



Future Proof
Te Tau Tītoki

Future Proof Implementation Committee
c/o Ken Tremaine
Future Proof Implementation Advisor
1601/18 Beach Road
Auckland Central
AUCKLAND 1010

11 November 2019

Waikato District Council
15 Galileo Street
Ngaruawahia 3724
Attention: Gavin Ion and Will Gauntlett

FURTHER SUBMISSION ON PROPOSED WAIKATO DISTRICT PLAN – OHINEWAI REZONING

Enclosed is a copy of the further submission that was submitted on behalf of the Future Proof Implementation Committee on the Proposed Waikato District Plan – Ohinewai Rezoning.

This has been forwarded to you in fulfilment of Clause 8A of the First Schedule, Resource Management Act 1991.

Yours sincerely,

Ken Tremaine
Future Proof Implementation Advisor

Further Submission Form

In support of, or in opposition to,
submission/s seeking rezoning in
Ohinewai

ECM Project: DPRPh5-04
ECM #
FS #
Customer #
Property #

Proposed Waikato District Plan – Stage 1

Clause 8 of Schedule 1, Resource Management Act 1991



Closing date for further submissions: Thursday 7 November 2019

*Note this form reflects the re-notification period of Further Submissions to the Proposed Waikato District Plan (Stage 1) seeking rezoning in Ohinewai

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

1. Further Submitter details: (mandatory information)	
Full name of individual/organisation making further submission:	Future Proof Implementation Committee (FPIC)
Contact person (if different from above)	Ken Tremaine, Future Proof Implementation Advisor
Email address for service	ken@kentremaine.co.nz
Postal address for service	Ken Tremaine Consulting Ltd 1601/18 Beach Rd, Auckland Central, Auckland
	Postcode: 1010
Preferred method of contact	<input type="checkbox"/> Email <input checked="" type="checkbox"/> Post
Phone numbers	Daytime: 09 3092515
	Mobile: 027 4768300
Correspondence to	<input type="checkbox"/> Submitter <input checked="" type="checkbox"/> Contact person <input type="checkbox"/> Both

2. Eligibility to make a further submission (for information on this section go to RMA Schedule 1, clause 8)
<p>I am:</p> <p><input type="checkbox"/> A person representing a relevant aspect of the public interest; In this case, also specify below the grounds for saying that you come within this category; or</p> <p><input checked="" type="checkbox"/> A person who has an interest in the proposal greater than the interest that the general public has. In this case, also specify below the grounds for saying that you come within this category; or</p> <p>My reasons for selecting the category ticked above are: The FPIC a Joint Committee under the Local Government Act 2002 which oversees the Future Proof Growth Strategy; the growth management strategy for the Future Proof sub-region which refers to the territorial areas of the Hamilton City Council, the Waipa District Council and the Waikato District Council. Future Proof's sub-regional policy framework has been implemented via the Regional Policy Statement and District Plans. District Plans are a key implementation tool for giving statutory effect to Future Proof principles, and the FPIC is therefore affected by the rezoning proposals.</p>
3. Request to be heard at a hearing
<p><input checked="" type="checkbox"/> Yes, I wish to be heard at the hearing in support of my further submission; or</p> <p><input type="checkbox"/> No, I do not wish to be heard at the hearing in support of my further submission</p>

4. Joint submission

If others make a similar submission, I will consider presenting a joint case with them at the hearing

☒ yes ☐ no

5. Checklist for further submission being made

- ☒ I have filled in the table on the next page with details of my further submission.
- ☐ I have added _____ further pages/sheets that form part of my further submission.
- ☒ I understand that I am responsible for serving a copy of my further submission on the original submitter(s) within 5 working days after it is served on Council.

6. Signature of further submitter *(a signature is not required if you make your submission by electronic means)*

Signature of further submitter (or person authorised to sign on their behalf)

Signature: Bill Wasley, Future Proof Independent Chair Date: 7 November 2019

(type name if submitting electronically)

7. Return this form no later than 5pm Thursday 7 November 2019 by:

- Delivery to any Waikato District Council office or library
- Post to Waikato District Council, Private Bag 544, Ngaruawahia 3742
- Email to districtplan@waidc.govt.nz

8. Important notes to person making a further submission:

A. Content of further submission

A further submission must be limited to a matter in support of, or in opposition to, an original submission. A further submission cannot introduce new matters that were not raised in original submissions.

Please note that your further submission (or part of your further submission) may be struck out if the authority is satisfied that at least one of the following applies to the further submission (or part of the further submission):

- it is frivolous or vexatious
- it discloses no reasonable or relevant case
- it would be an abuse of the hearing process to allow the further submission (or the part) to be taken further
- it contains offensive language
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

B. Serving a copy of your further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on Council.

C. Privacy Information

Council will make all further submissions, including name and contact details, publicly available on Council's website. Personal information will also be used for the administration of the submission process and will be made public.

The specific submission(s) on the Proposed Waikato District Plan (Stage 1) that this further submission relates to:						
Name of original submitter	Address of original submitter	Original Submitter number	Original submission point number/s	Support or Oppose	Reasons for my support or opposition are	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) Give precise details
<i>Example</i> John Smith	<i>Example</i> 15 Galileo St Ngaruawahia	<i>Example</i> 200	<i>Example</i> 200.1	<i>Example</i> Support	<i>Example</i> It is important that...	<i>Example</i> I seek that the whole of the submission be allowed.
Ambury Properties Ltd	c/. Bloxam Burnett & Olliver PO Box 9041 Hamilton 3240 Attention: John Olliver	764	764.1, 764.2, 764.3, 764.4, 764.5, 764.6	Support in part	<p>Future Proof supports the submission in part because the industrial land component of the proposal provides employment opportunities and skills training for the Waikato District and in particular Huntly. We also note that:</p> <ul style="list-style-type: none"> There is a shortfall of serviced and developable employment land in the Waikato District. The strategic location of Ohinewai from an Upper North Island perspective. The Waikato District has a very low job-resident ratio and high need for employment opportunities for those residing in Huntly and Te Kauwhata. It is understood that industrial development at Ohinewai could help provide the catalyst and funding for an improved 3-waters infrastructure network to enable growth and development in the area <p>While we are generally supportive of industrial / employment land at this location in principle, we think that further evidence needs to be provided and analysis undertaken to be able to properly assess the proposal. In particular, we seek to better understand:</p> <ul style="list-style-type: none"> Alignment with the Future Proof Strategy RPS analysis Impact on other strategic industrial nodes Infrastructure capacity and costs Impact on the transport network Impact on Huntly 	<p>Future Proof seeks that the employment / industrial component of the submission be allowed but only if the information outlined in this further submission can be provided and proper assessments undertaken. We will revise our position once we have further information.</p> <p>Future Proof seeks that the residential component of the submission be declined.</p>

					<ul style="list-style-type: none"> ▪ The nature of the economic benefits (for example how many new jobs are being created) ▪ Impact on the environment <p>Once we have this information we will then revise our position.</p> <p>When the matters outlined above are better understood, then informed decisions can be made in terms of integrated management and how the proposal effects of the use, development, or protection of land and associated natural and physical resources, as well as Part 2 matters, as contemplated by the RMA 1991</p> <p>We do not support the residential component of the proposal as we are of the view that this is contrary to Future Proof Strategy principles and the Waikato Regional Policy Statement (RPS). We are very concerned that this has the potential to undermine the growth and regeneration of Huntly.</p>	
Ohinewai Land Ltd	Ohinewai Land Ltd c/. David Peacocke P O Box 9548 Hamilton 3240	428	428.1	Oppose in part	<p>Future Proof opposes the submission in part as it is unclear what the submitter is actually requesting. We also do not believe that adequate analysis has been undertaken as to how the proposal meets Future Proof Strategy principles or how it complies with the Waikato Regional Policy Statement.</p> <p>We are of the view that insufficient information and evidence has been provided to allow the request to proceed.</p> <p>In particular, we seek to better understand what land use activity and zonings are being requested. If it is industrial land then information and analysis should be provided on:</p> <ul style="list-style-type: none"> ▪ Alignment with the Future Proof Strategy ▪ RPS analysis ▪ Impact on other strategic industrial nodes ▪ Infrastructure capacity and costs 	Future Proof seeks that the submission be disallowed, unless the proposal is for industrial land and the information as outlined in this further submission can be provided as well as proper assessments undertaken.

					<ul style="list-style-type: none"> ▪ Impact on the transport network ▪ Impact on Huntly ▪ The nature of the economic benefits ▪ Impact on the environment <p>Once these matters are understood, then informed decisions can be made in terms of integrated management and how the proposal effects of the use, development, or protection of land and associated natural and physical resources, as well as Part 2 matters, as contemplated by the RMA 1991.</p> <p>If the request is for residential land, then Future Proof does not support this as we are of the view that this is contrary to Future Proof Strategy principles and the Waikato Regional Policy Statement (RPS). We are very concerned that residential development at Ohinewai has the potential to undermine the growth and regeneration of Huntly.</p>	
Shand Properties Ltd	C/ Tonkin and Taylor, P O Box 9544 Hamilton 3240	738	738.1	Oppose	<p>Future Proof does not support the proposal for Country Living at Ohinewai, It is a Future Proof Strategy principle that development is encouraged to locate adjacent to existing urban settlements and nodes in both the Waikato and Waipa Districts and that rural-residential development occurs in a sustainable way to ensure it will not compromise the Future Proof settlement pattern or create demand for the provision of urban services. It is also a Strategy principle to encourage development in established settlements to support existing infrastructure.</p> <p>Policy 6.17 of the RPS states that management of rural-residential development in the Future Proof area will recognise the particular pressure from and address the adverse effects of rural-residential development in parts of the sub-region, and particularly in areas within easy commuting distance of Hamilton.</p> <p>The proposed country living development is contrary to a number of the objectives, policies and</p>	Future Proof seeks that the submission be disallowed.

					<p>methods in the RPS. In particular, it is outside of the urban limits in Map 6.2 (Section 6C) and it is inconsistent with Policy 6.17 on rural-residential development.</p> <p>The Proposed Waikato District Plan aims to give effect to the Future Proof Strategy at the local level. The PDP has attempted to avoid indiscriminate subdivision of rural land as well as ensuring that rural-residential development does not compromise the Future Proof settlement pattern (as contained in the RPS) or create demand for the provision of urban services. The proposal is contrary to the intent of Proposed Waikato District Plan and will undermine it if accepted.</p>	
Ribbonwood Family Trust	C/. John Kirton 1409 River Rd Flagstaff Hamilton 3240	863	863.1	Oppose	<p>Future Proof does not support the proposal for Country Living at Ohinewai, It is Future Proof Strategy principle that development is encouraged to locate adjacent to existing urban settlements and nodes in both the Waikato and Waipa Districts and that rural-residential development occurs in a sustainable way to ensure it will not compromise the Future Proof settlement pattern or create demand for the provision of urban services. It is also a Strategy principle to encourage development in established settlements to support existing infrastructure.</p> <p>Policy 6.17 of the RPS states that management of rural-residential development in the Future Proof area will recognise the particular pressure from, and address the adverse effects of rural-residential development in parts of the sub-region, and particularly in areas within easy commuting distance of Hamilton.</p> <p>The proposed country living development is contrary to a number of the objectives, policies and methods in the RPS. In particular, it is outside of the urban limits in Map 6.2 (Section 6C) and it is inconsistent with Policy 6.17 on rural-residential development.</p> <p>The Proposed Waikato District Plan aims to give</p>	Future Proof seeks that the submission be disallowed.

					effect to the Future Proof Strategy at the local level. The PDP has attempted to avoid indiscriminate subdivision of rural land as well as ensuring that rural-residential development does not compromise the Future Proof settlement pattern (as contained in the RPS) or create demand for the provision of urban services. The proposal is contrary to the intent of Proposed Waikato District Plan and will undermine it if accepted.	
Planning Focus Ltd	Paul Arnesen PO Box 911361, Victoria Street West Auckland 1142	383	383.1	Support in part	<p>Future Proof supports the submission in part because the proposal provides employment opportunities for the Waikato District and in particular Huntly, through the provision of industrial land. We also note that:</p> <ul style="list-style-type: none"> ▪ There is a shortfall of serviced and developable employment land in the Waikato District. ▪ The strategic location of Ohinewai from an Upper North Island perspective. ▪ The Waikato District has a very low job-resident ratio and high need for employment opportunities for those residing in Huntly and Te Kauwhata. ▪ It is understood that industrial development at Ohinewai could help provide the catalyst and funding for an improved 3-waters infrastructure network to enable growth and development in the area <p>While we are generally supportive of industrial / employment land at this location in principle, we think that further evidence needs to be provided and analysis undertaken to be able to properly assess the proposal. In particular, we seek to better understand:</p> <ul style="list-style-type: none"> ▪ Alignment with the Future Proof Strategy ▪ RPS analysis ▪ Impact on other strategic industrial nodes ▪ Infrastructure capacity and costs ▪ Impact on the transport network ▪ Impact on Huntly ▪ The nature of the economic benefits (for 	Future Proof seeks that the submission be allowed but only if the information outlined in this further submission can be provided and proper assessments undertaken. We will revise our position once we have further information.

					<p>example how many new jobs are being created)</p> <ul style="list-style-type: none"> ▪ Impact on the environment <p>Once we have this information we will then revise our position.</p> <p>When the matters outlined above are better understood, then informed decisions can be made in terms of integrated management and how the proposal effects of the use, development, or protection of land and associated natural and physical resources, as well as Part 2 matters, as contemplated by the RMA 1991</p>	
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