

Summary of Submissions for Ohinewai Land

Submitter Name	Submission point number	Summary of decision requested	Reasons
Paul Arnesen for Planning Focus Limited	383.1	<p>Amend the zoning of the following properties in Ohinewai from Rural Zone to Industrial Zone: 52 Lumsden Road (Lot 3 Deposited Plan 474347)</p> <ul style="list-style-type: none"> • 56 Lumsden Road (Lot 2 Deposited Plan 474347) • 58 Lumsden Road (Lot 1 Deposited Plan 474347) • 109 Tahuna Road (Part Allotment 436A Parish of Whangamarino) • 147 Ohinewai South Road(Lot 1-3 Deposited Plan 15270) • Ohinewai South Road; (Part Allotment 36 Parish of Taupiri) • 159 Ohinewai South Road; (Lot 1 Deposited Plan 63073) • 181 Ohinewai South Road; (Part Allotment 36 Parish of Taupiri) <p>AND</p> <p>Amend the zoning the following properties from Country Living Zone to Industrial Zone:</p> <ul style="list-style-type: none"> • 123 Ohinewai South Road, Ohinewai 101 Ohinewai South Road, Ohinewai • 117 Ohinewai South Road, Ohinewai • 183 Ohinewai South Road; (Part Lot 1 Deposited Plan 90412 and • Allotment 816 Taupiri Parish and Part Allotment 817 Taupiri Parish) <p>See the map attached to the submission.</p>	<p>There is insufficient industrial zoned land in Huntly to provide for employment growth, and the subject land is suitably located with regard to the residential neighbourhood of Huntly while being sufficiently distant to avoid adverse effects associated with industrial activities.</p> <p>Both areas have access to State Highway 1 via the existing Tahuna Road interchange.</p>
David Peacocke on behalf of Ohinewai Land Limited	428.1	<p>Amend the Proposed District Plan to include a growth area at Ohinewai in accordance with the plan attached to the submission.</p>	<p>The growth area is in close proximity to Huntly and could be connected to Council Services.</p> <p>Ohinewai is centrally located between Auckland and Hamilton, and has an existing interchange on the Waikato Expressway.</p>

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			<p>There is already Ohinewai School, and Living, Country Living and Business zoned land on the western of the Waikato Expressway.</p> <p>Soil types in the area typically limit productive uses during winter.</p>
Shand Properties Limited	738.1	<p>Amend the zoning of approximately 61ha of land adjacent to Ohinewai North Road, as depicted in Appendix A of the submission, from Rural Zone to Country Living Zone.</p>	<p>The site is located in close proximity to the existing Ohinewai Village and is suitable to provide for rural residential capacity in the area.</p> <p>While Ohinewai is not currently explicitly recognised in existing Waikato Regional growth strategy documents as a growth node, there is considerable potential for it to accommodate some of the growth that is forecast to occur along the Auckland to Hamilton corridor.</p> <p>Ohinewai has good transport connections, being located in close proximity to an interchange onto State Highway 1, providing direct access to the north and south, including Huntly, which is located approximately 10 km away.</p> <p>The North Island Main Trunk rail line with the mooted passenger rail stop in Huntly runs immediately to the east of Ohinewai.</p> <p>Providing for rural-residential capacity in Ohinewai could support and be supported by development in Huntly, which has growth constraints produced by topography and ground conditions.</p> <p>With a minimum net site area of 5000 m² in the Country Living Zone (Rule 23.4.2) the site could provide approximately 100 rural-residential lots (based on a site area of approximately 61 ha and allowing for 10% of the area being required for infrastructure such as subdivisional roads).</p> <p>The proposed Country Living Zone rules contain provisions to avoid, remedy and mitigate potential adverse effects of subdivision, use and</p>

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			<p>development, including reverse sensitivity effects. These would ensure that subdivision and development occurs on the site in an appropriate manner.</p> <p>The potential for Ohinewai to transition to a node more capable of accommodating residential development of a greater density is constrained at the present time by the lack of reticulated services available to the township. This constrains the nature of the zoning request that can be made as part of this submission.</p> <p>The zoning of the site as Country Living Zone would be generally consistent with the relevant objectives and policies of the Waikato Regional Policy Statement and the Proposed District Plan. The increase in traffic volumes would be modest and the level of service is not expected to deteriorate noticeably on the surrounding roads. The increase in risk is likely to be insignificant. The site is reliant on protection afforded by the existing stopbank network to be protected from flood events. In that regard some risk exists. However there are opportunities to mitigate flood risk and reduce the extents of the existing floodplain through drainage infrastructure improvements.</p> <p>The risks associated with the flood hazard can be managed on the property.</p> <p>The site has a history of farming use and activities have occurred on the site that are identified on the Hazardous Activities and Industries List (HAIL). Further detailed investigations would be required at later development stages but it is expected that any contamination encountered could be dealt with through implementation of standard methodologies.</p> <p>Based on available geotechnical information, the site is likely to be geotechnically suitable for residential development, with specific investigation</p>
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			and assessment required to determine geotechnical requirements for building on each lot.
Shand Properties Limited	738.2	Retain Section 5.6 Country Living Zone Objectives and Policies.	The proposed objectives and policies generally provide an appropriate framework for implementing rules for assessing and managing effects of activities.
Shand Properties Limited	738.3	Amend Chapter 5 to clarify the scope of the application of the objectives and policies in the "Rural Environment" and which zone(s) the objectives and policies apply to.	It is not clear which of the "Rural Environment" objectives and policies apply just in the Rural Zone and which apply to other zones in the "Rural Environment" chapter, including the Country living Zone. For example under the Chapter 5 heading it states "The following objectives and policies apply to the Rural Zone", but the chapter structure and the wording in some of the objectives and policies suggest they may be intended to have wider application.
Shand Properties Limited	738.4	Retain Chapter 23 Country Living Zone Rules, except Rule 23.4 Subdivision.	The proposed rules generally provide an appropriate framework for assessing and managing effects of activities in the Country Living Zone.
Shand Properties Limited	738.5	Amend Rule 23.4 Subdivision, 23.4.4 Title boundaries and 23.3 Land use - Building, to address issues related to natural hazards and contaminated land in a more targeted and specific way. This could include through: <ul style="list-style-type: none"> • The replacement of standards 23.4.4(1)(iii)A and B; • The rewording of matters for discretion 23.4.4(b)(v) and (vi); • Addition of standards e.g. floor levels, in 23.3. 	The rules should allow for addressing the issues related to natural hazards and contaminated land rather than have a blanket requirement for a non-complying activity resource consent where a boundary divides such an area.
Shand Properties Limited	738.6	Amend Rule 23.4.4 Title boundaries, so that the activity status for a subdivision not complying with the standards is discretionary rather than non-complying.	It is not clear why subdivision not meeting the standards is a non-complying activity but equivalent rules in the Rural Zone are discretionary. This should be changed for consistency.
Shand Properties Limited	738.7	Add a definition for "natural hazard area" to Chapter 13: Definitions with reference to standards and/or mapped location .	There is no definition provided for "natural hazard area", a term that is used throughout the Proposed Waikato District Plan in relation to subdivision rules. The absence of a definition makes the application of the rules unworkable in practice.
Shand Properties Limited	738.8	Amend definition of "contaminated land" in Chapter 13: Definitions to refer to standards and or mapped locations.	The "contaminated land" definition refers to the Resource Management Act definition. This does not include any objective standards but requires a

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			<p>judgement to be made on effects.</p> <p>Given that this definition determines which rules apply to subdivision it could create uncertainty and difficulties in implementation.</p>
Ambury Properties Limited	764.1	<p>Amend the zoning of the property at 231 Tahuna Road and 52, 56 and 58 Lumsden Road, Ohinewai from Rural Zone to Industrial, Business and Residential Zone as shown on the plan attached to the submission (see Attachment 1 of the submission).</p> <p>AND</p> <p>Add the Ohinewai Structure Plan attached to the original submission in a new 'Appendix 13' within the Proposed District Plan.</p> <p>AND</p> <p>Amend the Proposed District Plan as necessary to support the relief set out in the submission.</p>	<p>To be consistent with the purpose and principles of the Resource Management Act. Promote the sustainable management of natural and physical resources.</p> <p>Enable people and communities to provide for their social and economic wellbeing.</p> <p>Meet the foreseeable needs of future generations.</p> <p>Provide industrial, business and residential land to give effect to the National Policy Statement on Urban Development Capacity.</p> <p>Consistent with sound resource management practice.</p> <p>Will enable a standalone manufacturing facility that will have road and rail connections.</p> <p>An area of 9.5ha is proposed to be allocated to business use and shall principally be used as a bulk factory outlet centre associated with the manufacturing business.</p> <p>The property is well suited to a service centre type development as it is accessible from the Waikato Expressway.</p> <p>The site is intended to include a group of neighbourhood shops of a scale to service the local residents.</p> <p>This will result in a residential yield of approximately 900 dwellings to assist staff into affordable housing, that will be a mix of medium to high density. Some of the housing will be offered to the private market.</p>

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			<p>Residential activity and industrial activity will be separated by an open space/recreational buffer area with a width of 100m.</p> <p>Residential area will adjoin Lake Rotokawau and provides connections to Lake Waikare and Te Kauwhata.</p> <p>Waikato District Council have indicated that they are investigating options for reticulated wastewater and water supply to Ohinewai and the submitter is investigating stormwater options. The investment in this location will encourage reinvestment and growth in Huntly.</p> <p>The development provides an opportunity to provide for this anticipated future growth in a strategic location close to transport routes and will provide employment opportunities whilst encouraging redevelopment and planned growth for Huntly.</p> <p>The Waikato Regional Policy Statement recognizes alternative land release and timing where criteria and development principles are met.</p>
<p>Ambury Properties Limited</p>	<p>764.2</p>	<p>Amend Objective 4.1.2 Urban growth and development as follows: <i>(a) Future settlement pattern is consolidated in and around existing <u>and planned</u> towns and villages in the district.</i></p> <p>AND</p> <p>Amend the Proposed District Plan as necessary to support the relief set out in the submission.</p>	<p>To be consistent with the purpose and principles of the Resource Management Act.</p> <p>Promote the sustainable management of natural and physical resources.</p> <p>Enable people and communities to provide for their social and economic wellbeing.</p> <p>Meet the foreseeable needs of future generations.</p> <p>Provide industrial, business and residential land to give effect to the National Policy Statement on Urban Development Capacity.</p> <p>Consistent with sound resource management practice.</p>

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			<p>The objectives of the Proposed District Plan are supportive of economic growth and new development and therefore support the rezoning of the property.</p> <p>This submission demonstrates that it is not always possible for a large industrial development with requirements for long term expansion to be located within an existing township.</p> <p>There is a need to recognise that development is also to be consolidated in new towns and villages where this is planned for.</p>
<p>Ambury Properties Limited</p>	<p>764.3</p>	<p>Amend Policy 4.1.3(a) Location of development as follows: <i>(a) Subdivision and development of a residential, commercial and industrial nature is to occur within <u>existing and planned</u> towns and villages where infrastructure and services can be efficiently and economically provided for.</i></p> <p>AND</p> <p>Amend the Proposed District Plan as necessary to support the relief set out in the submission.</p>	<p>To be consistent with the purpose and principles of the Resource Management Act.</p> <p>Promote the sustainable management of natural and physical resources.</p> <p>Enable people and communities to provide for their social and economic wellbeing.</p> <p>Meet the foreseeable needs of future generations.</p> <p>Provide industrial, business and residential land to give effect to the National Policy Statement on Urban Development Capacity.</p> <p>Consistent with sound resource management practice.</p> <p>The policies of the Proposed District Plan are supportive of economic growth and new development and therefore support the rezoning of the property.</p> <p>This submission demonstrates that it is not always possible for a large industrial development with requirements for long term expansion to be located within an existing township.</p> <p>There is a need to recognise that development is also to be consolidated in new towns and villages</p>

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Ambury Properties Limited	764.4	<p>Add a new policy for Ohinewai to provide a policy framework for the subdivision, use and development of the Industrial, Business and Residential zoned land at 231 Tahuna Road, 52, 56 and 58 Lumsden Road, Ohinewai, as sought in the submission.</p> <p>OR</p> <p>Amend Policy 4.1.13 Huntly to provide a policy framework for the subdivision, use and development of the Industrial, Business and Residential zoned land at 231 Tahuna Road, 52, 56 and 58 Lumsden Road, Ohinewai, as sought in the submission.</p> <p>AND</p> <p>Amend the Proposed District Plan as necessary to support the relief set out in the submission.</p>	<p>where this is planned for.</p> <p>To provide a framework for the subdivision, use and development of the Industrial, Business and Residential land within the submitter's property.</p>
Ambury Properties Limited	764.5	<p>Amend objectives and policies to enable the subdivision, use and development of the property at 231 Tahuna Road, 52, 56 and 58 Lumsden Road, Ohinewai as sought within the submission.</p> <p>OR</p> <p>Add objectives and policies to enable the subdivision, use and development of the property at 231 Tahuna Road, 52, 56 and 58 Lumsden Road, Ohinewai as sought within the submission.</p> <p>AND</p> <p>Amend the Proposed District Plan as necessary to support the relief set out in the submission.</p>	<p>To provide for the subdivision, use and development of the Property.</p>
Ambury Properties Limited	764.6	<p>Add an Ohinewai Structure Plan such as Attachment 2 within the submission as a new Appendix 13 in Chapter 29 Appendices.</p> <p>AND</p> <p>Amend the Proposed District Plan as necessary to support the relief set out in the submission.</p>	<p>To be consistent with the purpose and principles of the Resource Management Act. Promote the sustainable management of natural and physical resources.</p> <p>Enable people and communities to provide for their social and economic wellbeing.</p> <p>Meet the foreseeable needs of future generations.</p>

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			<p>Provide industrial, business and residential land to give effect to the National Policy Statement on Urban Development Capacity.</p> <p>Consistent with sound resource management practice.</p> <p>Will enable a standalone manufacturing facility that will have road and rail connections.</p> <p>An area of 9.5ha is proposed to be allocated to business use and shall principally be used as a bulk factory outlet centre associated with the manufacturing business.</p> <p>The property is well suited to a service centre type development as it is accessible from the Waikato Expressway.</p> <p>The site is intended to include a group of neighbourhood shops of a scale to service the local residents.</p> <p>This will result in a residential yield of approximately 900 dwellings to assist staff into affordable housing, that will be a mix of medium to high density. Some of the housing will be offered to the private market.</p> <p>Residential activity and industrial activity will be separated by an open space/recreational buffer area with a width of 100m.</p> <p>Residential area will adjoin Lake Rotokawau and provides connections to Lake Waikare and Te Kauwhata.</p> <p>Waikato District Council have indicated that they are investigating options for reticulated wastewater and water supply to Ohinewai and the submitter is investigating stormwater options. The investment in this location will encourage reinvestment and growth in Huntly.</p>
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			<p>The development provides an opportunity to provide for this anticipated future growth in a strategic location close to transport routes and will provide employment opportunities whilst encouraging redevelopment and planned growth for Huntly.</p> <p>The Waikato Regional Policy Statement recognizes alternative land release and timing where criteria and development principles are met.</p>
Ohinewai Area Committee	793.1	Amend the zoning of the properties 10, 12, 14, 16 and 18 Ohinewai North Road, Ohinewai from Business Zone to Residential Zone.	<p>The properties are being used for residential purposes.</p> <p>Neighbouring sites are zoned Residential. Rezoning land to Commercial may have a negative impact on residents surrounding it.</p> <p>Expansion of Auckland causing more commercial businesses moving south.</p> <p>Owners do not want to live next to a commercial operation.</p>
John Kirton on behalf of Ribbonwood Family Trust	863.1	Amend the zoning of the following properties at Ohinewai from Rural Zone to Country Living Zone bounded by Ohinewai South Road to the west and State Highway 1 (Waikato Expressway) to the east, including 53 Ohinewai South Road Ohinewai. (See map attached to submission).	<p>The current land use is inconsistent with the zoning of the land within the area, i.e. 80% of the land is zoned Country Living lifestyle and the remaining 20% is Rural environment and represents a random patchwork.</p> <p>The qualifying criteria for Country Living zoning must have been satisfied and all have the same, location, soil type (fertility), environmental character and amenities irrespective of the individual titles and location of land within the area.</p> <p>The change is consistent with the strategic intent of the District Plan.</p>