ensure that the provision addresses potential and predictable effects.	The amendment seeks a definition of reverse sensitivity. We support the inclusion of a definition of reverse sensitivity, however the definition of reverse sensitivity refers to actual or 'perceived' adverse environmental effects on the new activity. Effects much be either actual or predictable.	Reject	
FS1087.26	Ports of Auckland Limited	Support	Support submission point 797.21.	Ports of Auckland Limited agrees with the relief sought.	Reject	
FS1322.6	Synlait Milk	Support	Allow the whole submission point.	Reverse sensitivity is a significant land management issue that must be addressed in the District Plan. To ensure consistency in interpretation and administration it is appropriate to define reverse sensitivity.	Reject	
FS1319.37	New Zealand Steel Holdings Limited	Oppose	NZS seeks that the whole of the submission point be disallowed. However, if a definition is included, then NZS requests that it is refined to the following (or words to similar effect): "The potential for the operation of an existing lawfully established activity to be constrained or curtailed by the more recent establishment of other activities which are sensitive to the pre-existing activity."	A definition of "reverse sensitivity" is unnecessary.	Accept	
FS1342.223	Federated Farmers	Support	Support submission point 797.21.	FFNZ supports inclusion of the new 'reverse sensitivity' definition.	Reject	
FS1375.28	Radio New Zealand	Support	Support the inclusion of a definition of "reverse sensitivity."	A definition of reverse sensitivity is supported although in the context of wider plan provisions it is noted that care needs to also be taken in ensuring the effects of reverse sensitivity and the effects on potentially affected neighbours are both managed by the plan. There is otherwise a risk that reverse sensitivity effects (i.e. those on established activities) are conflated with the effects from such an activity on others.	Reject	
FS1345.34	Genesis Energy Limited	Support	Accept submission point.	For the reasons provided in the Fonterra submission.	Reject	
797.24	Fonterra Limited	Support	Retain the definition of "sensitive land use" in Chapter 13 Definitions as notified.	Supports inclusion of specific definition for sensitive land use. The definition will assist understanding and interpretation of the Plan.	Accept in part	3.36 'Sensitive land use' and 'reverse sensitivity'
FS1313.29	Perry Group Limited	Support	Seek that the definition be retained as notified.	We consider the definition of sensitive land use should be retained.	Accept in part	
FS1387.1268	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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.	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.		
81.155	Waikato Regional Council	Neutral/Amend	Amend the definitions of "Commercial activity" and "Commercial services" to better distinguish large format from small scale activities.	These rules allow for Commercial activity and Commercial services as permitted activities in both the Business and Business Town Centre zones. Allowing the same activities to occur in both zones creates unnecessary and inappropriate competition between the Town Centre and Business Zones, and does not promote a supportive, complimentary role for them. This is not consistent with the policy approach set out in Section 4.5, which seeks to encourage a wide range of commercial activities in both zones, the town centres focusing on retail, administration, commercial and civic centre activities, the Business Zone discouraging small scale retail and focusing on large format retail. The submitter seeks clarification about the rationale behind the rules, and is concerned that they do not give proper effect to the WRPS' Policy 6.16 or the policy framework for these zones contained in Section 4.5: of the Proposed Plan.	Deferred	3.62 'Commercial activity', 'commercial services' and 'retail activity'
81.237	Waikato Regional Council	Neutral/Amend	Add to Chapter 13 a new definition for "Low impact design."	Adding this definition will assist with understanding and implementation of provisions that incorporate this term.	Accept in part	3.99 'Low impact design', 'floodplain' and 'flood risk area'
81.238	Waikato Regional Council	Neutral/Amend	Amend the definition of "Overland flow path" in Chapter 13: Definitions as follows: Overland flow path Means either a primary or secondary Overland flowpath - route taken by stormwater runoff not captured in a reticulated or natural stormwater system.	Current definition for overland flow path does not align with the definition in WRC's Waikato Stormwater Management Guideline.	Accept in part	3.100 'Overland flow path'
81.240	Waikato Regional Council	Neutral/Amend	Add to Chapter 13: Definitions a new definition for "Catchment Management Plan" and ensure it there is delineation between stormwater catchment plans and Waikato Regional Council led Catchment Management Plan or Healthy Rivers Wai Ora sub catchment plans.	It is noted that the term Catchment Management Plan is not defined in the Proposed Plan. There is a need to ensure delineation between storm water catchment plans and Waikato Regional Council led Catchment Management Plan or Healthy Rivers Wai Ora sub catchment plans.	Reject	3.101 'Stormwater management plan' and 'Catchment Management Plan'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
81.241	Waikato Regional Council	Neutral/Amend	Amend the definition for "Cleanfill" in Chapter 13: Definitions to reflect the definition in WasteMINZ 'Technical Guidelines for Disposal to Land (August 2018)'.	The definition for cleanfill does not fully align with the latest sector guidelines from WasteMINZ 'Technical Guidelines for Disposal to Land (August 2018)'. Currently the definition specifically limits cleanfill to that which has no adverse effects on people or the environment. This should be removed from the definition, with the rule framework providing the basis for managing effects of cleanfill.	Accept in part	3.49 'Clean fill' and 'fill material'
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81.244	Waikato Regional Council	Neutral/Amend	Amend the definition of "High class soils" in Chapter 13: Definitions to include the peat soil definition as per the definition in the Waikato Regional Policy Statement.	The definition of high class soils is supported, and aligns with the definition in the WRPS. However, peat soils are excluded from this definition and there is no definition of peat soils in plan.	Deferred	3.59 'High class soils'
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81.247	Waikato Regional Council	Neutral/Amend	Add to Chapter 13: Definitions a new definition for "Identified Area."	It is unclear what the term 'Identified Area' means. This appears throughout Chapter 14. Is it intended that this captures Outstanding Natural Feature Landscape, Significant Amenity Landscapes, Natural, SNA and non-SNA?	Accept	3.95 'Identified area'
FS1087.30	Ports of Auckland Limited	Support	Support submission point 81.247.	Ports of Auckland Limited agrees with the clarification sought.	Accept	
FS1258.15	Meridian Energy Limited	Not Stated	Allow in part, subject to an opportunity to consider the proposed wording of a definition 'identified area'	Meridian agrees that the absence, currently, of a definition for 'identified area' is potentially problematic. The submission point does not suggest specific wording for a definition. In the absence of this detail, it is not possible to support or oppose or suggest refinement to the wording.	Accept	
827.31	New Zealand Steel Holdings Ltd	Oppose	Amend the definition of "Mineral" in Chapter 13: Definitions to cross-reference the Crown Minerals Act 1991. AND Any other further or consequential amendments required.	Coal Mining Area is separately defined and includes reference to the Crown Minerals Act 1991. This approach is supported and therefore it is proposed that the definition of minerals should cross reference the Crown Minerals Act 1991.	Accept in part	3.44 'Industrial activity'
FS1198.44	Bathurst Resources Limited and BT Mining Limited	Support	The submission point be allowed in full.	It is appropriate to cross-reference the definition of "mineral" to the Crown Minerals Act.	Accept in part	
827.50	New Zealand Steel Holdings Ltd	Oppose	Delete the definition of "Extractive Industry" in Chapter 13 and replace it with the following (or words to similar effect): Extractive Activity: Means taking, winning or extracting by whatever means, the naturally-occurring minerals (including but not limited to coal, rock, sand and gravel) and peat from under or on the land surface. The term includes: processing by such means as screening, crushing, or chemical separation of minerals at or near the site where the minerals have been taken, won or excavated. removal, stockpiling and filling of overburden sourced from the same site. all activities and structures associated with underground coal gasification,	'Mineral extraction and processing', 'Aggregate Extraction Activities' and 'Extractive Industry' are all defined in the Proposed District Plan. There is overlap between the terms and creates potential for confusion and inconsistency. Definitions need to be streamlined. There are no clear reasons for distinguishing between aggregate and mineral extraction activities and therefore it is considered that it is more efficient to regulate and assess those activities jointly.	Accept in part	3.46 'Mineral extraction and processing', 'Aggregate Extraction Activities' and 'Extractive Industry'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			including pilot and commercial plants and the distribution of gas. excavation, blasting, processing (crushing, washing and blending). ancillary earthworks. storage, management and disposal of tailings. the storage, distribution and sale of aggregates by wholesale to industry or by retail. the storage, distribution and sale of mineral products. treatment of stormwater and wastewater. landscaping and rehabilitation works including cleanfilling. ancillary buildings and structures. residential accommodation necessary for security purposes. The term excludes prospecting and exploration activities. AND Any other further or consequential amendments required.			
FS1334.18	Fulton Hogan Limited	Support	Allow in part by providing one definition which includes all activities undertaken at a quarry or other extractive industry as follows: Extractive Industry means taking, winning or extracting by whatever means, the naturally-occurring minerals (including but not limited to coal, rock, sand and gravel) and peat from under or on the land surface and includes: a) excavation, blasting, processing (crushing, screening, chemical separation, washing and blending); b) the storage, distribution, and sale of minerals or aggregates by wholesale to industry or by retail; c) ancillary earthworks; d) the removal and deposition of overburden; e) treatment of storm water and wastewater; f) storage, management and disposal of tailings; g) landscaping and rehabilitation work., including cleanfilling; h) ancillary activities and ancillary buildings and structures; and i) residential accommodation necessary for security purposes; and j) recycling and reusing aggregate from demolition waste such as concrete, masonry or asphalt k) internal roads and access tracks Delete all other related definitions and replace "aggregate extraction activities" and "mineral extraction and processing" with the term "Extractive Industry" throughout the rules of the Proposed District Plan.	Support the submission as there is confusion created by the overlap in the definitions for "Aggregate Extraction Activities," "Extractive Industry" and "Mineral and Extraction and Processing."	Accept in part	
FS1292.18	McPherson Resources Limited	Support	Allow in part by providing one definition which includes all activities undertaken at a quarry or other extractive industry as follows: Extractive Industry means taking, winning or extracting by whatever means, the naturally-occurring minerals (including but not limited to coal, rock, sand and gravel) and peat from under or on the land surface and includes: (a) excavation, blasting, processing (crushing, screening, chemical separation, washing and blending); (b) the storage, distribution and sale of minerals or aggregates by wholesale to industry or by retail; (c) ancillary earthworks; (d) the removal and deposition of overburden; (e) treatment of storm water and waste water; (f) storage, management and disposal of tailings; (g) landscaping and rehabilitation work, including clean filling; (h) ancillary activities and ancillary buildings and structures; and (i) residential	Support the submission as there if confusion created by the overlap in the definitions for "Aggregate Extraction Activities," "Extractive Industry" and "Mineral and Extraction and Processing."	Accept in part	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			accommodation necessary for security purposes; and (j) recycling and reusing aggregate from demolition waste such as concrete, masonry or asphalt (k) internal roads and access tracks. Delete all other related definitions and replace "aggregate extraction activities" and "mineral extraction and processing" with the term "Extractive Industry" throughout the rules of the Proposed District Plan.			
FS1342.234	Federated Farmers	Support	Support in part submission 827.50. Ensure any definition of Extractive Activity does not inadvertently capture farm quarries.	FFNZ agrees there are definitions in the plan that need to be streamlined to avoid duplication and confusion. With regards to these activities FFNZ's concern is to ensure any new definition does not inadvertently capture farm quarries.	Accept	
FS1198.42	Bathurst Resources Limited and BT Mining Limited	Support	The submission point be allowed in full.	The plan is confusing with several overlapping definitions for the same or similar activities. There needs to be a rationalisation of definitions into a single one for extractive activities.	Accept in part	
827.51	New Zealand Steel Holdings Ltd	Not Stated	Delete the definition of the overlays from Chapter 13 Definitions	Overlays are contained in the maps and their purpose should be described in the body of the plan. The definitions are self-explanatory and do not need to be included in definitions.	Reject	3.111 Miscellaneous
831.67	Gabrielle Parson on behalf of Raglan Naturally	Neutral/Amend	Amend the definition of "Day-to-day activity" in Chapter 13: Definitions to provide for skateparks.	Existing skateparks within Raglan are overcrowded and additional parks are required. The Plan should identify criteria for locations.	Reject	3.78 'Day-to-day activity'
860.18	Aggregate and Quarry Association (AQA) and Straterra	Neutral/Amend	Amend the definition of "Extractive Industry" in Chapter 13 Definitions to include all the activities associated with the extraction and processing of minerals including: blasting; storing, distributing and selling mineral products; accessory earthworks; treating storm water and waste water; landscaping and rehabilitation; clean fills and managed fills; recycling or reusing aggregate from demolition waste such as concrete, masonry, or asphalt; accessory activities and accessory buildings and structures such as weighbridges, laboratories and site offices.	Expand the definition to be more comprehensive.	Accept in part	3.46 'Mineral extraction and processing', 'Aggregate Extraction Activities' and 'Extractive Industry'
FS1319.38	New Zealand Steel Holdings Limited	Support	Allow in part subject to the relief sought in NZS's original submission point 827.50.	NZS's original submission (points 827.28, 827.29 and 827.50) has also sought amendments to this definition to reduce duplication and inconsistency.	Accept in part	
FS1334.19	Fulton Hogan Limited	Support	Allow in part by providing one definition which includes all activities undertaken at a quarry or other extractive industry as follows: Extractive Industry means taking, winning or extracting by whatever means, the naturally-occurring minerals (including but not limited to coal, rock, sand and gravel) and peat from under or on the land surface and includes: a) excavation,	Support the intent of the submission point to ensure there is a definition that provides for all activities undertaken at a quarry or other extractive industry. We note that there is confusion created by the overlap in the definitions for "Aggregate Extraction	Accept in part	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			blasting, processing (crushing, screening, chemical separation, washing and blending); b) the storage, distribution, and sale of minerals or aggregates by wholesale to industry or by retail; c) ancillary earthworks; d) the removal and deposition of overburden; e) treatment of storm water and wastewater; f) storage, management and disposal of tailings; g) landscaping and rehabilitation work., including cleanfilling; h) ancillary activities and ancillary buildings and structures; and i) residential accommodation necessary for security purposes; and j) recycling and reusing aggregate from demolition waste such as concrete, masonry or asphalt k) internal roads and access tracks Delete all other related definitions and replace "aggregate extraction activities" and "mineral extraction and processing" with the term "Extractive Industry" throughout the rules of the Proposed District Plan.	Activities," "Extractive Industry" and "Mineral and Extraction and Processing."		
FS1292.19	McPherson Resources Limited	Support	Allow in part by providing one definition which includes all activities undertaken at a quarry or other extractive industry as follows: Extractive Industry means taking, winning or extracting by whatever means, the naturally-occurring minerals (including but not limited to coal, rock, sand and gravel) and peat from under or on the land surface and includes: (a) excavation, blasting, processing (crushing, screening, chemical separation, washing and blending); (b) the storage, distribution and sale of minerals or aggregates by wholesale to industry or by retail; (c) ancillary earthworks; (d) the removal and deposition of overburden; (e) treatment of storm water and waste water; (f) storage, management and disposal of tailings; (g) landscaping and rehabilitation work, including clean filling; (h) ancillary activities and ancillary buildings and structures; and (i) residential accommodation necessary for security purposes; and (j) recycling and reusing aggregate from demolition waste such as concrete, masonry or asphalt (k) internal roads and access tracks. Delete all other related definitions and replace "aggregate extraction activities" and "mineral extraction and processing" with the term "Extractive Industry" throughout the rules of the Proposed District Plan.	Support intent of submission to ensure there is a definition that provides for all activities undertaken at a quarry or other extractive industry. We note that there is confusion created by the overlap in the definitions for "Aggregate Extraction Activities," "Extractive Industry" and "Mineral and Extraction and Processing."	Accept in part	
FS1332.18	Winstone Aggregates	Support	Support.	The submission point reflects the matters that affect the aggregate industry as a whole.	Accept in part	
986.46	Pam Butler on behalf of KiwiRail Holdings Limited (KiwiRail)	Neutral/Amend	Add a definition for "reverse sensitivity" to Chapter 13 Definitions based on the Proposed National Planning Standards as follows (or similar amendments to achieve the requested relief): means the potential for the operation of an existing lawfully established activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an existing activity AND Any consequential amendments to link and/or accommodate the	The definition for reverse sensitivity is sought to be added to support KiwiRail's requested measures to avoid and manage reverse sensitivity effects.	Reject	3.36 'Sensitive land use' and 'reverse sensitivity'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			requested changes.			
FS1340.199	TaTa Valley Limited	Oppose	Oppose.	The submitter opposes the relief sought as the proposed national planning standards are still in a proposed state and are not yet operative.	Accept	
FS1339.76	NZTE Operations Limited	Oppose	NZTE seeks that this submission be disallowed.	NZTE oppose the amalgamation of the two definitions on the grounds that they concern different activities therefore need to be separately defined in the plan.	Reject	
FS1258.23	Meridian Energy Limited	Support	Allow in part	Meridian agrees that it would be useful for the Plan to include a definition of 'reverse sensitivity'. However, the wording proposed by the submitter differs from the RPS definition and should align better with that definition.	Reject	
FS1118.11	Gary Bogaart / Meremere Dragway Inc for Brookfields Lawyers	Support	Meremere Dragway supports the addition of a definition for "reverse sensitivity" to Chapter 13 Definitions based on the Proposed National Planning Standards (or similar amendments to achieve the requested relief). The definition supports measures to avoid and manage reverse sensitivity effects.	Meremere Dragway seeks that the submission point be allowed.	Reject	
FS1350.47	Transpower New Zealand Limited	Support	Allow the submission point.	The submission is supported as the provision of a definition of "reverse sensitivity" (reflecting that in the Waikato RPS) would assist in plan interpretation and application.	Reject	
FS1304.16	Gary Bogaart / Meremere Dragway Inc.	Support	Meremere Dragway seeks that the submission point be allowed.	Meremere Dragway supports the addition of a definition for "reverse sensitivity" to Chapter 13: Definitions based on the Proposed National Planning Standards (or similar amendments to achieve the requested relief). The definition supports measures to avoid and manage reverse sensitivity effects.	Reject	
FS1076.21	New Zealand Pork Industry Board	Support	Reverse sensitivity issues can be a significant problem for established pork producers. The encroachment of sensitive activities into rural areas can threaten the long standing legitimacy of pig farming activities. The inclusion of a definition for reverse sensitivity is supported to assist in the avoidance and management of reverse sensitivity effects when implementing council policies and rules.	Reverse sensitivity is now defined in the National Planning Standards	Reject	
986.48	Pam Butler on behalf of KiwiRail Holdings Limited (KiwiRail)	Neutral/Amend	Amend the definition of "noise-sensitive activity" in Chapter 13 Definitions as follows (or similar amendments to achieve the requested relief): Means the following: buildings used for residential activities, including boarding establishments, rest homes, retirement villages, papakaainga housing development, in-house aged care facilities, travellers' accommodation, and other buildings used for residential accommodation but excluding (a) camping grounds; (b) marae and marae complex; (c) hospitals; (d) educational facilities including teaching areas and sleeping rooms in an education facility and student accommodation; (e) places of assembly. AND Any consequential	<ul style="list-style-type: none"> The definitions of noise sensitive activity and sensitive land use are used interchangeability in the Proposed Plan. KiwiRail seeks changes to the definition of 'noise sensitive activity' to better align it with its proposed noise and vibration standards to address reverse sensitivity in the Plan. The definition of noise sensitive activity proposed is wider than the proposed definition for 'sensitive activity'. KiwiRail would support the definitions being consolidated; as it could be confusing when using the Plan when there are two very similar terms. 	Accept in part	3.35 'Noise-sensitive activity'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			amendments to link and/or accommodate the requested changes.			
FS1113.2	Ministry of Education on behalf of Ministry of Education	Oppose	The Ministry opposes this submission point to amend the definition of 'noise sensitivity activity.' The Ministry requests that the existing definition of noise-sensitive activity (paragraph (d)) is retained, as notified, to ensure that noise levels will be appropriately managed to protect the amenity values of noise-sensitive environments which include educational facilities.	The land use defined as educational facility is already defined as a sensitive land use and the definition of noise sensitive activity should only include specific activities within that category of land use i.e., teaching areas and sleeping rooms that are noise-sensitive. Other activities within the land-use such as play areas are clearly not noise-sensitive and therefore it is unnecessary to include the whole of an Education Facility as a noise-sensitive activity by definition. Student accommodation is not an activity that is specifically included in either the notified definition of 'Educational Facility' or the amended definition of 'Educational Facility' proposed in the Ministry of Education's further submission above. Student accommodation may be either an "ancillary activity" in the Ministry's definition and is covered in the phrase "sleeping rooms" in the definition, or a residential activity already listed in paragraph (a) of the definition of 'noise-sensitive activity' as "...other buildings used for residential accommodation....," it therefore, does not need to be included in paragraph (d). The Ministry supports the inclusion of paragraph (e), 'Places of Assembly' in the definition.	Reject	
FS1345.143	Genesis Energy Limited	Support	Accept submission point.	For the reasons set out in the KiwiRail submission.	Accept in part	
FS1340.200	TaTa Valley Limited	Support	Support.	The submitter supports submission point 986.48 as the inclusion of places of assembly should be excluded from being a noise sensitive activity.	Accept in part	
986.49	Pam Butler on behalf of KiwiRail Holdings Limited (KiwiRail)	Neutral/Amend	Retain the definition of "sensitive land use" in Chapter 13 Definitions except for the amendments sought below; AND Amend the definition of "sensitive land use" in Chapter 13 Definitions except for the amendments sought below (or similar amendments to achieve the requested relief): Means (a) an education facility including a childcare facility, waananga and koohanga reo; (b) a residential activity, including papakaainga building, rest home, retirement village, travellers' accommodation, home stay; or (c) health facility or hospital. AND Any consequential amendments to link and/or accommodate the requested changes.	KiwiRail supports the definition of sensitive land use, but considers it should be amended to provide clarity as to the activities that fall within the definition. As notified, the definition could be read as saying that all sensitive land uses are education facilities.	Accept in part	3.36 'Sensitive land use' and 'reverse sensitivity'
FS1387.1633	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				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.		
986.50	Pam Butler on behalf of KiwiRail Holdings Limited (KiwiRail)	Neutral/Amend	Amend the definition of "forestry" in Chapter 13 Definitions as follows (or similar amendments to achieve the requested relief): Means the planting and growing of trees (including shelterbelts and woodlots) and is an integrated land use including land preparation, roading, tree planting and maintenance (i.e. thinning, pruning, noxious weeds and animal control) and harvesting of trees and includes the use of accessory buildings, but not the establishment and/or use of permanent sawmills or other methods of timber processing. AND Any consequential amendments to link and/or accommodate the requested changes.	<ul style="list-style-type: none"> • The National Environmental Standards for Plantation Forestry defines afforestation as 'planting and growing plantation forestry trees on land where there is no plantation forestry and where plantation forestry harvesting has not occurred within the last 5 years'. • Other Plan definitions do not cover small woodlots, nor shelter belts. The planting of shelter belts and woodlots poses a similar risk and danger to the operation of the railway network as commercial forestry. • When planted near to the rail corridor, woodlot or commercial forestry species can intrude into sight lines which raises particular safety issues at level crossings and around curves. Such plantings often also drop branches or leaves onto the rail corridor, increasing the risk of derailment. • Trains cannot stop in a hurry, nor are they able to drive over such impediments. Roots from trees can also result in undermining of the rail corridor through the creation of mud spots. • Mud spots occur where ballast under the rails is removed. When a train goes over a mud spot, the track bounces, creating a risk that either the track breaks or the train derails. • Further, replanting trees often get closer and closer to the boundary and can end up encroaching into rail land. • Modifying the Plan's definition of 'forestry' as sought supports a new rule seeking a 10m setback from the operational railway corridor. 	Deferred	3.58 'Forestry'
419.112	Jordyn Landers for Horticulture New Zealand	Neutral/Amend	Add the following to the definition of "Accessory building" in Chapter 13 Definitions: Auxiliary building has the same meaning. AND Any consequential or additional amendments as a result of changes sought in the submission.	The definition sought for primary production uses the term auxiliary building which has the same meaning has an accessory building.	Reject	3.25 'Accessory building'
FS1388.225	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				maps were available, and it is therefore not clear from a land use management 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.		
419.113	Jordyn Landers for Horticulture New Zealand	Neutral/Amend	Amend the definition of "Airfield" in Chapter 13 Definitions, as follows: Means an area of land set aside from other uses for the purposes of enabling aircraft to land and take off and includes rural airstrips and helicopter landing areas. AND Any consequential or additional amendments as a result of changes sought in the submission.	It should be clear if the definition of airfield is meant to include rural airstrips and helicopter landing areas.	Reject	3.81 'Airfield'
FS1339.74	NZTE Operations Limited	Support	NZTE seeks that this submission be allowed in part.	NZTE has does not oppose the expansion of the definition of Airfield. NZTE submits that, if amended, the definition of Airfield should be amended to align with the definition of an "Aerodrome" in the CAA document Aviation Definitions and Abbreviations in Part 1 CAA Consolidation Document, dated 20 July 2018, which is: Aerodrome - (1) means any defined area of land or water intended or designed to be used either wholly or partly for the landing, departure, and surface movement of aircraft; and (2) includes any buildings, installations, and equipment on or adjacent to any such area used in connection with the aerodrome or its administration. This submission is supported to the extent that it is consistent with the relief sought in NZTE's submission and this further submission.	Reject	
419.116	Jordyn Landers for Horticulture New Zealand	Oppose	Delete (e) in the definition of "Building" in Chapter 13 Definitions, and replace with the following: Has the meaning the Building Act 2004, excluding: ... (e) artificial crop protection structures and crop support structures OR Amend (e) in the definition of "Building" in Chapter 13 Definitions, as follows: Has the meaning in the Building Act 2004, excluding: ... (e) a structure that is permeable and less no greater than 4 8 metres in height to protect crops from agricultural use. OR Delete the definition of "Building" in Chapter 13 Definitions, and replace with the following: Means any impervious structure, whether temporary or permanent, moveable or fixed, that is enclosed, with 2 or more	The submitter supports the exclusion of structures to protect crops for agricultural use. The 4m height restriction is not practical. To be effective, most crop protection structures need to be at least 8m high. These structures are necessary to ensure high quality fruit production through protection from hail, wind and frost. All artificial crop protection structures would automatically trigger building coverage, height and setback controls. These structures are permeable to control temperature and allow rain through. Therefore, coverage and platform rules are irrelevant. These	Deferred	3.17 'Building'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			walls and a roof, or any structure that is similarly enclosed. AND Any consequential or additional amendments as a result of changes sought in the submission.	structures are a necessary function of horticulture. It is more appropriate to control height through rules in the Plan. This definition deviates from the Draft National Planning Standards.		
FS1388.227	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
FS1342.88	Federated Farmers	Oppose	Disallow submission 419.116 in part. Disallow this option "Building" in Chapter 13 Definitions, and replace with the following: Means any impervious structure, whether temporary or permanent, moveable or fixed, that is enclosed, with 2 or more walls and a roof, or any structure that is similarly enclosed.	FFNZ has no concerns with the proposal to exempt artificial crop protection structures and crop support structures from the definition or to provide a height based exemption. However, the aspect of the relief sought that introduces a new definition is opposed on the basis it is too broad and all encompassing.	Deferred	
FS1171.54	Phoebe Watson for Barker & Associates on behalf of T&G Global	Support	Allow the submission to extent consistent with this further submission.	This submission proposes a new definition of building that excludes artificial crop protection structures. This submission is supported to the extent that this submission is consistent with the relief sought in the submission of T & G Global in respect of confirming that permeable structures are excluded from the definition of a building, including such crop protection structures.	Deferred	
419.117	Jordyn Landers for Horticulture New Zealand	Neutral/Amend	Amend the definition of "Building coverage" in Chapter 13 Definitions, as follows: Means the proportion of the net site area which is covered by any building. It includes: (a) overhanging or cantilevered parts of buildings or structures (b) covered decks ... It excludes: ... (e) artificial crop protection structures and crop support structures. OR Amend the definition of "building" in Chapter 13: Definitions as sought elsewhere in the submission. AND Any consequential or additional amendments as a result of changes sought in the submission.	Artificial crop protection structures are permeable by design to manage temperature and allow for rain penetration. Accordingly, there is no impact on stormwater runoff as a result of these structures.	Deferred	3.18 'Building coverage'
419.118	Jordyn Landers for Horticulture New Zealand	Neutral/Amend	Amend the definition of "Earthworks" in Chapter 13 Definitions, as follows: Means modification of land surfaces by blading,	Blading, contouring and ripping are ancillary earthworks for horticulture. The definition should	Deferred	3.43 'Earthworks'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			contouring, ripping, moving, removing, placing, or replacing soil or earth, or by excavation, or by cutting or filling operations, but excludes ancillary rural earthworks and burying of plant material that is infected by an unwanted organism as declared by the Ministry of Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993. AND Any consequential or additional amendments as a result of changes sought in the submission.	exclude ancillary rural earthworks. There needs to be provision to enable a rapid response to biosecurity matters. Burying of plant material is one means of a biosecurity response and was applied during the PSA incursion on kiwifruit.		
FS1323.105	Heritage New Zealand Pouhere Taonga	Oppose	That the amendments are declined.	HNZPT is concerned that by specifically excluding "ancillary rural earthworks" from the earthworks definition that these earthworks could occur within a Maaori Site or Area of Significance without the need for assessment.	Deferred	
419.124	Jordyn Landers for Horticulture New Zealand	Neutral/Amend	Amend the definition of "High class soils" in Chapter 13 Definitions, as follows: Means those soils in the Land Use Capability Classes I and II (excluding peat soils) and soils in Land Use Capability IIIe1 and IIIe5, classified as Allophanic Soils, and III using the New Zealand Soil Classification. AND Any consequential or additional amendments as a result of changes sought in the submission.	The definition of "High class soils" is the key to the implementation of the proposed rural subdivision framework. The proposed definition is wholly reliant on the New Zealand Soil Classification System to define these areas. While this is a useful starting point, it is the experience of Horticulture New Zealand that there is other land and other factors that make land capable of high value rural production. The proposed definition is too limited. There are areas of peat soil which are currently high producing for commercial vegetable growing, for instance some areas around Buckland, Te Kauwhata, Waikati and Mercer. There are areas where the broader units of LUC III are utilised for commercial vegetable growing, including numerous areas around Pukekawa.	Deferred	3.59 'High class soils'
FS1342.95	Federated Farmers	Support	Allow submission point 419.124.	For reasoning stated by the submitter.	Deferred	
FS1330.36	Middlemiss Farm Holdings Limited	Oppose	Reject Submission.	Such a wide classification will encompass significant areas of the District that may otherwise be appropriate for non traditional rural production activities.	Deferred	
419.130	Jordyn Landers for Horticulture New Zealand	Neutral/Amend	Amend the definition of "Noise-sensitive activity" in Chapter 13 Definitions, as follows: Means the following: (a).... (b) marae and marae complex sensitive land uses within marae complex ... AND Any consequential or additional amendments as a result of changes sought in the submission.	The definition of "Noise-sensitive activity" includes a marae complex as defined in the Proposed District Plan. The definition should be limited to the buildings where sensitive activities are undertaken.	Reject	3.35 'Noise-sensitive activity'
419.131	Jordyn Landers for Horticulture New Zealand	Oppose	Delete the definition of "Noxious, dangerous, offensive or toxic activities" from Chapter 13 Definitions. AND Any consequential or additional amendments as a result of changes sought in the submission.	Discharges to air are managed by the Waikato Regional Council.	Deferred	3.93 'Noxious, dangerous, offensive or toxic activities'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
FS1342.101	Federated Farmers	Support	Allow submission point 419.131.	For reasons stated by the submitter.	Deferred	
419.132	Jordyn Landers for Horticulture New Zealand	Neutral/Amend	Amend the definition for "Reservoir" in Chapter 13 Definitions, to include water storage for irrigation. AND Any consequential or additional amendments as a result of changes sought in the submission.	There should be inclusion of water storage for irrigation.	Reject	3.105 'Reservoir'
FS1171.57	Phoebe Watson for Barker & Associates on behalf of T&G Global	Support	Allow the submission.	This submission is supported to the extent that considering the storage of water for irrigation as a reservoir will assist with the storage of water onsite for rural production uses.	Reject	
FS1342.96	Federated Farmers	Support	Allow submission point 419.132.	For reasoning stated by the submitter.	Reject	
419.133	Jordyn Landers for Horticulture New Zealand	Not Stated	Add a definition for "Reverse Sensitivity" to Chapter 13 Definitions, as follows: means the potential for the operation of an existing lawfully established activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an existing activity. AND Any consequential or additional amendments as a result of changes sought in the submission.	Terms used in the plan should be defined. The Draft National Planning Standard includes a definition of "reverse sensitivity".	Reject	3.36 'Sensitive land use' and 'reverse sensitivity'
FS1388.231	Mercury NZ Limited for Mercury E	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
FS1258.22	Meridian Energy Limited	Not Stated	Allow in part, subject to an opportunity to consider detailed wording of the proposed definition.	Meridian agrees that it may be useful to include a definition of 'reverse sensitivity' but considers that the wording proposed could be simplified. For example, by adopting the wording of the definition in the Waikato Regional Policy Statement ('the vulnerability of a lawfully established activity to a new activity or land sue. It arises when a lawfully established activity causes potential, actual or perceived adverse environmental effects on the new activity, to a point where the new activity may seek to restrict the	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				operation or require mitigation of the effects of the established activity') or Greater Wellington Regional Council's proposed Natural Resources Plan ('the vulnerability of an existing lawfully-established activity to other activities in the vicinity which are sensitive to adverse environmental effects that may be generated by such existing, thereby creating the potential for the operation of such existing activity to be constrained') or similar.		
FS1340.56	TaTa Valley Limited	Support	Support in part.	The submitter supports the submission in principle subject to amendments to drafting.	Reject	
FS1342.102	Federated Farmers	Support	For reasons stated by the submitter.	For reasons stated by the submitter.	Reject	
FS1087.1	Ports of Auckland Limited	Support	Support submission point 419.133.	Ports of Auckland Limited agrees with the submitter that a definition for 'reverse sensitivity' should be provided within the District Plan.	Reject	
FS1171.58	Phoebe Watson for Barker & Associates on behalf of T&G Global	Support	Null	A number of the submissions in relation to the rural environment and rural zones seek to protect against the issue of reverse sensitivity and therefore it is appropriate that such effects should be defined within the Plan.	Reject	
559.288	Sherry Reynolds on behalf of Heritage New Zealand Lower Northern Office	Neutral/Amend	Retain the definition of "earthworks" in Chapter 13: Definitions, subject to below. AND Amend rules to ensure earthworks are being assessed as a restricted discretionary activity should they occur in sites and areas of significance to Maaori.	The submitter supports the definition of "earthworks" as all earthworks within sites and areas of significance to Maaori are subject to resource consent.	Reject	3.43 'Earthworks'
680.129	Federated Farmers of New Zealand	Neutral/Amend	Amend the definition of "Boarding, breeding or animal training establishment" in Chapter 13 Definitions, as follows: Means an activity carried out on land or within buildings where board and lodging, breeding and training is provided or intended to be provided for more than five animals (excluding offspring up to 3 months of age). This does not include dog kennels, calf rearing sheds, stables, and or similar activities shelters for private farming uses, and activities defined as Agricultural and horticultural research activities and Agricultural research centres. AND Any consequential amendments needed to give effect to this relief.	The submitter supports the exemptions included in this definition but considers the amendment as proposed is necessary to ensure that there is no confusion or uncertainty created when the rules framework is applied.	Accept	3.61 'Boarding, breeding or animal training establishment'
680.130	Federated Farmers of New Zealand	Not Stated	Add a new definition for "Boundary Adjustment" to Chapter 13: Definitions as follows: Boundary adjustment - means a subdivision of adjoining allotments to adjust the position of boundaries, in a manner that produces the same number of allotments. AND Any consequential changes needed to give	The submitter seeks a definition of Boundary Adjustment, in recognition that this is a valid form of reorganisation of land parcels, which is useful for supporting rationalisation of farm management.	Accept in part	3.9 'Boundary adjustment'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			effect to this relief.			
680.131	Federated Farmers of New Zealand	Neutral/Amend	Amend the definition of "Earthworks" in Chapter 13 Definitions, as follows: Means modification of land surfaces by blading, contouring, ripping, moving, removing, placing or replacing soil or earth, or by excavation, or by cutting or filling operations, but does not include Ancillary Rural Earthworks. AND Any consequential amendments needed to give effect to this relief.	The definition of Earthworks should clearly exclude Ancillary Rural Earthworks, lest the latter get needlessly caught up in a resource consent process which is triggered by the former.	Reject	3.43 'Earthworks'
FS1323.189	Heritage New Zealand Pouhere Taonga	Oppose	That the amendments are declined.	HNZPT is concerned that by specifically excluding "ancillary rural earthworks" from the earthworks definition that these earthworks could occur within a Maaori Site or Area of Significance without the need for assessment.	Accept	
FS1168.92	Horticulture New Zealand	Support	Allow the submission.	Seeks additional clarity that ancillary rural earthworks are a different activity from earthworks for the purposes of this Plan.	Reject	
FS1275.9	Zeala Limited trading as Aztech Buildings	Support	Allow.	The specific exclusion of ancillary rural earthworks from the definition of earthworks will remove confusion as to the need for consent for ancillary rural earthworks.	Reject	
680.133	Federated Farmers of New Zealand	Neutral/Amend	Amend the definition of "Extractive industry" in Chapter 13 Definitions, as follows: Means taking, winning or extracting by whatever means, the naturally-occurring minerals (including but not limited to coal, rock, sand, and gravel) and peat from under or on the land surface, but does not include a Farm Quarry... AND Any consequential amendments needed to give effect to this relief.	Farm quarries should be excluded from the definition of Extractive Industry, consistent with our relief sought in relation to the definition of Ancillary Rural Earthworks.	Accept	3.46 'Mineral extraction and processing', 'Aggregate Extraction Activities' and 'Extractive Industry'
680.138	Federated Farmers of New Zealand	Neutral/Amend	Amend definition the of "Homestay" in Chapter 13 Definitions, as follows: Means accommodation provided to guests who pay a daily tariff to stay in accommodation where it is ancillary to the residential and farming activity on the site and where the host is a permanent resident on the site. This could be in a home with the permanent occupants of the household or in a separate building. AND Any consequential changes needed to give effect to this relief.	The definition needs to be amended to better reflect current homestay trends and the nature of this activity. It provides for small scale diverse business opportunities within the rural zone which can help to sustain a vibrant rural community.	Reject	3.30 'Homestay'
FS1387.190	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed,	Accept	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				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.		
680.142	Federated Farmers of New Zealand	Support	Retain the definition of "High class soils" in Chapter 13 Definitions, as notified.	It is accepted that this definition describes what is commonly known as 'high class soils'.	Deferred	3.59 'High class soils'
FS1171.82	Phoebe Watson for Barker & Associates on behalf of T&G Global	Support	Allow the submission to extent consistent with this further submission.	This submission is supported. This submission seeks to retains the definition of high-class soils as notified.	Deferred	
680.266	Federated Farmers of New Zealand	Neutral/Amend	Amend the definition of "Sensitive land use" in Chapter 13 Definitions, as follows: Means an education facility including a childcare facility, waananga and koohanga reo, a residential activity, papakainga building, rest home, retirement village, travellers' accommodation, home stay, health facility or hospital. AND Any consequential changes needed to give effect to this relief.	The submitter understands the purpose and intent of this definition however considers that homestays and residential activity, as defined in the plan do not need to be elevated to this status and subject to the associated planning response.	Reject	3.36 'Sensitive land use' and 'reverse sensitivity'
FS1258.79	Meridian Energy Limited	Oppose	Disallow	Meridian's own submission seeks that additional rules be inserted to require setback of sensitive land use activities and noise sensitive activities from lawfully established large scale wind farms. For that reason, Meridian also has an interest in any amendments to the definitions or other provisions relating to "Sensitive land use"	Accept	
FS1387.233	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
FS1171.96	Phoebe Watson for Barker & Associates on behalf of T&G Global	Not Stated	Allow/Disallow the submission to extent consistent with this further submission.	This submission proposes amendments to the definition of sensitive land use. The exclusion of residential activities from the definition of sensitive land use should relate to an exclusion of residential uses that are related to the farming activities on the land, otherwise this may give rise to reverse sensitivity issues. Therefore, this submission is supported only to the extent that it is consistent with T & G Global's own submission on this point.	Reject	
FS1350.50	Transpower New Zealand Limited	Oppose	Disallow the submission point.	The submission point is opposed as residential activities and home stays are considered sensitive land uses in the context of the proposed plan. Specific to the National Grid, the NPSET explicitly includes residential buildings within the definition of a sensitive activity.	Accept	
FS1375.29	Radio New Zealand	Oppose	Reject relief sought.	Subdivision and development in proximity to RNZ's transmitter site could lead to reverse sensitivity effects on its transmission and impede the operation of RNZ's network. Reverse sensitivity effects occur when sensitive land uses establish in proximity to RNZ's transmitter. Residential activities and home stays are land uses which are sensitive to RNZ's operations (and other infrastructure) and therefore should not be excluded from the definition.	Accept	
FS1345.40	Genesis Energy Limited	Oppose	Reject submission point.	Genesis does not support the removal of "residential activity" and "homestay" from the definition of sensitive land use. These two activities are as sensitive as an activity such as a retirement village, and in the context of reverse sensitivity (i.e. a residential activity being undertaken next to the boundary of an existing industrial site) these two activities need to have the same planning response as other sensitive activities / land uses.	Accept	
680.270	Federated Farmers of New Zealand	Neutral/Amend	Amend the definition of "Travellers' accommodation" in Chapter 13 Definitions, as follows: ... excludes the accommodation used by the permanent resident. Provided that Travellers accommodation does not include activities defined in this Plan as Homestay activities. AND Any consequential changes needed to give effect to this relief.	This is a consequential amendment required to give effect to the relief sought under Homestay submission point.	Reject	3.29 Travellers' accommodation' and 'visitor accommodation'
FS1387.234	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.		
680.272	Federated Farmers of New Zealand	Neutral/Amend	Amend the definition of "Waste management" in Chapter 13 Definitions, as follows: Means industrial or commercial activities relating to the minimisation or reduction of waste material and reuse, recycling, recovery, treatment, storage and disposal processes. AND Any consequential changes needed to give effect to this relief.	The amendment is required to add clarification and certainty to the proposed definition.	Reject	3.52 'Waste management'
FS1342.166	Federated Farmers	Support	Allow submission point 680.272 with further clarification.	By way of further clarification, FFNZ would like to ensure the day-to-day farming activities, such as on-site disposal of dead stock, plant waste, or agricultural packaging waste, are not captured by the definition of 'waste management' where this would trigger requirement for resource consent. Having to obtain resource consent for all manner of farm waste management, would subject farm operations to onerous, unnecessary costs and delays.	Reject	
680.273	Federated Farmers of New Zealand	Support	Retain the definition for "Wetland" in Chapter 13 Definitions, as notified.	Support is extended to keeping the same meaning of wetland as is defined in the RMA.	Accept in part	3.110 'Wetland'
FS1387.235	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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 in part	
697.366	Waikato District Council	Neutral/Amend	Amend the definition for "Apartment" as follows: Means three or more attached residential units,. The residential units can be directly attached to each other, or connected by one...	Improve clarity of the definition to recognise that residential units can be directly attached to each other.	Reject	3.27 'Apartment'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
697.367	Waikato District Council	Neutral/Amend	Amend the definition of "Boarding, breeding or animal training establishment" as follows: Animal boarding, daycare, breeding or animal training establishment Means an activity carried out on land or within buildings where board, daycare and lodging, breeding and or training is provided or intended to be provided for more than five domestic animals (excluding...	Additional clarity and the inclusion of daycare facilities for animals.	Accept	3.61 'Boarding, breeding or animal training establishment'
.						
697.368	Waikato District Council	Neutral/Amend	Amend the definition of "Boundary" as follows: Means in relation to: (a) a Record of Title - the site boundary; (b) cross-lease titles - the boundary of any restrictive covenant exclusive use area; and (c) unit titles - the boundary of the accessory unit associated with the principal unit.	Increased clarity of the term.	Accept	3.8 'Boundary'
.						
697.369	Waikato District Council	Neutral/Amend	Amend the definition of "Building" (d) as follows: (d) a tank with a total capacity of not more than 35,000 litres, provided that no part of the tank protrudes no more than 1 2 metre above natural ground level; or	Amended to allow an increased height for tanks to reflect the common dimensions of water tanks.	Accept in part	3.17 'Building'
FS1342.178	Federated Farmers	Support	Allow submission point 697.369.	FFNZ supports the amendment for the reasons outlined by the submitter.	Accept in part	
FS1387.547	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
697.370	Waikato District Council	Neutral/Amend	Amend the definition of "Building coverage" as follows: ... (c) uncovered decks less than 1m above ground level; and (d) uncovered swimming pools that do not protrude more than 1 metre above ground level.	Increased clarity of the definition with respect to covered swimming pools. Provided addition clarity on the status of swimming pools to match the parameters for decks.	Reject	3.18 'Building coverage'
.						
697.373	Waikato District Council	Neutral/Amend	Amend the definition of "Child care facility" as follows: Means any land or buildings used for the care or training of	Inclusion of a child daycare activity in the defined term to cover those activities.	Accept	3.68 'Education facility' and

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			predominantly pre-school children and includes a Pplaycentre, kindergarten or daycare. It excludes...			'childcare facility'
FS1387.549	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
697.374	Waikato District Council	Neutral/Amend	Delete from Chapter 13: Definitions the definition for "Commercial services" AND Delete all instances where "commercial services" appears as an activity in the Plan and replace with "commercial activities".	The term "commercial services" overlaps with the term "commercial activity" and creates confusion. Activities of a commercial nature only need to be covered by a single term.	Accept in part	3.62 'Commercial activity', 'commercial services' and 'retail activity'
FS1340.123	TaTa Valley Limited	Support	Support.	The submitter supports submission 697.374 as it is confusing throughout the plan as to the difference with a "Commercial Activity", which is also defined in the proposed plan. Deletion of this will eliminate confusion.	Accept in part	
FS1387.550	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
697.375	Waikato District Council	Neutral/Amend	Amend to rationalise the three terms: · Community activity, · Community activity (Te Kauwhata Lakeside Precinct) and · Community facilities into a single defined term.	There is no need for three separate terms when the terms are similar. A more efficient approach would be to rationalise into a single defined term.	Accept	3.66 'Community facility', 'community

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
						activity' and 'place of assembly'
FS1371.26	Lakeside Development Limited	Support	Lakeside Development Limited seeks that the submission made in relation to correcting minor grammatical errors to improve the clarity and accuracy of rules be allowed.	<ul style="list-style-type: none"> 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. Will promote the sustainable management of resource and will achieve the purpose of the RMA 1991. Will enable the wellbeing of the community. Will meet the reasonably foreseeable need of future generations. Will enable the efficient use and development of the district's assets. 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. 	Accept	
FS1340.124	TaTa Valley Limited	Support	Support.	The submitter supports submission 697.375 as there is no need for three definitions which are all so similar. Amalgamation of the three into one definition would be more conducive.	Accept	
FS1210.3	Ara Poutama Aotearoa (Department of Corrections)	Not Stated	Support in part. The Department seeks that any rationalisation of the definitions of 'community activity' and 'community facilities' as sought by submission 697.375 includes reference to 'community corrections activities.'	The rationalisation of these definitions could present interpretation issues as the Department sought in its primary submission (refer submission points 496.1 and 496.2) that 'community corrections activities' be added to the 'community activity' definition as a separate definition. The rationalisation of the definitions is supported insofar as any new definition includes reference to 'community corrections activities.'	Accept in part	
FS1387.551	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
697.376	Waikato District Council	Neutral/Amend	Amend the definition of "Community facilities" as follows: Means in the Business Zone Tamahere, land or building used for community activities...	Delete the reference to a specific zone so that this term may be used (as appropriate) in other zones.	Accept in part	3.66 'Community facility', 'community'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
						activity' and 'place of assembly'
FS1340.125	TaTa Valley Limited	Support	Support.	The submitter supports submission 697.376 as the definition should not be exclusive to one zone throughout the entire district.	Accept in part	
697.377	Waikato District Council	Neutral/Amend	Amend the definition of "Contiguous" as follows: Means abutting or touching at some any point, e.g....	Improve clarity of the term.	Accept	3.13 'Contiguous'
697.378	Waikato District Council	Neutral/Amend	Amend the definition of "Continuous landholding" as follows: Means a series of multiple adjoining Records of Title in the same ownership, including titles that may are only be separated by a road.	Improve clarity of the definition.	Accept	3.12 'Continuous landholding'
697.381	Waikato District Council	Neutral/Amend	Amend the definition of "Dwelling" as follows: Means the same as a self-contained residential unit for living accommodation.	Provides additional clarity that the terms "dwelling" and "residential unit" can be used interchangeably in the Plan.	Accept in part	3.22 'Residential unit' and 'dwelling'
FS1377.218	Havelock Village Limited	Support	Support in part.	HVL supports amendments to the Plan definitions to provide clarity for plan users.	Accept in part	
FS1291.17	Havelock Village Limited	Support	Support in part.	HVL supports amendments to the Plan definitions to provide clarity for plan users.	Accept in part	
FS1387.553	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
697.382	Waikato District Council	Neutral/Amend	Amend the definition of "Earthworks" as follows: ... or by cutting or filling operations. This does not apply to ancillary rural earthworks.	Additional clarity that ancillary rural earthworks are a different activity from earthworks for the purposes of this Plan.	Reject	3.43 'Earthworks'
FS1168.94	Horticulture New Zealand	Support	Allow the submission.	Seeks additional clarity that ancillary rural earthworks are a different activity from earthworks for the purposes of this Plan.	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
FS1323.106	Heritage New Zealand Pouhere Taonga	Oppose	That the amendments are declined.	HNZPT is concerned that by specifically excluding "ancillary rural earthworks" from the earthworks definition that these earthworks could occur within a Maaori Site or Area of Significance without the need for assessment.	Accept	
FS1333.20	Fonterra Limited	Support	Allow the relief.	For the reasons stated in the submission.	Reject	
697.383	Waikato District Council	Neutral/Amend	Amend the definition of "Education facility" as follows: Means premises where groups of people are given tuition and training on a formal basis and includes childcare facilities, schools, tertiary education institutions and specialised training facilities, and their ancillary administrative, cultural and health facilities. This does not include childcare facilities.	Recognition that childcare facilities are a separate activity from an education facility for the purposes of this Plan.	Reject	3.68 'Education facility' and 'childcare facility'
FS1113.1	Ministry of Education on behalf of Ministry of Education	Oppose	Disallow and replace with the following: Educational facility: means land or buildings used for teaching or training by child care services, schools and tertiary education services, including ancillary activities.	The Ministry supports the principle that education facilities are defined. However, in order to comprehensively recognise the range of activities that may be provided at an education facility, the Ministry seeks a change to the title and definition as outlined in the decision sought below. This will accurately reflect the activities that may be required to support the efficient and effective provision of education. This includes childcare facilities. This will also reflect the first set of National Planning Standards released on the 5th April 2019 from the Ministry for the Environment which sets out the definition recommended for 'educational facility.' It is noted that the District Plan must use the definitions set out in the Definitions list. There is no discretion for a Council to choose whether to apply the definition.	Accept in part	
FS1168.115	Horticulture New Zealand	Oppose	Reject submission.	The submitter seeks to delete child care facility from the definition of educational facilities. This is opposed as the effects of such centres are similar to other educational facilities and they should be included as educational facilities.	Accept	
697.384	Waikato District Council	Neutral/Amend	Amend the definition of "Extractive industries" as follows: Means taking, winning or extracting by whatever means, the naturally-occurring minerals (including but not limited to coal, rock, sand, and gravel) and peat from under or on the land surface. This may include one or more of the following: (a) blasting, processing (crushing, screening, washing, chemical separation and blending); (b) the storage, distribution and sale of aggregates by wholesale to industry or by retail; (c) the removal, stockpiling and deposition of overburden; (d) treatment of stormwater and wastewater; (e) landscaping and rehabilitation works including cleanfilling; (f) ancillary buildings and structures; (g) a single residential unit for security purposes;	This term is covered by three definitions (aggregate extraction activities, extractive industry and mineral extraction and processing) which would be more efficiently rationalised into one.	Accept in part	3.46 'Mineral extraction and processing', 'Aggregate Extraction Activities' and 'Extractive Industry'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			and (h) internal roads and access tracks The term includes the processing by such means as screening, crushing, or chemical separation of minerals at or near the site, where the minerals have been taken, won or excavated. The term also includes the removal, stockpiling and filling of overburden sourced from the same site. It includes all activities and structures associated with underground coal gasification, including pilot and commercial plants and the distribution of gas. It excludes prospecting and exploration activities. It does not include a farm quarry or ancillary rural earthworks. AND Replace "aggregate extraction activities" and "mineral extraction and processing" with the term "Extractive industries" throughout the rules of the Proposed District Plan.			
FS1333.21	Fonterra Limited	Support	Allow the relief.	For the reasons stated in the submission.	Accept in part	
FS1291.18	Havelock Village Limited	Support	Support.	As an alternative to residential zoning, HVL seeks that land it controls be rezoned as Aggregate Extraction Zone. HVL supports amendments that provide greater clarity and flexibility for extractive industries.	Accept in part	
FS1198.43	Bathurst Resources Limited and BT Mining Limited	Not Stated	The submission point be allowed in part and disallowed in part as appropriate.	The plan is confusing with several overlapping definitions for the same or similar activities. There needs to be a rationalisation of definitions into a single one for extractive activities. The proposed deletions from the definitions are opposed and should be reinstated.	Accept in part	
FS1292.12	McPherson Resources Limited	Support	Allow in part by providing one definition which includes all activities undertaken at a quarry or other extractive industry as follows: Extractive Industry means taking, winning or extracting by whatever means, the naturally-occurring minerals (including but not limited to coal, rock, sand and gravel) and peat from under or on the land surface and includes: (a) excavation, blasting, processing (crushing, screening, chemical separation, washing and blending); (b) the storage, distribution and sale of minerals or aggregates by wholesale to industry or by retail; (c) ancillary earthworks; (d) the removal and deposition of overburden; (e) treatment of storm water and waste water; (f) storage, management and disposal of tailings; (g) landscaping and rehabilitation work, including clean filling; (h) ancillary activities and ancillary buildings and structures; and (i) residential accommodation necessary for security purposes; and (j) recycling and reusing aggregate from demolition waste such as concrete, masonry or asphalt (k) internal roads and access tracks. Delete all other related definitions and replace "aggregate extraction activities" and "mineral extraction and processing" with the term "Extractive Industry" throughout the rules of the Proposed District Plan.	Support the submission as there is confusion created by the overlap in the definitions for "Aggregate Extraction Activities," "Extractive Industry" and "Mineral and Extraction and Processing."	Accept in part	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
FS1342.179	Federated Farmers	Support	Allow submission point 697.384.	Support is extended to the exclusion of farm quarries and earthworks.	Accept in part	
FS1323.108	Heritage New Zealand Pouhere Taonga	Oppose	That the amendments are declined.	HNZPT is concerned that with the exclusion of farm quarries from the defined term "Extractive Industries", they can no longer be subject to assessment and this may result in adverse effects to cultural and archaeological sites.	Reject	
FS1319.30	New Zealand Steel Holdings Limited	Support	Allow in part subject to the relief sought in NZS's original submission (including use of the term "Extractive Activities" rather than "Extractive Industries").	NZS's original submission (points 827.28, 827.29 and 827.50) has also sought amendments to these definitions to reduce duplication and inconsistency. NZS notes that "earthworks" associated with Extractive Activities/Industries need to be clearly provided for, either in the definition or the rules. The Waikato District Council's proposed amended definition excludes "ancillary rural earthworks" but potentially introduces confusion about whether earthworks associated with Extractive Activities/Industries are included or not. This needs to be made clear in the definition or the rules.	Accept in part	
FS1334.12	Fulton Hogan Limited	Support	Allow in part by providing one definition which includes all activities undertaken at a quarry or other extractive industry as follows: Extractive Industry means taking, winning or extracting by whatever means, the naturally-occurring minerals (including but not limited to coal, rock, sand and gravel) and peat from under or on the land surface and includes: a) excavation, blasting, processing (crushing, screening, chemical separation, washing and blending); b) the storage, distribution, and sale of minerals or aggregates by wholesale to industry or by retail; c) ancillary earthworks; d) the removal and deposition of overburden; e) treatment of storm water and wastewater; f) storage, management and disposal of tailings; g) landscaping and rehabilitation work., including cleanfilling; h) ancillary activities and ancillary buildings and structures; and i) residential accommodation necessary for security purposes; and j) recycling and reusing aggregate from demolition waste such as concrete, masonry or asphalt k) internal roads and access tracks Delete all other related definitions and replace "aggregate extraction activities" and "mineral extraction and processing" with the term "Extractive Industry" throughout the rules of the Proposed District Plan.	Support the submission as there is confusion created by the overlap in the definitions for "Aggregate Extraction Activities," "Extractive Industry" and "Mineral and Extraction and Processing."	Accept in part	
FS1377.219	Havelock Village Limited	Support	Support.	As an alternative to residential zoning, HVL seeks that land it controls be rezoned as Aggregate Extraction Zone. HVL supports amendments that provide greater clarity and flexibility for extractive industries.	Accept in part	
697.389	Waikato District Council	Neutral/Amend	Delete from Chapter 13: Definitions the definition for "GFA" , AND Amend the definition of "Gross floor area" as follows:	Delete the term GFA as a defined term and include it in the definition of gross floor area.	Reject	3.19 'Gross floor area' and 'GFA'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			Gross floor area or GFA			
697.390	Waikato District Council	Neutral/Amend	Amend the definition to "Gross floor area" as follows: Means the sum of the gross area of all floors of a building, measured either from the exterior faces of the exterior walls, or from the centre line of walls separating two tenancies, as circumstances may require. Means the sum of the total area of all floors of all buildings on the site (including any void area in those floors, such as service shafts or lift or stairwells), measured from the exterior faces of exterior walls or from the centre lines of walls separating 2 buildings and, in the absence of a wall on any side, it shall be measured to the exterior edge of the floor.	Additional clarity as to how to measure gross floor area.	Accept in part	3.19 'Gross floor area' and 'GFA'
FS1377.220	Havelock Village Limited	Support	Support.	HVL supports amendments to the Plan that provide for a greater development potential and a wider variety of densities, zones and housing types. HVL has an interest in any amendments to definitions that may affect these matters.	Accept in part	
697.392	Waikato District Council	Neutral/Amend	Amend the definition of "Height control plane" as follows: ...drawing height control lines from all points on the boundaries of an allotment site, or in the case of a cross lease it is boundary of the exclusive area unit site area. Such lines commence at a specified vertical distance above the natural ground level at the boundary, point into the site at right angles to the boundary, and rise at an angle of 37 degrees the specified angle.	Amendments for increased clarity. There are various angles for the height control planes within the rules so it is not appropriate for the definition to contain a specified angle.	Accept in part	3.42 'Height control plane' and 'height in relation to boundary'
697.394	Waikato District Council	Neutral/Amend	Amend the definition of "Indicative road" as follows: Means a connective roading route that is identified on the planning maps. It shall not include any area identified on the planning maps as an indicative road where a resource consent has authorised an alternative roading layout, such that the need for the indicative road has become redundant.	There may be instances where an indicative road has been formed, and there is no value in applying rules to the indicative road when it has been replaced by a formed road.	Accept in part	3.87 'Indicative Road'
697.396	Waikato District Council	Neutral/Amend	Amend the definition of "Living court" as follows: Means an area of outdoor space directly related to the living area of a household residential unit, and for the household's residential unit's exclusive use. It does not include parking, manoeuvring areas and buildings, but does include swimming pools, pergolas and similar open-framed structures.	Consistent use of terminology.	Accept	3.38 'Living court' and 'outdoor living space'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
697.397	Waikato District Council	Neutral/Amend	Amend the definition of "Lot" as follows: Means the same as allotment a parcel of land held, or proposed to be held, under a Record of Title.	For clarity, it is more efficient to have "lot" meaning the same as "allotment" so that the terms can be used interchangeably.	Accept	3.3 'Allotment' and 'Lot'
FS1387.556	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
697.398	Waikato District Council	Neutral/Amend	Delete from Chapter 13: Definitions the definition for "Lux".	Delete the definition of lux as it is a standard unit of measure.	Accept	3.92 'Lux
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697.401	Waikato District Council	Neutral/Amend	Amend the definition of "Minor dwelling" as follows: Means a second dwelling independent of the principal dwelling(s) on the same site. Means a self-contained residential unit that is ancillary to the principal residential unit and is held in common ownership with the principal residential unit on the same site. A minor dwelling can be attached to the principal residential unit, or a detached stand-alone building.	Additional clarity that a minor dwelling is in the same ownership as the principal residential unit, and that it can be detached from or attached to the principal dwelling.	Accept in part	3.24 'Minor dwelling' and 'minor residential unit'
FS1387.557	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
FS1291.21	Havelock Village Limited	Support	Support.	HVL supports amendments to the Plan that provide for a greater development potential and a wider variety of densities, housing types and zones. HVL has an interest in any amendments to definitions that may affect these matters.	Accept in part	
FS1377.222	Havelock Village Limited	Support	Support.	HVL supports amendments to the Plan that provide for a greater development potential and a wider variety of densities, housing types and zones. HVL has an interest in any amendments to definitions that may affect these matters.	Accept in part	
697.481	Waikato District Council	Neutral/Amend	Amend Chapter 13: Definitions by adding the following text underneath the heading "Definitions": For the purposes of the defined terms, the singular term means the same as the plural term.	It would be helpful if the singular and plural terms could be used interchangeably depending on the context	Accept	3.111 Miscellaneous
FS1387.574	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
697.482	Waikato District Council	Neutral/Amend	Add to Chapter 13: Definitions new definitions for "boundaries" as follows: Front boundary Means a site boundary adjoining a public road. AND Side boundary Means a site boundary that intersects with a front boundary. AND Rear boundary Means a site boundary that does not intersect with a front boundary or a road.	It would be helpful to include definitions for boundaries.	Reject	3.11 'Front', 'side' and 'rear' 'boundary'
FS1387.575	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.		
697.483	Waikato District Council	Neutral/Amend	Amend the definition of "Accessory building" as follows: Means a building, the use of which is incidental to the use of the principal land use or building on that site. A garage that is integrated into and forms part of a dwelling is not an accessory building. Means a building detached from the principal building on the site, the use of which is incidental to the principal building or the land use. Where no principal building has been established, an accessory building means a building that is incidental to a permitted use on the site.	Additional clarity of the term.	Accept in part	3.25 'Accessory building'
FS1171.99	Phoebe Watson for Barker & Associates on behalf of T&G Global	Support	Allow the submission to extent consistent with this further submission.	This submission proposes amendments to the definition of accessory building. This submission is supported in so far as it includes buildings accessory to horticultural activities.	Accept in part	
FS1342.184	Federated Farmers	Support	Allow submission point 697.483.	FFNZ supports the clarification.	Accept in part	
FS1340.127	TaTa Valley Limited	Support	Support.	The submitter supports submission point 697.483 as the definition covers clearly what constitutes an Accessory Building. In particular, the submitter supports the clarification that an accessory building is incidental to a permitted use on the subject site.	Accept in part	
697.484	Waikato District Council	Neutral/Amend	Amend the definition of "AEP" as follows: Annual exceedance probability or AEP	For clarity, include the abbreviation with the full term.	Accept	3.97 'AEP'
FS1387.577	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
697.486	Waikato District Council	Neutral/Amend	Amend the definition of "Airfield" as follows: Means an area of land set aside from other uses for the purposes of enabling aircraft to land and take off. Does not include airstrips or landing	Amended to exclude airstrips or landing sites for farming. Fixed wing aircraft and helicopters are essential for farming including top-dressing, animal	Reject	3.81 'Airfield'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			sites used for farming.	recovery and aerial spraying. These are intermittently used whereas the term "airfield" is intended to relate to permanent, formed commercial facilities.		
FS1168.113	Horticulture New Zealand	Support	Accept submission.	The submitter seeks that the definition of airfield specifically exclude airstrips or landing areas used for farming. HortNZ has sought an amendment to the definition of airfield but the exclusion sought by the council would address HortNZ's concerns.	Reject	
FS1342.185	Federated Farmers	Support	Allow submission point 697.486.	FFNZ supports the proposed exclusion. The planning response was not drafted with these activities in mind.	Reject	
697.488	Waikato District Council	Neutral/Amend	Add to Chapter 13: Definitions a new definition for "Motorised sport and recreation" as follows: Motorised sport and recreation Means any facilities or events associated with motorised vehicles where a fee is charged. Vehicles may include dirt bikes, motorcycles, off-road 4 wheel drive vehicles, quad bikes, jet sprints, stockcars and race cars. This includes competitive racing or rallying of motorised vehicles, and includes training connected with that racing or rallying for people who do not reside at the property. The facilities may include: (a) race tracks, race pads and associated pit garages and support facilities; (b) race control, safety, emergency and media facilities; (c) food and beverage and merchandising retail areas; (d) administration buildings and facilities; (e) general ticketing, toilet and ablution facilities; (f) overnight accommodation; (g) parking; (h) driver training school inclusive of a skid pad; (i) spectator facilities including pedestrian access ways, tunnels, overbridges, spectator viewing platforms and seating areas; (j) a jet sprint course; (k) dirt track; (l) go-kart track and drifting pads; (m) accessory buildings, facilities and structures such as maintenance and storage sheds, decks, shade cloths and storage containers for all items listed above.	There are currently no activities other than the Motorsport and Recreation Zone which addresses motorised sport and recreation activities such as motocross tracks or rally events. A definition for this term is an efficient approach and gives clarity as to what activities will be encompassed by this term.	Reject	3.80 'Motorised sport and recreation'
FS1387.578	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
697.489	Waikato District Council	Neutral/Amend	Amend the definition of "Multi-unit development" as follows: ... It excludes: (a) retirement villages; (b) papakaainga housing development; and (c) papakaainga building.; and (d) a minor dwelling	Needs to exclude a minor dwelling for clarity.	Reject	3.28 'Multi-unit development'
FS1387.579	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
697.490	Waikato District Council	Neutral/Amend	Amend the definition of "Neighbourhood centre" as follows: ...local community. Neighbourhood centres are identified in structure plans or on the planning maps.	These are not shown on the planning maps so the amendment is needed to correct the error.	Accept	3.65 'Neighbourhood centre'
FS1377.224	Havelock Village Limited	Oppose	Oppose.	Neighbourhood centres should be identified on the planning maps with the appropriate zoning (ie commercial and the definition should reflect that).	Reject	
697.491	Waikato District Council	Neutral/Amend	Amend the definition of "Noise-sensitive activity" as follows: Means the following: (a) buildings used for residential activities, including boarding establishments, rest homes, retirement villages, papakaainga housing development, in-house aged care facilities, travellers' accommodation, and other buildings used for residential accommodation but excluding camping grounds; (b) ... AND Any consequential amendments.	The definition of retirement village and rest home is sought to be rationalised into one term. Consequential amendments are needed for definitions that use the terms.	Accept in part	3.35 'Noise-sensitive activity'
FS1264.12	Bootleg Brewery	Oppose	Seek that either the submission point is disallowed OR The Matangi site is excluded/exempt from these rules, on the basis effects from the operation of the site on local community are addressed through a bespoke precinct zone, commercial agreement, or effects are negligible and there is no need to apply a restriction.	Bootleg supports a framework which provides for the permissive operation of a brewery with on and off premise, as well as promotes economic growth and regeneration of the site to realise its full potential. The rules unnecessarily restrict or result in additional cost to operators, which there is no significant adverse effect to be managed. The anticipated effects are either negligible or can be managed through commercial outcomes. On this basis, the proposed rules will have a negative effect on economic growth and regeneration of the site, which will benefit the local community.	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
FS1004.9	Tamahere Eventide Home Trust - Tamahere Eventide Retirement Village	Support	Allow submission point 697.491.	<ul style="list-style-type: none"> • Support the proposal to consolidate rest homes and retirement villages within a single definition. There is no need to differentiate between these land use activities. • The amendments to the definition of 'noise sensitive activity' (deleting 'rest home' and 'in house aged care facilities') are therefore supported. 	Accept in part	
FS1005.13	Tamahere Eventide Home Trust - Atawhai Assisi Retirement Village	Support	Allow submission point 697.491.	<ul style="list-style-type: none"> • Support the proposal to consolidate rest homes and retirement villages within a single definition. There is no need to differentiate between these land use activities. • The amendments to the definition of 'noise sensitive activity' (deleting 'rest home' and 'in house aged care facilities') are therefore supported. 	Accept in part	
697.492	Waikato District Council	Neutral/Amend	Amend the definition of "Notional boundary" as follows: ... site boundary where this is less than 20 metres from closer to the residential unit or sensitive land use.	Increased clarity of the definition.	Reject	3.10 'Notional Boundary'
FS1087.22	Ports of Auckland Limited	Support	Support submission point 697.492.	Ports of Auckland Limited agrees with the clarification sought.	Reject	
FS1168.128	Horticulture New Zealand	Support	Accept submission in part.	Notional boundary is a term that is used in noise standards and is defined in the National Planning Standards. The NPS definition should be used in the Plan.	Accept	
FS1264.13	Bootleg Brewery	Oppose	Seek that either the submission point is disallowed OR The Matangi site is excluded/exempt from these rules, on the basis effects from the operation of the site on local community are addressed through a bespoke precinct zone, commercial agreement, or effects are negligible and there is no need to apply a restriction.	Bootleg supports a framework which provides for the permissive operation of a brewery with on and off premise, as well as promotes economic growth and regeneration of the site to realise its full potential. The rules unnecessarily restrict or result in additional cost to operators, which there is no significant adverse effect to be managed. The anticipated effects are either negligible or can be managed through commercial outcomes. On this basis, the proposed rules will have a negative effect on economic growth and regeneration of the site, which will benefit the local community.	Accept	
697.494	Waikato District Council	Neutral/Amend	Amend the definitions for "Place of assembly and Community activity" to ensure that there is no overlap between the activities that each of the terms encompass.	The definitions of "place of assembly" and "community activity" encompass common activities which could create confusion as to which term, and therefore activity status applies. Using a single defined term would result in clearer rules.	Reject	3.66 'Community facility', 'community activity' and 'place of assembly'
FS1210.4	Ara Poutama Aotearoa (Department of Corrections)	Not Stated	Support in part. The Department seeks that any amendment of the definitions of 'place of assembly' and 'community activity' to a single defined term, as sought by submission 697.494, includes reference to 'community corrections activities.'	The relief sought could present interpretation issues as the Department sought in its primary submission (refer submission points 496.1 and 496.2) that 'community correction activities' be added to the 'community activity' definition as a separate definition. The amendment of the definitions is supported insofar as	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				any new definition includes reference to 'community corrections activities.'		
FS1387.580	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
697.495	Waikato District Council	Neutral/Amend	Add to Chapter 13: Definitions a new definition for "Record of title" as follows: Record of title Means a record of title issued pursuant to section 12 of the Land Transfer Act 2017. Where more than one record of title is issued under that section for multiple concurrent interests in the same parcel of land (including for example a lease, or for an undivided share in the land), Record of Title includes, for the purposes of this plan, all records of title issued in respect of the same parcel of land, as if only one record of title had issued. Where the context requires, Record of Title includes the land comprised in that record of title.	Including a new definition for record of title will assist in clarity of the Plan.	Accept	3.5 'Record of Title'
697.496	Waikato District Council	Neutral/Amend	Delete from Chapter 13: Definitions the definition for "Rear record of title"	This term is not used in the Plan and therefore a definition is not required.	Accept	3.6 'Rear Record of Title'
697.497	Waikato District Council	Neutral/Amend	Amend the definition of "Residential activity" as follows: ...For the purpose of this definition, it includes emergency and refuge accommodation...	Minor amendment to improve readability.	Reject	3.21 'Residential activity'
FS1387.581	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	Accept	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.		
697.498	Waikato District Council	Neutral/Amend	Amend the definition of "Residential unit" as follows: Means a building or group of buildings, or part of a building or group of buildings that is: (a) used, or intended to be used, only or mainly for residential activities; and (b) occupied, or intended to be occupied, exclusively as the home or residence of not more than one household.; and (c) is self-contained for living accommodation.	Provides additional clarity that a residential unit is self contained, as different from a sleepout which would be an accessory building.	Accept in part	3.22 'Residential unit' and 'dwelling'
FS1377.225	Havelock Village Limited	Oppose	Oppose.	The definition is too broad. Adopt the standard RMA definition.	Reject	
FS1291.24	Havelock Village Limited	Oppose	Oppose.	This definition is too broad. Adopt the standard RMA definition.	Reject	
FS1387.582	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
697.499	Waikato District Council	Neutral/Amend	Delete from Chapter 13: Definitions the definition for "Rest home" AND Delete all references in the Plan to "rest home" and replace with "Retirement village".	There is considerable crossover and duplication between the terms "rest home" and "retirement village". It would be more efficient to rationalise these into a single comprehensive defined term which recognised all the different living options and levels of care available in a retirement village.	Accept	3.32 'Rest Home' and 'Retirement Village'
FS1387.583	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				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.		
FS1005.14	Tamahere Eventide Home Trust - Atawhai Assisi Retirement Village	Support	Allow submission point 697.499.	<ul style="list-style-type: none"> Support the proposal to consolidate rest homes and retirement villages within a single definition. There is no need to differentiate between these land use activities. 	Accept	
FS1004.10	Tamahere Eventide Home Trust - Tamahere Eventide Retirement Village	Support	Allow submission point 697.499	<ul style="list-style-type: none"> Support the proposal to consolidate rest homes and retirement villages within a single definition. There is no need to differentiate between these land use activities. 	Accept	
697.500	Waikato District Council	Neutral/Amend	Delete (c) from the definition for "Retirement village" in Chapter Definitions AND Add (d)(iv) to the definition for "Retirement village" in Chapter 13 Definitions as follows: (iv) independent residential units.	Additional clarity to recognise that retirement villages may have independent residential units. The definition needs to recognise that some retirement villages may have higher levels of care and no residential units.	Reject	3.32 'Rest Home' and 'Retirement Village'
FS1004.11	Tamahere Eventide Home Trust - Tamahere Eventide Retirement Village	Support	Allow submission point 697.500.	<ul style="list-style-type: none"> Support the addition of an additional provision ((iv) independent residential units) to the definition for a retirement village. 	Reject	
FS1387.584	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
697.501	Waikato District Council	Neutral/Amend	Add to Chapter 13: Definitions a new definition for "Identified area" as follows: In terms of Chapter 14 Infrastructure and Energy, includes the following areas and items identified within this plan: a. Urban Expansion Area b. Significant Natural Area c. Outstanding Natural Feature d. Outstanding Natural Landscape e. Significant Amenity Landscape f. Outstanding	Provides additional clarity and usability as this term will bring up a comment box in the web version.	Accept	3.95 'Identified area'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			Natural Character g. High Natural Character h. Heritage Precinct i. Heritage Items j. Maaori Sites of Significance k. Maaori Areas of Significance l. Notable Trees			
FS1323.97	Heritage New Zealand Pouhere Taonga	Support	Retain the definition in the WaiDC PDP.	The inclusion of this definition, which includes historic heritage provides clarity for Plan users.	Accept	
FS1387.585	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
697.502	Waikato District Council	Neutral/Amend	Add to Chapter 13: Definitions a new definition for "Public floor area" as follows: Public floor area Means the undercover floor area usually accessible by the public	This term would benefit from being defined for additional clarity.	Accept	3.64 'Public floor area'
FS1387.586	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
697.504	Waikato District Council	Neutral/Amend	Add to Chapter 13: Definitions a new definition for "Stormwater management plan" as follows: Stormwater management plan Means a tool for managing stormwater quality and quantity to protect ecological, social, cultural and economic values. A stormwater management plan is used as a tool to ensure that decisions in relation to new and existing developments are made with an understanding of the implications of stormwater impacts	The District Plan would benefit from a definition for stormwater management plans.	Accept in part	3.101 'Stormwater management plan' and 'Catchment Management Plan'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			and to ensure appropriate, cost-effective and integrated mitigation can be effectively implemented.			
FS1387.587	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
697.509	Waikato District Council	Neutral/Amend	Amend the definition for "Site" as follows: ... (b) in the case of land developed under the Unit Titles Act 2010, the area comprised in a principal unit or and associated accessory unit excluding any common property; in the case of cross-leases, the flat, and any the area reserved for the exclusive use of the lease of that flat, comprised within the cross-lease, but excluding any common areas property.	Amendments to improve clarity and accuracy of terms used.	Reject	3.14 'Site'
697.510	Waikato District Council	Neutral/Amend	Add to Chapter 13: Definitions a new definition for "Structure" as follows: Structure Means a man-made object.	The term structure is used throughout the Plan but it would be helpful to include a definition for it to improve clarity.	Accept in part	3.16 'Structure'
FS1340.130	TaTa Valley Limited	Support	Support.	The submitter supports submission 697.510 in that it provides clarification that a structure is required to be manmade.	Accept	
FS1377.226	Havelock Village Limited	Support	Support.	HVL supports amendments to the Plan that provide for a greater development potential and a wider variety of densities and zones. HVL has an interest in any amendments to definitions that may affect these matters.	Accept	
FS1168.110	Horticulture New Zealand	Oppose	Reject submission.	The submitter (Council) seeks that a definition be added for structure meaning a man made object. There is a definition of structure in the RMA and the National Planning Standards and the definition for structure should be consistent with those definitions.	Accept	
697.511	Waikato District Council	Neutral/Amend	Amend the definition for "Temporary event" as follows: Means a social, cultural or recreation event that has a duration of less than	The standards associated with duration of a temporary event are already in each of the rules. Therefore, duration is not necessary in the definition.	Accept	3.75 'Temporary event'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
			72 hours, including entertainment...			
FS1340.131	TaTa Valley Limited	Oppose	Oppose in part.	The submitter opposes submission point 697.511 as a timeframe is required for a temporary event, however the submitter considers that a 73 hour period is too restrictive.	Reject	
697.512	Waikato District Council	Neutral/Amend	Amend the definition for "Viable record of title" as follows: Means in the Rural Zone, a Record of Title that contains at least 5000m2, is not a road severance or stopped road, and can...	Needs to address the scenario of a stopped road.	Accept in part	3.7 'Viable Record of Title'
749.156	Housing New Zealand Corporation	Neutral/Amend	Add a definition of "Boarding House" within Chapter 13 Definitions as follows: Boarding house (also known as boarding establishments): Has the same meaning as section 66B of the Residential Tenancies Act 1986. AND Any consequential or further amendments to the Proposed District Plan to give effect and reference the term "Boarding house"	The term 'boarding establishments' is found in the Proposed WDP however there is no definition for such term.	Reject	3.33 'Boarding House'
FS1387.1062	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
923.136	Waikato District Health Board	Neutral/Amend	Add to Chapter 13: Definitions the following definitions: Access: The means or opportunity to approach or enter a place or facility. AND Accessible: Means able to be easily accessed by all members of the community, including those with sight and mobility impairment. AND Accessibility: Means the ease with which activities (either economic or social) or facilities, can be reached or accessed by people. AND Any consequential amendments	Chapter 13 provides definitions for Rules, however there are no definitions provided for in Section A Plan Overview and Strategic Directions, in particular related to 'access, accessible or accessibility.' These terms are becoming more relevant for district planning given the District's projected growth and changing population profile. The word "access" is used to define access allotment, but beyond that there is no definition to guide the meaning of access or accessibility. There are two broad meanings of access. The first dimension is around availability and the second focusing on the use of facilities, services and amenities such as greenspace, which is critical.	Accept in part	3.76 'Access', 'accessible' and 'accessibility'

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				If a population is to have access to a facility, then the facility itself should be able to accommodate a variety of personal needs. This requires a built environment that is appropriate to a wide range of people and their needs.		
FS1387.1538	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	
923.139	Waikato District Health Board	Oppose	Delete definition of "noise-sensitive activity" from Chapter 13: Definitions. AND Amend the Proposed District Plan to change all uses of the term "noise sensitive activity" to refer instead to "Sensitive Land Use."	Whilst the concept of the definition is broadly supported, it is used in the proposed plan interchangeably and inconsistently with the definition of "sensitive land use," which is similar but not identical, and only one of these two definitions should be required.	Reject	3.35 'Noise-sensitive activity'
FS1258.87	Meridian Energy Limited	Not Stated	Allow or disallow to the extent consistent with submission number 580	Meridian's own submission seeks that additional rules be inserted to require setback of sensitive land use activities and noise sensitive activities from lawfully established large scale wind farms. For that reason, Meridian also has an interest in any amendments to the definitions or other provisions relating to "Sensitive land use"	Reject	
923.140	Waikato District Health Board	Neutral/Amend	Amend the definition of "Sensitive Land Use" in Chapter 13: Definitions as follows: Means an education facility including a childcare facility, Waanaga and Kohanga Reo, a Residential activity, Papakainga building, rest home, retirement village, travelers' accommodation, Student accommodation, home stay, place of assembly, health facility or hospital.	Definition is used to define where controls are required to protect certain land-use activities from noise, which is appropriate. The definition covers most but not all sensitive land uses, and amendments are requested. It should also be adapted to avoid the need for a separate definition of 'noise-sensitive activity.'	Accept in part	3.36 'Sensitive land use' and 'reverse sensitivity'
FS1387.1539	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	Reject	

Submission point	Submitter	Support Oppose	Decision requested	Reasons	Recommendation	Section of this report where the submission point is addressed
				analyse the results of the flood hazard assessment prior to designing the district plan policy framework. This is because the policy framework is intended to include management controls to avoid, remedy and mitigate significant flood risk in an appropriate manner to ensure the level of risk exposure for all land use and development in the Waikato River Catchment is appropriate.		
FS1258.88	Meridian Energy Limited	Not Stated	Null	Meridian's own submission seeks that additional rules be inserted to require setback of sensitive land use activities and noise sensitive activities from lawfully established large scale wind farms. For that reason, Meridian also has an interest in any amendments to the definitions or other provisions relating to "Sensitive land use"	Accept in part	
923.141	Waikato District Health Board	Support	Retain the definition of "Health facility" in Chapter 13: Definitions as notified.	The submitter supports the definition.	Accept	3.67 'Health facility'
FS1387.1540	Mercury NZ Limited for Mercury D	Oppose	Null	At the time of lodging this further submission, neither natural hazard flood provisions nor adequate flood maps were available, and it is therefore not clear from a land use management 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	