Plan Change 16

Tuakau Structure Plan – Stage 1

Residential and Industrial Rezoning

Notified 16 July 2016

Submissions closed 31 August 2016

Summary of submissions notified 28 October 2016

Further submissions close 18 November 2016

Summary of Decisions Requested

Waikato District Council
15 Galileo Street
Private Bag 544
Ngaruawahia 3742

Plan Change 16 - Submitter Listing by Submission Number and By Submitter Name

Subm. #	Submitter Name
1	Tony Scott Rissetto
2	Neil Dudley
3	Rochelle Crane
4	James Crane
5	Waikato Regional Council
6	NZ Fire Service Commission
7	James Laycock
8	Valmai Laycock
9	Michael Shen
10	Shalendra Kumar
11	David Evans
12	Greig Holdings Ltd
13	Future Proof Implementation Committee
14	2SEN Ltd and Tuakau Estates Ltd
15	Horticulture New Zealand
16	Greig and Bovill Developments Ltd
17	Lavalla Farm Ltd
19	Shaun McGuire
22, 23, 24	Brett and Anna Titchmarsh
25	Dzintra Manuell
26	Counties Power Ltd
27	Cindy Bai
28	T A Reynolds Ltd
29	Ngaa Tai E Rua Marae
30	NZ Transport Agency
31	Graeme Lowe Protein Ltd
32	Tuakau Proteins Ltd
33	Heritage New Zealand
34	Gerardus Yvonne Gemma Aarts
35	The Surveying Company
36	Van Den Brink Group
37	Caspar Family Trust
38	Raymond George Jackson Hargrave
39	Waikato District Council
40	Peter Jackson
41	Dean & Sarah McGill & Hewitt
42	Lou Dromgool
43	L, M and S Dromgool
44	S V Dromgool
45	Graham and Judy Halsey
46	Edward and Maree Marsh
47	TTT Products Ltd
48	Bollard and Whangarata Roads Business Group
49	Gary McGuire
50	Tuakau Business Park
51	Beams and Timber Direct Ltd
52	Madsen Lawrie Consultants Ltd

Subm. #	Submitter Name (alphabetical)
14	2SEN Ltd and Tuakau Estates Ltd
51	Beams and Timber Direct Ltd
48	Bollard and Whangarata Roads Business Group
22, 23, 24	Brett and Anna Titchmarsh
37	Caspar Family Trust
27	Cindy Bai
26	Counties Power Ltd
11	David Evans
41	Dean & Sarah McGill & Hewitt
25	Dzintra Manuell
46	Edward and Maree Marsh
13	Future Proof Implementation Committee
49	Gary McGuire
34	Gerardus Yvonne Gemma Aarts
31	Graeme Lowe Protein Ltd
45	Graham and Judy Halsey
16	Greig and Bovill Developments Ltd
12	Greig Holdings Ltd
33	Heritage New Zealand
15	Horticulture New Zealand
4	James Crane
7	James Laycock
43	L, M and S Dromgool
17	Lavalla Farm Ltd
42	Lou Dromgool
52	Madsen Lawrie Consultants Ltd
9	Michael Shen
2	Neil Dudley
29	Ngaa Tai E Rua Marae
6	NZ Fire Service Commission
30	NZ Transport Agency
40	Peter Jackson
38	Raymond George Jackson Hargrave
3	Rochelle Crane
44	S V Dromgool
10	Shalendra Kumar
19	Shaun McGuire
28	T A Reynolds Ltd
35	The Surveying Company
1	Tony Scott Rissetto
47	TTT Products Ltd
50	Tuakau Business Park
32	Tuakau Proteins Ltd
8	Valmai Laycock
36	Van Den Brink Group
39	Waikato District Council
5	Waikato Regional Council

Report: Summary of Submissions by Submitter Number/Name

Submitter Number:	1	**Submitter:**	Tony Scott Rissetto
Address:	77 Barnaby Road,Tuakau,New Zealand,2121		
ECM Numbers:	1574851		

Point Number	1.1	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.45 (Allotment Size) which specifies a minimum net site area of 5000m2.		
Comments:	**Decision sought:** Adopt Rule 27B.45 as per the notified version of PC16.		

Point Number	1.2	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.8-Map 5 – Tuakau Country Living Zone – Barnaby Road
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports rezoning of Barnaby Road properties to Tuakau Country Living Zone as per notified version of PC16 Map 5.		
Comments:	**Decision sought:** Rezone Barnaby Road properties to Tuakau Country Living Zone as per notified version of PC16 Map 5.		

Submitter Number:	2	**Submitter:**	Neil Dudley
Address:	PO Box 95,Tuakau,New Zealand,2342		
ECM Numbers:	1594086		

Point Number	2.1	**Category**	2-Rules: Subdivision and Zones - Parts 22 to 55

Support/Oppose/Neutral: Support

Summary of Submission Supports PC16 in its entirety.

Comments: **Decision sought:** Adopt the notified version of PC16 in its entirety.

Point Number 2.2 **Category** 3-Schedule of Designations

Support/Oppose/Neutral: Support

Summary of Submission Supports PC16 in its entirety.

Comments: **Decision sought:** Adopt the notified version of PC16 in its entirety.

Point Number 2.3 **Category** 4-21 Living Zone Rules

Support/Oppose/Neutral: Support

Summary of Submission Supports PC16 in its entirety.

Comments: **Decision sought:** Adopt the notified version of PC16 in its entirety.

Point Number 2.4 **Category** 5-Industrial Zone Rules

Support/Oppose/Neutral: Support

Summary of Submission Supports PC16 in its entirety.

Comments: **Decision sought:** Adopt the notified version of PC16 in its entirety.

Point Number 2.5 **Category** 6-Country Living Zone Rules

Support/Oppose/Neutral: Support

Summary of Submission Supports PC16 in its entirety.

Comments: **Decision sought:** Adopt the notified version of PC16 in its entirety.

Point Number	2.6	**Category**	7-Designations
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports PC16 in its entirety.		
Comments:	**Decision sought:** Adopt the notified version of PC16 in its entirety.		

Point Number	2.7	**Category**	8-15C Tuakau Structure Plan (Stage 1)
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports PC16 in its entirety.		
Comments:	**Decision sought:** Adopt the notified version of PC16 in its entirety.		

Point Number	2.8	**Category**	9-Appendix Oh
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports PC16 in its entirety.		
Comments:	**Decision sought:** Adopt the notified version of PC16 in its entirety.		

Point Number	2.9	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the rezoning of identified properties to Tuakau Living Zone (New Residential) as per the notified version of PC16 Maps 1 to 4.		
Comments:	**Decision sought:** Rezone identified properties to Tuakau Living Zone (New Residential) as per the notified version of PC16 Maps 1 to 4.		

Point Number	2.10	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.8-Map 5 – Tuakau Country Living Zone – Barnaby Road
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the rezoning of identified properties to Tuakau Country Living Zone as per the notified version of PC16 Map 5.		
Comments:	**Decision sought:** Rezone identified properties to Tuakau Country Living Zone as per the notified version of PC16 Map 5.		

Point Number	2.11	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.8-Map 6 – Tuakau Industrial Zone – Bollard and Whangarata Roads
Support/Oppose/Neutral:	Not Stated		
Summary of Submission	Supports the proposed Tuakau Industrial Zone as per the notified version of PC16 Map 6.		
Comments:	**Decision sought:** Rezone identified properties to Tuakau Industrial Zone as per the notified version of PC16 Map 6.		

Submitter Number:	3	**Submitter:**	Rochelle Crane
Address:	PO Box 71,Tuakau,New Zealand,2121		
ECM Numbers:	1594069		

Point Number	3.1	**Category**	2-Rules: Subdivision and Zones - Parts 22 to 55
Support/Oppose/Neutral:	Support		
Summary of Submission	Support PC16 in its entirety.		
Comments:	**Decision sought:** Adopt the notified version of PC16 in its entirety.		

Point Number	3.2	**Category**	3-Schedule of Designations
Support/Oppose/Neutral:	Support		
Summary of Submission	Support PC16 in its entirety.		
Comments:	**Decision sought:** Adopt the notified version of PC16 in its entirety.		

Point Number	3.3	**Category**	4-21 Living Zone Rules
Support/Oppose/Neutral:	Support		
Summary of Submission	Support PC16 in its entirety.		

Comments:	**Decision sought:** Adopt the notified version of PC16 in its entirety.

Point Number	3.4	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps
Support/Oppose/Neutral:	Support		
Summary of Submission	Support PC16 in its entirety.		
Comments:	**Decision sought:** Adopt the notified version of PC16 in its entirety.		

Point Number	3.5	**Category**	5-Industrial Zone Rules
Support/Oppose/Neutral:	Support		
Summary of Submission	Support PC16 in its entirety.		
Comments:	**Decision sought:** Adopt the notified version of PC16 in its entirety.		

Point Number	3.6	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.8-Map 6 – Tuakau Industrial Zone – Bollard and Whangarata Roads
Support/Oppose/Neutral:	Support		
Summary of Submission	Support PC16 in its entirety.		
Comments:	**Decision sought:** Adopt the notified version of PC16 in its entirety.		

Point Number	3.7	**Category**	6-Country Living Zone Rules
Support/Oppose/Neutral:	Support		
Summary of Submission	Support PC16 in its entirety.		
Comments:	**Decision sought:** Adopt the notified version of PC16 in its entirety.		

Point Number	3.8	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.8-Map 5 – Tuakau Country Living Zone – Barnaby Road
Support/Oppose/Neutral:	Support		
Summary of Submission	Support PC16 in its entirety.		
Comments:	**Decision sought:** Adopt the notified version of PC16 in its entirety.		

Point Number	3.9	**Category**	7-Designations
Support/Oppose/Neutral:	Support		
Summary of Submission	Support PC16 in its entirety.		
Comments:	**Decision sought:** Adopt the notified version of PC16 in its entirety.		

Point Number	3.10	**Category**	8-15C Tuakau Structure Plan (Stage 1)
Support/Oppose/Neutral:	Support		
Summary of Submission	Support PC16 in its entirety.		
Comments:	**Decision sought:** Adopt the notified version of PC16 in its entirety.		

Point Number	3.11	**Category**	9-Appendix Oh
Support/Oppose/Neutral:	Support		
Summary of Submission	Support PC16 in its entirety.		
Comments:	**Decision sought:** Adopt the notified version of PC16 in its entirety.		

Submitter Number:	4	**Submitter:**	James Crane
Address:	PO Box 71,Tuakau,New Zealand,2121		
ECM Numbers:	1594062		

Point Number	4.1	**Category**	2-Rules: Subdivision and Zones - Parts 22 to 55
Support/Oppose/Neutral:	Support		
Summary of Submission	Support PC16 in its entirety.		
Comments:	**Decision sought:** Adopt the notified version of PC16 in its entirety.		

Point Number	4.2	**Category**	3-Schedule of Designations
Support/Oppose/Neutral:	Support		
Summary of Submission	Support PC16 in its entirety.		
Comments:	**Decision sought:** Adopt the notified version of PC16 in its entirety.		

Point Number	4.3	**Category**	4-21 Living Zone Rules
Support/Oppose/Neutral:	Support		
Summary of Submission	Support PC16 in its entirety.		
Comments:	**Decision sought:** Adopt the notified version of PC16 in its entirety.		

Point Number	4.4	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the rezoning of properties to Tuakau Living Zone (New Residential) as per the notified version of PC16 Maps 1-4.		
Comments:	**Decision sought:** Rezone properties to Tuakau Living Zone (New Residential) as per the notified version of PC16 Maps 1-4.		

Point Number	4.5	**Category**	5-Industrial Zone Rules
Support/Oppose/Neutral:	Support		
Summary of Submission	Support PC16 in its entirety.		

Comments:	**Decision sought:** Adopt the notified version of PC16 in its entirety.

Point Number	4.6	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.8-Map 6 – Tuakau Industrial Zone – Bollard and Whangarata Roads
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the rezoning of properties to Tuakau Industrial Zone as per the notified version of PC16 Map 6.		
Comments:	**Decision sought:** Rezone properties to Tuakau Industrial Zone as per the notified version of PC16 Map 6.		

Point Number	4.7	**Category**	6-Country Living Zone Rules
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports PC16 in its entirety.		
Comments:	**Decision sought:** Adopt the notified version of PC16 in its entirety.		

Point Number	4.8	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.8-Map 5 – Tuakau Country Living Zone – Barnaby Road
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the rezoning of properties to Tuakau Country Living Zone as per the notified version of PC16 Map 5.		
Comments:	**Decision sought:** Rezone properties to Tuakau Country Living Zone as per the notified version of PC16 Map 5.		

Point Number	4.9	**Category**	7-Designations
Support/Oppose/Neutral:	Support		
Summary of Submission	Support PC16 in its entirety.		
Comments:	**Decision sought:** Adopt the notified version of PC16 in its entirety.		

Point Number	4.10	**Category**	8-15C Tuakau Structure Plan (Stage 1)

Support/Oppose/Neutral:	Support
Summary of Submission	Support PC16 in its entirety.
Comments:	**Decision sought:** Adopt the notified version of PC16 in its entirety.

Point Number	4.11 **Category** 9-Appendix Oh
Support/Oppose/Neutral:	Support
Summary of Submission	Support PC16 in its entirety.
Comments:	**Decision sought:** Adopt the notified version of PC16 in its entirety.

Submitter Number:	5	**Submitter:**	Waikato Regional Council
Address:	c/- Greg Morton, Private Bag 3038,Waikato Mail Centre,Hamilton,New Zealand,3240		
ECM Numbers:	1594111		

Point Number	5.1	**Category**	4-21 Living Zone Rules
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports new residential zoning and associated rules as these will provide greater certainty for future transport investment and encourage more compact form.		
Comments:	**Decision sought:** Rezone identified properties to Tuakau Living Zone (New Residential) and adopt associated rules as per notified version of PC16 subject to clarification of relationship with population growth and increased industrial land and the impact on the Waikato Expressway and other strategic routes.		

Point Number	5.2	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports proposed Tuakau Living Zone (New Residential) as per notified version of PC16 Maps 1 to 4.		

Comments:	**Decision sought:** Rezone identified properties to Tuakau Living Zone (New Residential) as per notified version of PC16 Maps 1 to 4.

Point Number	5.3	**Category**	5-Industrial Zone Rules
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports proposed Tuakau Industrial Zone and associated Schedule 24G provisions as per notified version of PC16.		
Comments:	**Decision sought:** Adopt Tuakau Industrial Zone and associated Schedule 24G provisions as per notified version of PC16 subject to provision of appropriate infrastructure and addressing reverse sensitivity.		

Point Number	5.4	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.8-Map 6 – Tuakau Industrial Zone – Bollard and Whangarata Roads
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Tuakau Industrial Zone as per notified version of PC16 Map 6.		
Comments:	**Decision sought:** Adopt Tuakau Industrial Zone as per notified version of PC16 Map 6.		

Point Number	5.5	**Category**	6-Country Living Zone Rules
Support/Oppose/Neutral:	Neutral		
Summary of Submission	Supports Tuakau Country Living Zone and associated rules subject to greater evaluation in terms of the Waikato Regional Policy Statement.		
Comments:	**Decision sought:** Adopt Tuakau Country Living Zone and associated rules subject to greater evaluation in terms of the Waikato Regional Policy Statement.		

Point Number	5.6	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.8-Map 5 – Tuakau Country Living Zone – Barnaby Road
Support/Oppose/Neutral:	Neutral		
Summary of Submission	Support for Tuakau Country Living Zone as per notified version of PC16 Map 5 subject to greater evaluation in terms of the Waikato Regional Policy Statement.		
Comments:	**Decision sought:** Adopt Tuakau Country Living Zone as per notified version of PC16		

Map 5 subject to greater evaluation in terms of the Waikato Regional Policy Statement.

Point Number	5.7	**Category**	8-15C Tuakau Structure Plan (Stage 1)
Support/Oppose/Neutral:	Neutral		
Summary of Submission	Supports objectives and policies in Chapter 15C subject to clarification of the relationship between these, the Tuakau Structure Plan, and the existing zone provisions in the Franklin Section.		
Comments:	**Decision sought:** Adopt objectives and policies in Chapter 15C subject to clarification of the relationship between these, the Tuakau Structure Plan and the existing zone provisions in the Franklin Section.		

Submitter Number:	6	**Submitter:**	NZ Fire Service Commission
Organisation:	c/- Beca, Attn: Jotham Alex		
Address:	PO Box 903,Tauranga,New Zealand,3140		
ECM Numbers:	1593786		

Point Number	6.1	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.5-21E.13 to 21E.33 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.13.1 (On-Site Services) which requires any residential activity to be connected to a reticulated water supply or, if this is not available, an alternative water supply that complies with the Hamilton Infrastructure Technical Specifications and thus provides an adequate fire-fighting facility.		
Comments:	**Decision sought:** Adopt Rule 21E.13.1 (On-Site Services) as per the notified version of PC16.		

Point Number	6.2	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.52.2 (Comprehensive Residential Development) which requires connection to a reticulated water supply and thus an adequate fire-fighting facility.		
Comments:	**Decision sought:** Adopt Rule 21E.52.2 (Comprehensive Residential Development) as per the notification version of PC16.		

Point Number	6.3	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.5-27B.13 to 27B.32 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.13 (On-Site Services) which requires any activity to be connected to a reticulated water supply or, if this is not available, an alternative supply that complies with the Hamilton Infrastructure Technical Specifications and thus provides an adequate fire-fighting facility.		
Comments:	**Decision sought:** Adopt Rule 27B.13 (On-Site Services) as per the notified version of PC16.		

Point Number	6.4	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.4-21E.10 to 21E.12 Land Use - Activities
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.18 (Noise) which excludes noise emitted from emergency sirens.		
Comments:	**Decision sought:** Adopt Rule 21E.18 (Noise) as per the notified version of PC16.		

Point Number	6.5	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.5-21E.13 to 21E.33 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.28 (Hazardous Substances) as it allows for fire-fighting foam to be carried on board fire trucks to respond to oil-based fires and emergencies.		
Comments:	**Decision sought:** Adopt Rule 21E.28 (Hazardous Substances) as per the notified version of PC16.		

Point Number	6.6	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.5-27B.13 to 27B.32 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.27 (Hazardous Substances) as it provides for fire-fighting foam to be carried on board fire trucks to respond to oil-based fires and emergencies.		
Comments:	**Decision sought:** Adopt Rule 27B.27 (Hazardous Substances) as per the notified version of PC16.		

Point Number	6.7	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.60 (Road Access) which requires all residential allotments to be provided with vehicle access to a public road that complies with the Hamilton Infrastructure Technical Specifications as this will enable fire trucks to access and attend to fires.		
Comments:	**Decision sought:** Adopt Rule 21E.60 (Road Access) as per the notified version of PC16.		

Point Number	6.8	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.48 (Road Access) which requires all allotments to be provided with vehicle access to a public road that complies with the Hamilton Infrastructure Technical Specifications as this will enable fire trucks to access and attend to fires.		
Comments:	**Decision sought:** Adopt Rule 27B.48 (Road Access) as per the notified version of PC16.		

Submitter Number:	7	**Submitter:**	James Laycock
Address:	18 Dromgools Road,Tuakau,New Zealand,2121		
ECM Numbers:	1594925		

Point Number	7.1	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps

Support/Oppose/Neutral:	Support
Summary of Submission	Supports the staging of residential growth as identified by the notified version of PC16 Maps 1 to 4 subject to reticulated wastewater systems being provided at the same time.
Comments:	**Decision sought:** Rezone identified properties to Tuakau Living Zone (New Residential) as per the notified version of PC16 Maps 1 to 4 and provide reticulated wastewater systems at the same time.

Submitter Number:	8	**Submitter:**	Valmai Laycock
Address:	18 Domgools Road,Tuakau,New Zealand,2121		
ECM Numbers:	1594929		

Point Number	8.1	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the staging of residential growth as per the notified version of PC16 Maps 1 to 4 subject to reticulated wastewater systems being provided at the same time.		
Comments:	**Decision sought:** Rezone identified properties to Tuakau Living Zone (New Residential) as per the notified version of PC16 Maps 1 to 4 and provide reticulated wastewater systems at the same time.		

Submitter Number:	9	**Submitter:**	Michael Shen
Organisation:	c/- CivilPlan Consultants Limited		
Address:	PO Box 97796,Manukau City,Auckland ,New Zealand,2241		
ECM Numbers:	1595407		

Point Number	9.1	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps > 4.2.8.3-Map 3 –

			Tuakau Living Zone (New Residential) - Dominion Road
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the limited extent of rezoning to Tuakau Living Zone (New Residential) in respect to the properties at 48, 52 and 54 Dominion Road as shown on the notified version of PC16 Map 3.		
Comments:	**Decision sought:** 1. Amend PC16 Map 3 so that the entire land area within the properties at 48, 52 and 54 Dominion Road is rezoned to Tuakau Living Zone (New Residential). 2. Retain the Rural zoning of Lot 1 DP 32049 located between the North Island Main Trunk Railway and the Kairoa Stream. 3. Provide such additional or consequential relief to satisfy the concerns of this submitter.		

Point Number	9.2	**Category**	8-15C Tuakau Structure Plan (Stage 1)
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Policy 15C.10.4 which requires activities within the proposed Tuakau Industrial Zone to be managed to mitigate adverse effects at any zone boundary.		
Comments:	**Decision sought:** Adopt Policy 15C.10.4 as per the notified version of PC16.		

Point Number	9.3	**Category**	8-15C Tuakau Structure Plan (Stage 1)
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Policy 15C.8.2 which requires the mitigation of adverse land use effects beyond the boundaries of the subject site which contains the activity when it is not possible to fully contain those effects within the boundaries of that site.		
Comments:	**Decision sought:** Adopt Policy 15C.8.2 as per the notified version of PC16.		

Point Number	9.4	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.56.1(a)(ii) (Allotment Sizes) as it does not recognise and cater for the spill-over effects of housing demand from the Auckland Region and does not recognise		

the locational attributes of Tuakau which are similar to Pokeno.

Comments:

Decision sought:

1. Amend Rule 21E.56.1(a)(ii) (Allotment Sizes) to require allotments less than 800m2 to have an average net site area of at least 500m2.

2. Provide such additional or consequential relief to satisfy the concerns of this submitter.

Point Number 9.5

Category 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision

Support/Oppose/Neutral: Oppose

Summary of Submission

Opposes Rule 21E.56.1(a)(iii) (Allotment Size) which requires a combination of lot sizes on the grounds that a mixture of allotment sizes would already be the result of complying with minimum and average sizes and it would also make it difficult for small scale subdivisions to comply.

Comments:

Decision sought:

1. Delete Rule 21E.56.1(a)(iii).

2. Provide such additional or consequential relief to satisfy the concerns of this submitter.

Point Number 9.6

Category 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision

Support/Oppose/Neutral: Oppose

Summary of Submission

Opposes Rule 21E.58(1)(a) (Rear Allotments) which requires no more than 10% of allotments per neighbourhood block to be rear allotments, all rear allotments to have a separate vehicle access to a public road and for vehicle entranceways to serve no more than two adjoining properties, on the grounds that these are cumbersome and inflexible requirements.

Comments:

Decision sought:

1. Amend Rule 21E.58(1)(a) so that for subdivisions creating ten or more residential allotments (across all stages of the subdivision), no more than 10% of proposed allotments are rear allotments.

2. Provide such additional or consequential relief to satisfy the concerns of this submitter.

Point Number	9.7	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes clauses (c) and (d) in Rule 21E.58.1 (Rear Allotments) which require all rear allotments to be provided with a separate vehicle access to a public road and for a vehicle entranceway to serve no more than two adjoining allotments on the grounds that it conflicts with the Tuakau Urban Design Guide which supports up to three allotments sharing a single accessway.		
Comments:	**Decision sought:** 1. Amend Rule 21E.58.1(c) and (d) to enable up to three adjoining allotments to share a vehicle entranceway. 2. Provide such additional or consequential relief to satisfy the concerns of this submitter.		

Point Number	9.8	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.6-24G.35 to 24G.42 Land Use - Building
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 24G.38(a)(ii) (Building Setbacks) which require industrial buildings in the Tuakau Industrial Zone to be set back at least 7.5 metres from any boundary which adjoins another zone.		
Comments:	**Decision sought:** Adopt Rule 24G.38(a)(ii) as per the notified version of PC16.		

Submitter Number:	10	**Submitter:**	Shalendra Kumar
Organisation:	c/o The Surveying Company, Attn: Leigh Shaw		
Address:	PO Box 466,Pukekohe,New Zealand,2340		
ECM Numbers:	1595449		

Point Number	10.1	**Category**	8-15C Tuakau Structure Plan (Stage 1)
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Issue 15C.2 (Planned and Sustainable Growth of Tuakau) subject to the addition of policies that provide for a range of lot sizes and urban densities and innovative residential subdivision and building design through the use of performance-based standards wherever possible.		
Comments:	**Decision sought:** Add policies under Issue 15C.2 (Planned and Sustainable Growth of Tuakau) that provide for a range of lot sizes and urban densities and innovative residential subdivision and building design through the use of performance-based standards wherever possible.		

Point Number	10.2	**Category**	8-15C Tuakau Structure Plan (Stage 1)
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Issue 15C.8 (Amenity Values for Urban Subdivision, Building and Development) subject to the addition of a policy requiring lots to be of an appropriate size and dimension to provide for a single dwelling or multi-housing and ancillary on-site residential activities.		
Comments:	**Decision sought:** Adopt Issue 15C.8 (Amenity Values for Urban Subdivision, Building and Development) and add a policy that requires lots to be of an appropriate size and dimension to provide for a single dwelling or multi-housing and ancillary on-site residential activities.		

Point Number	10.3	**Category**	8-15C Tuakau Structure Plan (Stage 1)
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the last sentence in 15C.9 (Reasons and Explanations) which states that "*The size and dimensions of allotments can have cumulative effects on the amenity of neighbourhoods and localities, especially where the density of development is higher than in the locality generally*."		
Comments:	**Decision sought:** Delete and replace the last sentence in 15C.9 with text that refers to building coverage and front yard controls which influence character and the amount of available space, the need for zone standards to be satisfied and, where justified, the relaxation of those standards through resource consent processes.		

Point Number	10.4	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Support		

Summary of Submission	Support for Rule 21E.34 (Number of Dwellings) subject to multi-unit housing also being provided for as a permitted activity where a site plan indicates notional lot boundaries and compliance with development standards.
Comments:	**Decision sought:** Amend Rule 21E.34 by providing for multi-unit housing as a permitted activity where a site plan indicates notional lot boundaries and compliance with development standards.

Point Number	10.5	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.35 (Dependent Person's Dwelling) on the grounds that this rule should be entitled 'Minor Residential Unit' which is subject to conditions that include a limit of one such development on a site, a set back of no more than 20 metres from the main dwelling (if not part of it) and a maximum floor area of 70m2 (excluding decks and garaging).		
Comments:	**Decision sought:** Delete the content of Rule 21E.35 and replace with the title of 'Minor Residential Unit' which is subject to permitted activity conditions that include a limit of one such development on a site, a set back of no more than 20 metres from the main dwelling (if not part of it) and a maximum floor area of 70m2 (excluding decks and garaging).		

Point Number	10.6	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Oppose Rule 21E.35.2 (Dependent Person's Dwelling) on the grounds that this rule should refer to a 'minor residential unit' (rather than a dependent person's dwelling) and that structural design and foundations and the removability of the dwelling should be deleted from the list of matters to which Council must restrict its discretion.		
Comments:	**Decision sought:** Amend Rule 21E.35.2 so that this rule refers to a 'minor residential unit' (rather than a dependent person's dwelling) and delete structural design and foundations and the removability of the dwelling from the list of matters to which Council must restrict its discretion.		

Point Number	10.7	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		

Summary of Submission Opposes Rule 21E.38 (Daylight Admission) on the grounds that the building envelope dimensions should be more accommodating.

Comments: **Decision sought:**

Amend Rule 21E.38 so that the building envelope dimensions are more accommodating. This would involve:

1. no building or part thereof exceeding a height equal to 3 metres plus the shortest horizontal distance between that part of the building and any site boundary;

2. no building or part therefore located between 135 degrees through south to 225 degrees exceeding a height equal to 2.5 metres plus the shortest horizontal distance between that part of the building and any site boundary;

3. where the land abutting a site boundary is part of an entrance strip, right of way, access lot or public pedestrian accessway, the far boundary of that land shall be deemed to be the sit boundary for the purpose of this standard; and

4. this standard not applying to the length of common wall between abutting buildings or where the written consent/s have been obtained from the owners and occupiers for abutting sites or notional lots who would be directly affected by the encroachment.

Point Number 10.8 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 21E.41 (Living Court) subject to clause (d) being amended to require at least 60% of the court area to be located between 45 degrees north east through north to 90 degrees west of the dwelling measured from the southernmost part of the dwelling.

Comments: **Decision sought:** Amend Rule 21E.41 so that clause (d) requires at least 60% of the court area to be located between 45 degrees north east through north to 90 degrees west of the dwelling measured from the southernmost part of the dwelling.

Point Number 10.9 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 21E.47 (Garage Setback - road boundary) on the grounds that the setback distances are too restrictive.

Comments: **Decision sought:**

Amend Rule 21E.47 so that construction or alteration of a garage is a permitted activity if it is set back:

1. at least 6 metres from the road boundary and further from a habitable part of the

dwelling; or

2. at least 3 metres from the road boundary where the garage door does not face the road boundary.

Point Number 10.10 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 21E.50 (Buildings near a stream) subject to an additional clause which requires a building setback of 10 metres from the bank of any stream which has an average width of less than 3 metres.

Comments: **Decision sought:** Amend Rule 21E.50 by adding a clause that requires a building setback of 10 metres from the bank of any stream which has an average width of less than 3 metres.

Point Number 10.11 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 21E.56 (Allotment Size) subject to the addition of a clause that requires the size and dimensions of every allotment to be sufficient to accommodate development for which a resource consent has been obtained.

Comments: **Decision sought:** Amend Rule 21E.56 by adding a clause that requires the size and dimensions of every allotment to be sufficient to accommodate development for which a resource consent has been obtained.

Point Number 10.12 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 21E.61 (Building Platform) subject to greater flexibility by permitting a building platform which can accommodate a dwelling and living court or a specified shape factor.

Comments: **Decision sought:** Amend Rule 21E.61 by deleting the word '*and*' in clause (a) and replacing with '<u>or</u>'.

Point Number 10.13 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps

Support/Oppose/Neutral: Support

Summary of Submission	Supports the rezoning of identified properties to Tuakau Living Zone (New Residential) as per the notified version of PC16 Maps 1 to 4.
Comments:	**Decision sought:** Adopt the notified version of PC16 Maps 1 to 4.

Point Number	10.14	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.8-Map 5 – Tuakau Country Living Zone – Barnaby Road
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the zoning of identified properties to Tuakau Country Living Zone as per the notified version of PC16 Map 5.		
Comments:	**Decision sought:** Adopt the notified version of PC16 Map 5.		

Submitter Number:	11	**Submitter:**	David Evans
Organisation:	c/- The Surveying Company, Attn: Leigh Shaw		
Address:	PO Box 466,Pukekohe,New Zealand,2340		
ECM Numbers:	1595483		

Point Number	11.1	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.5-27B.13 to 27B.32 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.13 (On-site services) subject to clause (a) providing for wireless telecommunication services as a permitted activity.		
Comments:	**Decision sought:** Amend Rule 27B.13 by providing for wireless telecommunication services as a permitted activity.		

Point Number	11.2	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.5-27B.13 to 27B.32 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.25 (Earthworks - filling used imported fill) subject to the importation		

of fill for the construction and maintenance of existing public roads also being permitted.

Comments: **Decision sought:** Amend Rule 27B.25 by adding a clause that permits the importation of fill for the construction and maintenance of existing public roads.

Point Number 11.3 **Category** 6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.6-27B.33 to 27B.44 Land Use - Building

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 27B.38.1 on the grounds that the total permitted building coverage should be increased from 10% to 20%.

Comments: **Decision sought:** Amend Rule 27B.38.1 by increasing the total building coverage from 10% to 20%.

Point Number 11.4 **Category** 6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.6-27B.33 to 27B.44 Land Use - Building

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 27B.38.2 on the grounds that a controlled activity status should apply where the gross floor area of all accessory buildings does not exceed 200m2 and that the assessment should be restricted to amenity values, design and location of the building and landscaping.

Comments: **Decision sought:** Delete Rule 27B.38.2 and replace with text that provides a controlled activity status where all accessory buildings do not exceed 200m2 and lists amenity values, design and location of the building and landscaping as restricted assessment matters.

Point Number 11.5 **Category** 6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.6-27B.33 to 27B.44 Land Use - Building

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 27B.38 (Building Coverage) on the grounds that a new Rule 27B.38.3 should be added which states that any activity that does not comply with a condition for a permitted or controlled activity is a discretionary activity.

Comments: **Decision sought:** Add a new Rule 27B.38.3 which states that any activity that does not comply with a condition for a permitted or controlled activity is a discretionary activity.

Point Number	11.6	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.6-27B.33 to 27B.44 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.40 (Dwelling Setbacks - intensive farming activity) on the grounds that a dwelling should be set back 300 metres (rather than 500 metres) from the boundary of the site containing the intensive farming activity.		
Comments:	**Decision sought:** Amend Rule 27B.40 by reducing the required set back distance from 500 metres to 300 metres.		

Point Number	11.7	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.6-27B.33 to 27B.44 Land Use - Building
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.42 (Building near a stream) subject to a clause being added to require a setback of 10 metres from the bank of any stream which has an average width of less than 3 metres.		
Comments:	**Decision sought:** Amend Rule 27B.42 by adding a clause to require a setback of 10 metres from the bank of any stream which has an average width of less than 3 metres.		

Point Number	11.8	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.45.1 (Allotment size) on the grounds that the minimum net site area of every allotment, other than a utility allotment or access allotment, should be reduced from 5000m2 to 2500m2.		
Comments:	**Decision sought:** Amend Rule 27B.45.1 by specifying a minimum net site area of 2500m2 for every allotment, other than a utility allotment or access allotment.		

Point Number	11.9	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.47 (Frontage) on the grounds that every allotment having a road boundary (other than an access allotment, access leg or utility allotment) should have a width of at least 20 metres rather than 50 metres.		
Comments:	**Decision sought:** Amend Rule 27B.47 by deleting '*50 metres*' in clause (a) and replacing with '20 metres'.		

Point Number	11.10	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.49 (Building platform) on the grounds that the shape factor requirements are too restrictive.		
Comments:	**Decision sought:** Amend Rule 27B.49 to require the building platform to accommodate a circle diameter of at least 18 metres exclusive of yards or a rectangle of at least 200m2 with a minimum dimension of 12 metres exclusive of yards and compliance with Appendix B.		

Point Number	11.11	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.51 (On-site services) subject to permitting a stand-alone energy supply and wireless telecommunication services.		
Comments:	**Decision sought:** Amend Rule 27B.51 by permitting a stand-alone energy supply and wireless telecommunication services.		

Point Number	11.12	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the proposed Tuakau Living Zone (New Residential) as per the notified version of PC16 Maps 1, 2 and 3.		
Comments:	**Decision sought:** Adopt the notified version of PC16 Maps 1, 2 and 3.		

Point Number	11.13	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps > 4.2.8.4-Map 4 – Tuakau Living Zone (New Residential) – Tuakau South
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the notified version of PC16 Map 4 on the grounds that the properties between Whangarata Road and the Tuakau Domain should be rezoned Tuakau Country Living Zone rather than Tuakau Living Zone (New Residential).		
Comments:	**Decision sought:** Amend the notified version of PC16 Map 4 by zoning the properties between Whangarata Road and the Tuakau Domain as Tuakau Country Living Zone rather than Tuakau Living Zone (New Residential).		

Point Number	11.14	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.8-Map 5 – Tuakau Country Living Zone – Barnaby Road
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the proposed Countryside Living Zone as identified in the notified version of PC16 Map 5.		
Comments:	**Decision sought:** Adopt the notified version of PC16 Map 5.		

Submitter Number:	12	**Submitter:**	Greig Holdings Ltd
Organisation:	c/- The Surveying Co, Attn: Leigh Shaw		
Address:	PO Box 466,Pukekohe,New Zealand,2340		
ECM Numbers:	1595515		

Point Number	12.1	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Issue 15C.2 (Planned and Sustainable Growth of Tuakau) subject to the addition of policies that: 1. refer to a range of lot sizes and urban densities; 2. provide for innovative subdivision and house designs by using performance-based standards wherever possible; 3. enable closer subdivision of Country Living Zone properties where suited to more conventional development; and 4. require larger lot sizes and/or dwelling setbacks when rural land is in close proximity.		
Comments:	**Decision sought:**		

Amend Issue 15C.2 by adding policies that:

1. refer to a range of lot sizes and urban densities;

2. provide for innovative subdivision and house designs by using performance-based standards wherever possible;

3. enable closer subdivision of Country Living Zone properties where suited to more conventional development; and

4. require larger lot sizes and/or dwelling setbacks when rural land is in close proximity.

Point Number	12.2	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.3-15C.3 Reasons and Explanations
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Reasons and Explanations under 15C.3.1 (Urban Amenity and Local Character) subject to additional paragraphs that discuss the need to provide for people's choice of living requirements and the justification for no (or more flexible) lot sizes.		
Comments:	**Decision sought:** Amend 15C.3.1 by adding paragraphs that discuss the need to provide for people's choice of living requirements and the justification for no (or more flexible) lot sizes.		

Point Number	12.3	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.3-15C.3 Reasons and Explanations
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Reasons and Explanations under 15C.3.2 Infrastructure and Service Provisions subject to additional paragraphs that refer to the need to allow for conventional and efficient subdivision within the Country Living Zone where reticulated water and wastewater services are available.		
Comments:	**Decision sought:** Amend 15C.3.2 by adding paragraphs that refer to the need to allow for conventional and efficient subdivision within the Country Living Zone where reticulated water and wastewater services are available.		

Point Number	12.4	**Category**	8-15C Tuakau

Structure Plan (Stage 1) > 8.8-15C.8 Issue – Amenity Values for Urban Subdivision, Building and Development

Support/Oppose/Neutral: Support

Summary of Submission Supports Issue 15C.8 (Amenity Values for Urban Subdivision, Building and Development) subject to the addition of a policy that states that the size and dimensions of lots should be appropriate to provide for a dwelling and multi-unit housing and ancillary residential activities.

Comments: **Decision sought:** Amend Issue 15C.8 by adding a policy that states that the size and dimensions of lots should be appropriate to provide for a dwelling and multi-unit housing and ancillary residential activities.

Point Number 12.5 **Category** 8-15C Tuakau Structure Plan (Stage 1) > 8.9-15C.9 Reasons and Explanations

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes 15C.9 Reasons and Explanations on the grounds that there should be no reference to cumulative effects that are the result of the size and dimension of allotments, there should be a discussion about building setbacks and coverage which affect character and that the merits for subdividing small lots should be able to be considered with a concurrent land use application.

Comments: **Decision sought:** Amend 15C.9 by deleting the last sentence that refers to cumulative effects resulting from the size and dimension of allotments and adding discussions about building setbacks and coverage which affect character and the merits of subdividing small lots when supported by a concurrent land use application.

Point Number 12.6 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.4-21E.10 to 21E.12 Land

Use - Activities

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 21E.13 (On-site services) provided that wireless telecommunication services are permitted.

Comments: **Decision sought:** Amend Rule 21E.13 by permitting wireless telecommunication services.

Point Number 12.7 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 21E.34 (Number of Dwellings) provided that multi-unit housing is also permitted where a site plan indicates notional boundaries and compliance with development standards.

Comments: **Decision sought:** Amend Rule 21E.34 to permit multi-unit housing where a site plan indicates notional boundaries and compliance with development standards.

Point Number 12.8 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 21E.38 (Daylight admissions) on the grounds that the building envelope dimensions are not sufficiently accommodating.

Comments: **Decision sought:**

Amend Rule 21E.38 so that the building envelope dimensions are more accommodating. This would involve:

(1) no building or part thereof exceeding a height equal to 3 metres plus the shortest horizontal distance between that part of the building and any site boundary;

(2) no building or part therefore located between 135 degrees through south to 225 degrees exceeding a height equal to 2.5 metres plus the shortest horizontal distance between that part of the building and any site boundary; and

(3) where the land abutting a site boundary is part of an entrance strip, right of way, access lot or public pedestrian accessway, the far boundary of that land shall be deemed

to be the sit boundary for the purpose of this standard; and

(4) this standard not applying to the length of common wall between abutting buildings or where the written consent/s have been obtained from the owners and occupiers for abutting sites or notional lots who would be directly affected by the encroachment.

Point Number 12.9

Category 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building

Support/Oppose/Neutral: Support

Summary of Submission

Supports Rule 21E.41 (Living Court) subject to:
(1) clause (d) being amended to require at least 60% of the court area to be located between 45 degrees north east through north to 90 degrees west of the dwelling measured from the southern-most part of the dwelling; and

(2) clause (e)(i) being amended so that the minimum area for a living court on the ground floor shall be the lesser of 50% of the gross floor area of the house or 60m2.

Comments:

Decision sought:
Amend Rule 21E.41 so that:
(1) clause (d) requires at least 60% of the court area to be located between 45 degrees north east through north to 90 degrees west of the dwelling measured from the southern-most part of the dwelling; and

(2) clause (e)(i) states that the minimum area for a living court on the ground floor shall be the lesser of 50% of the gross floor area of the house or 60m2.

Point Number 12.10

Category 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building

Support/Oppose/Neutral: Support

Summary of Submission

Supports Rule 21E.50 (Buildings near a stream) subject to an additional clause which requires a building setback of 10 metres from the bank of any stream which has an average width of less than 3 metres.

Comments:

Decision sought:
Amend Rule 21E.50 by adding a clause that requires a building setback of 10 metres from the bank of any stream which has an average width of less than 3 metres.

Point Number	12.11	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.56 (Allotment Size) subject to the addition of a clause that requires the size and dimensions of every allotment to be sufficient to accommodate development for which a resource consent has been obtained.		
Comments:	**Decision sought:** Amend Rule 21E.56 by adding a clause that requires the size and dimensions of every allotment to be sufficient to accommodate development for which a resource consent has been obtained.		

Point Number	12.12	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Supports Rule 21E.61 (Building Platform) subject to greater flexibility by permitting a building platform which can accommodate a dwelling and living court or a specified shape factor.		
Comments:	**Decision sought:** Amend Rule 21E.61 by deleting the word '*and*' in clause (a) and replacing with 'or'.		

Point Number	12.13	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.63 (On-site services) subject to permitting a stand-alone energy supply and wireless telecommunication services.		
Comments:	**Decision sought:** Amend Rule 21E.63 by permitting a stand-alone energy supply and wireless telecommunication services.		

Point Number	12.14	**Category**	6-Country Living Zone Rules > 6.1-27.1 to 27.3 Introduction
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.10 (Type of activity) provided that a show home is excluded as a commercial activity.		
Comments:	**Decision sought:** Amend Rule 27B.10 by excluding a show home as a commercial activity.		

Point Number	12.15	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.4-27B.10 to 27B.12 Land Use - Activities
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.13 (On-site services) provided that wireless telecommunication services are permitted.		
Comments:	**Decision sought:** Amend Rule 27B.13 by permitting wireless telecommunication services.		

Point Number	12.16	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.5-27B.13 to 27B.32 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.25 (Earthworks - filling used imported fill) subject to the importation of fill for the construction and maintenance of existing public roads also being permitted.		
Comments:	**Decision sought:** Amend Rule 27B.25 by adding a clause that permits the importation of fill for the construction and maintenance of existing public roads.		

Point Number	12.17	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.6-27B.33 to 27B.44 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.38.1 on the grounds that the total permitted building coverage should be increased from 10% to 20%.		
Comments:	**Decision sought:** Amend Rule 27B.38.1 by increasing the total building coverage from 10% to 20%.		

Point Number	12.18	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.6-27B.33 to 27B.44 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.38.2 on the grounds that a controlled activity status should apply where the gross floor area of all accessory buildings does not exceed 200m2 and that the assessment should be restricted to amenity values, design and location of the building and landscaping.		
Comments:	**Decision sought:** Delete Rule 27B.38.2 and replace with text that provides a controlled activity status where all accessory buildings do not exceed 200m2 and lists amenity values, design and location of the building and landscaping as restricted assessment matters.		

Point Number	12.19	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.6-27B.33 to 27B.44 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.38 (Building Coverage) on the grounds that a new Rule 27B.38.3 should be added which states that any activity that does not comply with a condition for a permitted or controlled activity is a discretionary activity.		
Comments:	**Decision sought:** Add a new Rule 27B.38.3 which states that any activity that does not comply with a condition for a permitted or controlled activity is a discretionary activity.		

Point Number	12.20	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.6-27B.33 to 27B.44 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.40 (Dwelling Setbacks - intensive farming activity) on the grounds that a dwelling should be set back 300 metres (rather than 500 metres) from the boundary of the site containing the intensive farming activity.		
Comments:	**Decision sought:** Amend Rule 27B.40 by reducing the required set back distance from 500 metres to 300 metres.		

Point Number	12.21	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.6-27B.33 to 27B.44 Land Use - Building
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.42 (Building near a stream) subject to a clause being added to require a setback of 10 metres from the bank of any stream which has an average width of less than 3 metres.		
Comments:	**Decision sought:** Amend Rule 27B.42 by adding a clause to require a setback of 10 metres from the bank of any stream which has an average width of less than 3 metres.		

Point Number	12.22	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.45.1 (Allotment size) on the grounds that the minimum net site area of every allotment, other than a utility allotment or access allotment, should be reduced from 5000m2 to 2500m2.		
Comments:	**Decision sought:** Amend Rule 27B.45.1 by specifying a minimum net site area of 2500m2 for every allotment, other than a utility allotment or access allotment.		

Point Number	12.23	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.45.2 on the grounds that this rule should provide for a restricted discretionary activity if: (1) the site is connected to a reticulated wastewater system; (2) every allotment, other than a utility allotment or access allotment, has a site area of at least 1500m2; and (3) discretion is restricted to the matters referred to in the conditions for controlled activities and the ability to service the allotments through reticulated services.		
Comments:	**Decision sought:** Delete the content in Rule 27B.45.2 and replace with text for a restricted discretionary activity if: (1) the site is connected to a reticulated wastewater system; (2) every allotment, other than a utility allotment or access allotment, has a site area of at least 1500m2; and (3) discretion is restricted to the matters referred to in the conditions for controlled activities and the ability to service the allotments through reticulated services.		

Point Number	12.24	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.47 (Frontage) on the grounds that every allotment having a road boundary (other than an access allotment, access leg or utility allotment) should have a width of at least 20 metres rather than 50 metres.		
Comments:	**Decision sought:** Amend Rule 27B.47 by deleting '*50 metres*' in clause (a) and replacing with '20 metres'.		

Point Number	12.25	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.49 (Building platform) on the grounds that the shape factor requirements are too restrictive.		
Comments:	**Decision sought:** Amend Rule 27B.49 to require the building platform to		

accommodate a circle diameter of at least 18 metres exclusive of yards or a rectangle of at least 200m2 with a minimum dimension of 12 metres exclusive of yards and compliance with Appendix B.

Point Number	12.26	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.51 (On-site services) subject to permitting a stand-alone energy supply and wireless telecommunication services.		
Comments:	**Decision sought:** Amend Rule 27B.51 by permitting a stand-alone energy supply and wireless telecommunication services.		

Point Number	12.27	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the rezoning of identified properties to Tuakau Living Zone (New Residential) as per the notified version of PC16 Maps 1 to 4.		
Comments:	**Decision sought:** Adopt the notified version of PC16 Maps 1 to 4.		

Point Number	12.28	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.8-Map 5 – Tuakau Country Living Zone – Barnaby Road
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the notified version of PC16 Map 5, subject to properties located on Harrisville Road, Johnson Street, Oak Street and Bovill Way being zoned Tuakau Living Zone (New Residential) as shown on the map accompanying the submission.		
Comments:	**Decision sought:** Amend the notified version of PC16 Map 5 by applying a Tuakau Living Zone (New Residential) to various properties located on Harrisville Road, Johnson Street, Oak Street and Bovill Way as shown on the map accompanying the application.		

Submitter Number:	13	**Submitter:**	Future Proof Implementation Committee
Organisation:	c/- Future Proof Implementation Committee, Attn: Bill Wasley		
Address:	PO Box 13231,Tauranga,New Zealand,3141		

ECM Numbers: 1595749

Point Number 13.1 **Category** 8-15C Tuakau Structure Plan (Stage 1) > 8.1-15C.1 Introduction

Support/Oppose/Neutral: Support

Summary of Submission Supports 15C.1 (Introduction) subject to a sentence being added at the end of the second paragraph that reads: "The Future Proof Strategy will also incorporate Tuakau as a growth area once the update of that Strategy is completed."

Comments: **Decision sought:** Amend the second paragraph in 15C.1 (Introduction) by adding a sentence that reads: "The Future Proof Strategy will also incorporate Tuakau as a growth area once the update of that Strategy is completed."

Point Number 13.2 **Category** 8-15C Tuakau Structure Plan (Stage 1) > 8.1-15C.1 Introduction

Support/Oppose/Neutral: Support

Summary of Submission Supports 15C.1 (Introduction) on the grounds that the industrial land allocation gives effect to the Operative Waikato Regional Policy Statement and provided that a sentence is added at the end of the seventh paragraph which reads: "The total land being developed is in accordance with Table 6.3 of the Waikato Regional Policy Statement which identifies Tuakau as a strategic industrial node."

Comments: **Decision sought:** Amend 15C.1 by adding a sentence at the end of the seventh paragraph which reads: "The total land being developed is in accordance with Table 6.3 of the Waikato Regional Policy Statement which identifies Tuakau as a strategic industrial node."

Point Number 13.3 **Category** 8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau

Support/Oppose/Neutral: Support

Summary of Submission Supports Objective 15C.2.1 and the associated policies 15C.2.2 to 15C.2.10 as these will ensure that good outcomes are achieved. In particular, the policies relating to amenity, transport and higher density housing align with key principles of the Future Proof Strategy and the development principles of the Waikato Regional Policy Statement.

Comments: **Decision sought:** Adopt Objective 15C.2.1 and the associated policies 15C.2.2 to 15C.2.10 as per the notified version of PC16.

Point Number	13.4	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Objective 15C.2.11 and associated policies 15C.2.12 to 15C.2.14 as they relate to integrating land use and infrastructure which is an important aspect of the Future Proof Strategy.		
Comments:	**Decision sought:** Adopt Objective 15C.2.11 and associated policies 15C.2.12 to 15C.2.14 as per the notified version of PC16.		

Point Number	13.5	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Objective 15C.2.15 and associated policies 15C.2.16 and 15C.2.17 as they relate to integrated land use and infrastructure which are important aspects of the Future Proof Strategy.		
Comments:	**Decision sought:** Adopt Objective 15C.2.15 and associated policies 15C.2.16 and 15C.2.17 as per the notified version of PC16.		

Point Number	13.6	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.10-15C.10 Issue – Functionality and Integrated Development within the Tuakau Industrial Zone
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Objective 15C.10.1 and associated policies 15C.10.2 to 15C.10.6 given the Future Proof approach to commercial hierarchies and the importance of not undermining town centres. These also align with the commercial policies and methods of the Waikato Regional Policy Statement.		
Comments:	**Decision sought:** Adopt Objective 15C.10.1 and associated policies 15C.10.2 to 15C.10.6 as per the notified version of PC16.		

Point Number	13.7	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential)
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the proposed Schedule 21E rules insofar as they give effect to the objectives and policies.		
Comments:	**Decision sought:** Adopt the proposed Schedule 21E rules as per the notified version of PC16.		

Point Number	13.8	**Category**	6-Country Living Zone Rules
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the proposed Schedule 27B rules insofar as they give effect to the objectives and policies.		
Comments:	**Decision sought:** Adopt the proposed Schedule 27B rules as per the notified version of PC16.		

Point Number	13.9	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone
Support/Oppose/Neutral:	Not Stated		
Summary of Submission	Supports the proposed Schedule 24G rules insofar as they give effect to the objectives and policies.		
Comments:	**Decision sought:** Adopt the Schedule 24G rules as per the notified version of PC16.		

Submitter Number:	14	**Submitter:**	2SEN Ltd and Tuakau Estates Ltd
Organisation:	c/- Eclipse Group Ltd, Attn: Cath Heppelthwaite		
Address:	Po Box 5164,Wellesley Street,Auckland,New Zealand,1141		
ECM Numbers:	1596303		

Point Number	14.1	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps > 4.2.8.3-Map 3 – Tuakau Living Zone (New Residential) - Dominion Road
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the notified version of PC16 Map 3 on the grounds that there is insufficient basis for limiting, to the extent proposed, the Tuakau Living Zone (New Residential) within the properties located at 48 and 52 Dominion Road.		
Comments:	**Decision sought:** 1. Amend PC16 Map 3 by extending the southern boundary of the Tuakau Living Zone (New Residential) within the properties at 48 and 52 Dominion Road to a position that is 150 metres from the southern boundary of the North Island Main Trunk Railway		

designation and supported by site-specific evidence obtained by the submitter.

2. Make any necessary consequential changes to satisfy the concerns of this submitter.

Point Number	14.2	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 21E.56 (Allotment Size) on the grounds that the proposed density is inconsistent with adjoining development within the existing Residential Zone and Pokeno's Residential 2 Zone and does not enable development that is compatible with Tuakau.

Comments: **Decision sought:**

(1) Amend Rule 21E.56.1 so that it reads as follows:

"Subdivision is a restricted discretionary activity if:

(a) every allotment, other than a utility allotment or access allotment, has a net site area of at least:

(i) 400m2, and

(ii) the average net site area of all allotments (less than 800m2) is at least 500m2, and

(b) a utility allotment does not exceed 50m2."

(2) Make any necessary consequential changes to satisfy the concerns of this submitter.

Point Number	14.3	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential)

Support/Oppose/Neutral: Support

Summary of Submission Supports proposed Schedule 21E subject to the amendment sought to Rule 21E.56 (Allotment Size).

Comments: **Decision sought:** Adopt Schedule 21E with the amendment sought to Rule 21E.56.

Point Number	14.4	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone

Support/Oppose/Neutral: Support

Summary of Submission Supports Schedule 24G as per the notified version of PC16.

Comments:	**Decision sought:** Adopt Schedule 24G as per the notified version of PC16.

Submitter Number:	15	**Submitter:**	Horticulture New Zealand
Organisation:	Attn: Angela Halliday		
Address:	Po Box 10-232,Wellington,New Zealand,6143		
ECM Numbers:	1596319		

Point Number	15.1	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.1-15C.1 Introduction
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes 15C.1 (Introduction) on the grounds that it is deficient in that it does not describe the relationship of rural production land in Tuakau with the Auckland/Waikato rural production systems and the need to protect land with high production potential and does not promote a growth management response to do so.		
Comments:	**Decision sought:** Amend 15C.1 to describe the relationship of rural production land in Tuakau with the Auckland/Waikato rural production systems and the need to protect land with high production potential and the promotion of a growth management response to do so.		

Point Number	15.2	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes 15C.2 Issue (Planned and Sustainable Growth of Tuakau) on the grounds that it does not address the preliminary key issue to "*safeguard good quality agricultural land from inappropriate subdivision and residential development*" which was identified in the preparation of the Tuakau Structure Plan.		
Comments:	**Decision sought:** Amend Issue 15C.2 so that the underlined words are added as follows: "The unplanned growth of Tuakau can adversely affect the quality, character and vitality of its urban environment, <u>the productive capacity of high quality land and rural production systems</u> and undermine the efficient provision and use of infrastructure and services."		

Point Number	15.3	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Issue 15C.2 (Planned and Sustainable Growth of Tuakau) subject to the addition of two new objectives that address the importance of protecting elite and prime soil for food supply.		
Comments:	**Decision sought:** Amend 15C.2 by adding two new objectives that read as follows: (1) Tuakau's rural areas make a significant contribution to the wider economic productivity of, and food supply for, the Waikato, Auckland and New Zealand. (2) Areas of land containing elite and prime soil are protected for the purpose of food supply from inappropriate subdivision, urban use and development and rural production activities are enabled.		

Point Number	15.4	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports 15C.2 Issue (Planned and Sustainable Growth of Tuakau) subject to the addition of three new policies that address the importance of elite and prime soils to sustain food production and address reverse sensitivity.		
Comments:	**Decision sought:** Amend 15C.2 by adding three new policies that read as follows: (1) Growth in Tuakau is to be undertaken in a manner that avoids elite soils and where practicable avoids prime soils which are significant for their ability to sustain food production. (2) The location and density of subdivision are to ensure sustained productive rural activities. Development is to be cognisant of adjoining activities and designed in a manner that ensures reverse sensitivity effects on rural production activities are avoided. (3) Provide a yard, planting, fencing and no complaints covenant buffer to manage reverse sensitivity between urban activities and production farming activities.		

Point Number	15.5	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports 15C.3 Reasons and Explanations relating to Issue 15C.2 Issue (Planned and Sustainable Growth of Tuakau) subject to the addition of a new reason and explanation.		
Comments:	**Decision sought:** Amend 15C.3 by adding a new reason and explanation that read as follows: Land with High Production Potential There are locational reasons why the rural sector is so productive in Tuakau related not just to the quality of soil but also access to freshwater, transport linkages, post-harvest facilities, access to labour, the promixity of the market and a diverse land parcel structure. There is a need to preserve areas of rural production for rural production and provide for growth and sustained access to land and water. There is also a need to ensure land owners have flexibility to change rural production land use activities and that the regulatory regime is practical and supportive.		

Point Number	15.6	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.4-15C.4 Issue – Impact on Water Quality, Biodiversity, Ecosystems and Habitats
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Objective 15C.4.1 (relating to 15C.4 Issue (Impact on Water Quality, Biodiversity, Ecosystems and Habitats) subject to groundwater resources and urban-related subdivision being referenced.		
Comments:	**Decision sought:** Amend Objective 15C.4.1 so that the underlined words are added as follows: "Wetlands, lakes, rivers and groundwater resources are protected from the adverse effects of urban related subdivision and land disturbance."		

Point Number	15.7	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.4-15C.4 Issue – Impact on Water Quality, Biodiversity, Ecosystems and Habitats
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Policy 15C.4.4 subject to the addition of a clause that seeks to avoid the degradation of freshwater resources and discharge of contaminants from urban activities into the urban environment.		
Comments:	**Decision sought:** Add a new clause (d) under Policy 15C.4.4 which reads as follows: "(d) Avoid the degradation of freshwater resources and discharge of contaminants from		

urban activities into the urban environment."

Point Number	15.8	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.8-15C.8 Issue – Amenity Values for Urban Subdivision, Building and Development
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes 15C.8 Issue (Amenity Values for Urban Subdivision, Building and Development) on the grounds that it fails to recognise that poorly designed and located urban subdivision, building and development can result in reverse sensitivity effects and conflict at the rural/urban interface.		
Comments:	**Decision sought:** Amend 15C.8 Issue so that the underlined words are added as follows: "Poorly designed and located urban subdivision, building and development can have adverse effects on amenity values, result in reverse sensitivity effects and affect the natural and physical qualities of the environment."		

Point Number	15.9	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.8-15C.8 Issue – Amenity Values for Urban Subdivision, Building and Development
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Objective 15C.8.1 on the grounds that it does not adequately reference reverse sensitivity effects and the impact on rural production systems.		
Comments:	**Decision sought:** Amend Objective 15C.8.1 so that the underlined words are added as follows: "Adverse effects of activities on amenity values are managed and reverse sensitivity effects avoided or mitigated so that the qualities and character of the surrounding urban environment, and the rural production systems on the surrounding rural environment are not unreasonably compromised."		

Point Number	15.10	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.8-15C.8 Issue – Amenity Values for Urban Subdivision, Building and Development
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Policy 15C.8.2 on the grounds that adverse foreseeable effects need to be avoided or mitigated.		
Comments:	**Decision sought:** Amend Policy 15C.8.2 so that reference is made to the avoidance or mitigation of adverse foreseeable effects.		

Point Number	15.11	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.8-15C.8 Issue – Amenity Values for Urban Subdivision, Building and Development
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports 15C.9 Reasons and Explanation subject to additional text that refers to reverse sensitivity and its impact on the rural/urban interface.		
Comments:	**Decision sought:** Add a second paragraph to 15C.9 Reasons and Explanations which reads as follows: "Poorly designed and located urban subdivision, building and development can result in reverse sensitivity effects and conflict at the rural/urban interface. An issue of particular importance given the plan to expand urban activities across inter-regional and nationally significant rural production land."		

Point Number	15.12	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.13-15C.13 Anticipated Environmental Results
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports 15C.13 (Anticipated Environmental Results) subject to the addition of an issue that concerns safeguarding good quality agricultural land from inappropriate subdivision and residential development and adding a corresponding environmental result.		
Comments:	**Decision sought:** (1) Add a new issue under 15C.13.1 which reads as follows: "Safeguard good quality agricultural land from inappropriate subdivision and residential development." (2) Add a corresponding anticipated environment result under 15C.13.2 which reads as follows: (k) The protection of land containing elite and prime soil for the purpose of food supply from inappropriate subdivision, urban use and development and enablement of rural production activities."		

Point Number	15.13	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.4-21E.10 to 21E.12 Land Use - Activities
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.10.1 subject to there being provision for interim agricultural or horticultural activities.		
Comments:	**Decision sought:** Add a new clause (g) in Rule 21E.10.1 which permits interim agricultural or horticultural activities.		

Point Number	15.14	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the Schedule 21E subdivision provisions subject to an additional rule to address the staged release of residential land so that existing productive rural activities can continue without the risk of reverse sensitivity effects.		
Comments:	**Decision sought:** Introduce a new subdivision rule in Schedule 21E to address the staged release of residential land so that existing productive rural activities can continue without the risk of reverse sensitivity effects.		

Point Number	15.15	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the Schedule 21E Building Rules subject to the addition of rules that require appropriate yards, planting, fencing and a no complaints covenant buffer when there is the staged release of residential land in order to manage reverse sensitivity between urban activities and rural production activities.		
Comments:	**Decision sought:** Amend the Schedule 21E Building Rules by adding rules that require appropriate yards, planting, fencing and a no complaints covenant buffer when there is the staged release of residential land in order to manage reverse sensitivity between urban activities and rural production activities.		

Point Number	15.16	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports reverse sensitivity being a matter that control is reserved over in respect to Rule 27B.45.1 (Allotment Size).		
Comments:	**Decision sought:** Retain reverse sensitivity as a matter that control is reserved over in respect to Rule 27B.45.1 (Allotment Size).		

Point Number	15.17	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports reverse sensitivity being a matter that control is reserved over in respect to Rule 27B.46.1 (Allotment Boundaries).		
Comments:	**Decision sought:** Retain reverse sensitivity as a matter that control is reserved over in respect to Rule 27B.46.1 (Allotment Boundaries).		

Point Number	15.18	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.49.1 (Building Platform) subject to reverse sensitivity being added as a matter over which control is reserved.		
Comments:	**Decision sought:** Amend Rule 27B.49.1 (Building Platform) by adding reverse sensitivity as a matter over which control is reserved.		

Point Number	15.19	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the rezoning of identified properties to Tuakau Living Zone (New Residential) as per the notified version of PC16 Maps 1 to 4 on the grounds that the section 32 analysis: (1) is deficient in evaluating the relationship of rural production land in Tuakau with the Auckland/Waikato rural production systems that produce food and the effect of PC16 on them; (2) does not properly address the costs and benefits of "reasonably practicable options" in terms of section 32(1)(b)(i) of the RMA; and (3) does not demonstrate the link between the PC16 provisions and the existing issues, objectives and policies in the Waikato Section and Franklin Section of the Waikato District Plan.		
Comments:	**Decision sought:** Revise the section 32 analysis to more comprehensively evaluate the PC16 provisions and make any necessary consequential changes.		

Submitter Number:	16	**Submitter:**	Greig and Bovill Developments Ltd
Organisation:	c/- The Surveying Company, Attn: Leigh Shaw		
Address:	PO Box 466,Pukekohe,New Zealand,2340		
ECM Numbers:	1596325		

Point Number	16.1	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Support		

Summary of Submission

Supports Issue 15C.2 (Planned and Sustainable Growth of Tuakau) subject to the addition of policies that:

(1) refer to a range of lot sizes and urban densities;

(2) provide for innovative subdivision and house designs by using performance based standards wherever possible;

(3) enable closer subdivision of Country Living Zone properties where suited to more conventional development; and

(4) require larger lot sizes and/or dwelling setbacks when rural land is in close proximity.

Comments:

Decision sought:

Amend Issue 15C.2 by adding policies that:

(1) refer to a range of lot sizes and urban densities;

(2) provide for innovative subdivision and house designs by using performance based standards wherever possible;

(3) enable closer subdivision of Country Living Zone properties where suited to more conventional development; and

(4) require larger lot sizes and/or dwelling setbacks when rural land is in close proximity.

Point Number	16.2	**Category**	8-15C Tuakau

			Structure Plan (Stage 1) > 8.3-15C.3 Reasons and Explanations
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Reasons and Explanations under 15C.3.1 (Urban Amenity and Local Character) subject to additional paragraphs that discuss the need to provide for people's choice of living requirements and the justification for more flexible lot sizes.		
Comments:	**Decision sought:** Amend 15C.3.1 by adding paragraphs that discuss the need to provide for people's choice of living requirements and the justification for more flexible lot sizes.		

Point Number	16.3	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.3-15C.3 Reasons and Explanations
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Reasons and Explanations under 15C.3.2 Infrastructure and Service Provisions subject to additional paragraphs that refer to the need to allow for conventional and efficient subdivision within the Country Living Zone where reticulated water and wastewater services are available.		
Comments:	**Decision sought:** Amend 15C.3.2 by adding paragraphs that refer to the need to allow for conventional and efficient subdivision within the Country Living Zone where reticulated water and wastewater services are available.		

Point Number	16.4	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.8-15C.8 Issue – Amenity Values for Urban Subdivision, Building and Development
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Issue 15C.8 (Amenity Values for Urban Subdivision, Building and Development) subject to the addition of a policy that states that the size and dimensions of lots should be appropriate to provide for a dwelling, multi-unit housing and ancillary residential activities.		
Comments:	**Decision sought:** Amend Issue 15C.8 by adding a policy that states that the size and		

dimensions of lots should be appropriate to provide for a dwelling, multi-unit housing and ancillary residential activities.

Point Number	16.5	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.9-15C.9 Reasons and Explanations
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes 15C.9 Reasons and Explanations on the grounds that: (1) there should be no reference to cumulative effects that are the result of the size and dimension of allotments; (2) there should be a discussion about building setbacks and coverage which affect character; and (3) the merits for subdividing small lots should be able to be considered with a concurrent land use application.		
Comments:	**Decision sought:** Amend 15C.9 by deleting the last sentence that refers to cumulative effects resulting from the size and dimension of allotments and adding discussions about building setbacks and coverage which affect character and the merits of subdividing small lots when supported by a concurrent land use application.		

Point Number	16.6	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.5-21E.13 to 21E.33 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.13 (On-site services) provided that wireless telecommunication services are permitted.		
Comments:	**Decision sought:** Amend Rule 21E.13 by permitting wireless telecommunication services.		

Point Number	16.7	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau

Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 21E.34 (Number of Dwellings) provided that multi-unit housing is also permitted where a site plan indicates notional boundaries and compliance with development standards.

Comments: **Decision sought:** Amend Rule 21E.34 to permit multi-unit housing where a site plan indicates notional boundaries and compliance with development standards.

Point Number 16.8 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 21E.38 (Daylight Admission) on the grounds that the the building envelope dimensions are not sufficiently accommodating.

Comments: **Decision sought:** Amend Rule 21.E.38 by specifying building envelope dimensions that are more accommodating. This would involve:

(1) no building or part thereof exceeding a height equal to 3 metres plus the shortest horizontal distance between that part of the building and any site boundary;

(2) no building or part therefore located between 135 degrees through south to 225 degrees exceeding a height equal to 2.5 metres plus the shortest horizontal distance between that part of the building and any site boundary; and

(3) where the land abutting a site boundary is part of an entrance strip, right of way, access lot or public pedestrian accessway, the far boundary of that land shall be deemed to be the site boundary for the purpose of this standard; and

(4) this standard not apply to the length of common wall between abutting buildings or where the written consent/s have been obtained from the owners and occupiers for abutting sites or notional lots who would be directly affected by the encroachment.

Point Number 16.9 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living

			Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.41 (Living Court) subject to: (1) Clause (d) being amended to require at least 60% of the court area to be located between 45 degrees north east through north to 90 degrees west of the dwelling measured from the southern-most part of the dwelling; and (2) Clause (e) stating that the minimum area for a living court at ground level can be the lesser of 50% of the gross floor area of the dwelling or 60m2.		
Comments:	**Decision sought:** Amend Rule 21E.41 so that: (1) Clause (d) requires at least 60% of the court area to be located between 45 degrees north east through north to 90 degrees west of the dwelling measured from the southern-most part of the dwelling; and (2) Clause (e) requires the minimum area for a living court at ground level to be the lesser of 50% of the gross floor area of the dwelling of 60m2.		

Point Number	16.10	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.50 (Buildings near a stream) subject to an additional clause which requires a building setback of 10 metres from the bank of any stream which has an average width less than 3 metres.		
Comments:	**Decision sought:** Amend Rule 21E.50 by adding a clause that requires a building setback of 10 metres from the bank of any stream which has an average width less than 3 metres.		

Point Number	16.11	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.56 (Allotment Size) subject to the addition of a clause that requires the size and dimensions of every allotment to be sufficient to accommodate development for which a resource consent has been obtained.		

Comments:	**Decision sought:** Amend Rule 21E.56 by adding a clause that requires the size and dimensions of every allotment to be sufficient to accommodate development for which a resource consent has been obtained.

Point Number	16.12	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.61 (Building Platform) subject to greater flexibility by permitting a building platform which can accommodate a dwelling and living court or a specified shape factor.		
Comments:	**Decision sought:** Amend Rule 21E.61 by deleting the word '*and*' in clause (a) and replacing with '<u>or</u>'.		

Point Number	16.13	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.63 (On-site services) subject to permitting a stand-alone energy supply and wireless telecommunication services.		
Comments:	**Decision sought:** Amend Rule 21E.63 by permitting a stand-alone energy supply and wireless telecommunication services.		

Point Number	16.14	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.4-27B.10 to 27B.12 Land Use - Activities
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.10 (Type of activity) provided that a show home is excluded as a commercial activity.		
Comments:	**Decision sought:** Amend Rule 27B.10 by excluding a show home as a commercial activity.		

Point Number	16.15	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.5-27B.13 to 27B.32 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.13 (On-site services) provided that wireless telecommunication services are permitted.		
Comments:	**Decision sought:** Amend Rule 27B.13 by permitting wireless telecommunication services.		

Point Number	16.16	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.5-27B.13 to 27B.32 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.25 (Earthworks - filling using imported fill) subject to the importation of fill for the construction and maintenance of existing public roads also being permitted.		
Comments:	**Decision sought:** Amend Rule 27B.25 by adding a clause that permits the importation of fill for the construction and maintenance of existing public roads.		

Point Number	16.17	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.6-27B.33 to 27B.44 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.38.1 on the grounds that the total permitted building coverage is too restrictive and should be increased from 10% to 20%.		
Comments:	**Decision sought:** Amend Rule 27B.38.1 by permitting up to 20% total building coverage.		

Point Number	16.18	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.6-27B.33 to 27B.44 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.38.2 on the grounds that a controlled activity status should apply where the gross floor area of all accessory buildings does not exceed 200m2 and that the assessment should be restricted to amenity values, design and location of the building and landscaping.		
Comments:	**Decision sought:** Delete Rule 27B.38.2 and replace with text that provides a controlled activity status where all accessory buildings do not exceed 200m2 and lists amenity values, design and location of the building and landscaping as restricted assessment matters.		

Point Number	16.19	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.6-27B.33 to 27B.44 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.38 (Building Coverage) on the grounds that a new Rule 27B.38.3 should be added which states that any activity that does not comply with a condition for a permitted or controlled activity is a discretionary activity.		
Comments:	**Decision sought:** Add a new Rule 27B.38.3 which states that any activity that does not comply with a condition for a permitted or controlled activity is a discretionary activity.		

Point Number	16.20	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.6-27B.33 to 27B.44 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.40 (Dwelling Setbacks - intensive farming activity) on the grounds that a dwelling should be set back 300 metres (rather than 500 metres) from the boundary of the site containing the intensive farming activity.		
Comments:	**Decision sought:** Amend Rule 27B.40 by reducing the required set back distance from 500 metres to 300 metres.		

Point Number	16.21	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.6-27B.33 to 27B.44 Land Use - Building
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.42 (Building near a stream) subject to a clause being added to require a setback of 10 metres from the bank of any stream which has an average width of less than 3 metres.		
Comments:	**Decision sought:** Amend Rule 27B.42 by adding a clause to require a setback of 10 metres from the bank of any stream which has an average width of less than 3 metres.		

Point Number	16.22	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.45.1 (Allotment size) on the grounds that rule is too restrictive and the minimum net site area of every allotment, other than a utility allotment or access allotment, should be 2500m2 rather than 5000m2.		
Comments:	**Decision sought:** Amend Rule 27B.45.1 by specifying a minimum net site area of 2500m2 for every allotment, other than a utility allotment or access allotment.		

Point Number	16.23	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.45.2 on the grounds that this rule is too restrictive and it should provide for a restricted discretionary activity if: (1) the site is connected to a reticulated wastewater system; (2) every allotment, other than a utility allotment or access allotment has a site area of at least 1500m2; and (3) discretion is restricted to the matters referred to in the conditions for controlled activities and the ability to service the allotments through reticulated services.		
Comments:	**Decision sought:** Delete the content in Rule 27B.45.2 and replace with text for a restricted discretionary activity if: (1) the site is connected to a reticulated wastewater system; (2) every allotment, other than a utility allotment or access allotment has a site area of at least 1500m2; and (3) discretion is restricted to the matters referred to in the conditions for controlled activities and the ability to service the allotments through reticulated services.		

Point Number	16.24	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.47 (Frontage) on the grounds that the rule is too restrictive and eery allotment having a road boundary (other than an access allotment, access leg or utility allotment) should have a width of at least 20 metres rather than 50 metres.		
Comments:	**Decision sought:** Amend Rule 27B.47 by deleting '*50 metres*' in clause (a) and replacing with '20 metres'.		

Point Number	16.25	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.49 (Building platform) on the grounds that the shape factor requirements are too restrictive.		
Comments:	**Decision sought:** Amend Rule 27B.49 to require the building platform to accommodate a circle diameter of at least 18 metres exclusive of yards or a rectangle of at least 200m2 with a minimum dimension of 12 metres exclusive of yards and		

compliance with Appendix B.

Point Number	16.26	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.51 (On-site services) subject to permitting a stand-alone energy supply and wireless telecommunication services.		
Comments:	**Decision sought:** Amend Rule 27B.51 by permitting a stand-alone energy supply and wireless telecommunication services.		

Point Number	16.27	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the zoning of identified properties as Tuakau Living Zone (New Residential) as per the notified version of PC16 Maps 1 to 4.		
Comments:	**Decision sought:** Rezone identified properties as Tuakau Living Zone (New Residential) as per the notified version of PC16 Maps 1 to 4.		

Point Number	16.28	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.8-Map 5 – Tuakau Country Living Zone – Barnaby Road
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the zoning of identified properties to Tuakau Country Living Zone as per the notified version of PC16 Map 5.		
Comments:	**Decision sought:** Rezone identified properties to Tuakau Country Living Zone as per the notified version of PC16 Map 5.		

Submitter Number:	17	**Submitter:**	Lavalla Farm Ltd
Organisation:	Attn: Shaun Jackson		
Address:	139 Dominion Road,Tuakau,New Zealand,2121		
ECM Numbers:	1598870		

Point Number	17.1	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.45 (Allotment size) on the grounds that the minimum lot size should be 2500m2, as this size is consistent with the Franklin Section rules for the existing Rural Residential zone and it can accommodate on-site wastewater and stormwater, a larger home and separate shed.		
Comments:	**Decision sought:** Amend Rule 27B.45 to specify a minimum net site area of 2500m2.		

Point Number	17.2	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.7-24G.43 to 24G.50 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.49 (Esplanade reserves and esplanade strips) on the grounds that a discretionary activity status will discourage people from developing an esplanade strip.		
Comments:	**Decision sought:** Amend Rule 24G.49 by permitting the development of an esplanade strip.		

Point Number	17.3	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.56 (Allotment size) on the grounds that this would enable the progressive creation of rear lots when single titles are subdivided.		
Comments:	**Decision sought:** Amend Rule 21E.56 by restricting the future subdivision of titles for a set period of time.		

Submitter Number:	19	**Submitter:**	Shaun McGuire
Address:	10 Thornhill Place,Glendowie,Auckland,New Zealand,1071		
ECM Numbers:	1598547		

Point Number	19.1	**Category**	4-21 Living Zone Rules > 4.2-

Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps

Support/Oppose/Neutral: Oppose

Summary of Submission Supports the rezoning of identified properties to Tuakau Living Zone (New Residential) as per the notified version of PC16 Maps 1 to 4 on the grounds this this will address the housing shortage.

Comments: **Decision sought:** Adopt the notified version of PC16 Maps 1 to 4.

Point Number 19.2 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential)

Support/Oppose/Neutral: Support

Summary of Submission Supports proposed Schedule 21E for the Tuakau Living Zone (New Residential) as per the notified version of PC16 as the rules will provide for residential development and address the housing shortage.

Comments: **Decision sought:** Adopt Schedule 21E as per the notified version of PC16.

Point Number 19.3 **Category** 6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.8-Map 5 – Tuakau Country Living Zone – Barnaby Road

Support/Oppose/Neutral: Support

Summary of Submission Supports the zoning of identified properties to Tuakau Country Living Zone as per the notified version of PC16 Map 5 on the grounds that this will provide for residential development and address the housing shortage.

Comments: **Decision sought:** Adopt the notified version of PC16 Map 5.

Point Number 19.4 **Category** 6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone

Support/Oppose/Neutral: Support

Summary of Submission Supports Schedule 27B for the Tuakau Country Living Zone on the grounds that it will provide for residential development and address the housing shortage.

Comments: **Decision sought:** Adopt Schedule 27B as per the notified version of PC16.

Submitter Number:	22	**Submitter:**	Brett Titchmarsh
On behalf of:	M B & A M Titchmarsh		
Address:	99 Escotts Road,Tuakau,New Zealand,2121		
ECM Numbers:	1598551		

Point Number	22.1	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 24G.16 (Servicing and operation hours) on the grounds that it adequately manages reverse sensitivity effects.		
Comments:	**Decision sought:** Adopt Rule 24G.16 as per the notified version of PC16.		

Point Number	22.2	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 24G.18 (Noise) on the grounds that it manages reverse sensitivity effects.		
Comments:	**Decision sought:** Adopt Rule 24G.18 as per the notified version of PC16.		

Submitter Number:	23	**Submitter:**	Brett Titchmarsh
On behalf of:	M B & A M Titchmarsh		
Address:	99 Escotts Road,Tuakau,New Zealand,2121		
ECM Numbers:	1598554		

Point Number	23.1	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.6-24G.35 to 24G.42 Land Use - Building
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 24G.35 (Building height) on the grounds that the excessive height of industrial buildings can compromise the outlook from nearby residential sites.		
Comments:	**Decision sought:** Adopt Rule 24G.35 as per the notified version of PC16.		

Submitter Number:	24	**Submitter:**	Brett Titchmarsh
On behalf of:	M B & A M Titchmarsh		
Address:	99 Escotts Road,Tuakau,New Zealand,2121		
ECM Numbers:	1598566		

Point Number	24.1	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the rezoning of identified properties to Tuakau Living Zone (New Residential) as per the notified version of PC16 Maps 1 to 4 subject to the Stages 2 and 3 residential areas as shown on the adopted Tuakau Structure Plan being rezoned at the same time.		
Comments:	**Decision sought:** Amend the notified version of the PC16 Maps 1 to 4 by including the Stages 2 and 3 residential areas as shown on the adopted Tuakau Structure Plan within the Tuakau Living Zone (New Residential).		

Point Number	24.2	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.8-Map 5 – Tuakau Country Living Zone – Barnaby Road
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the rezoning of identified properties to Tuakau Country Living Zone as per the notified version of PC16 Map 5 subject to the Stages 2 and 3 residential areas as shown on the adopted Tuakau Structure Plan being zoned at the same time.		
Comments:	**Decision sought:** Amend the notified version of PC16 Map 5 by including the Stages 2 and 3 residential areas as shown on the adopted Tuakau Structure Plan within the		

Tuakau Living Zone (New Residential) and Tuakau Country Living Zone.

Submitter Number:	25	**Submitter:**	Dzintra Manuell
Address:	36 Barnaby Road,Tuakau,New Zealand,2121		
ECM Numbers:	1598572		

Point Number	25.1	**Category**	3-Schedule of Designations
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports PC16 in its entirety.		
Comments:	**Decision sought:** Adopt PC16 in its entirety.		

Point Number	25.2	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential)
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports PC16 in its entirety.		
Comments:	**Decision sought:** Adopt PC16 in its entirety.		

Point Number	25.3	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the notified version of PC16 Maps 1 to 4.		
Comments:	**Decision sought:** Adopt the notified version of PC16 Maps 1 to 4.		

Point Number	25.4	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports PC16 in its entirety.		
Comments:	**Decision sought:** Adopt PC16 in its entirety.		

Point Number	25.5	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.8-Map 6 – Tuakau Industrial Zone – Bollard and Whangarata Roads
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the notified version of PC16 Map 5.		
Comments:	**Decision sought:** Adopt the notified version of PC16 Map 5.		

Point Number	25.6	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports PC16 in its entirety.		
Comments:	**Decision sought:** Adopt PC16 in its entirety.		

Point Number	25.7	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.8-Map 5 – Tuakau Country Living Zone – Barnaby Road
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the notified version of PC16 Map 5.		
Comments:	**Decision sought:** Adopt the notified version of PC16 Map 5.		

Point Number	25.8	**Category**	7-Designations
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports PC16 in its entirety.		
Comments:	**Decision sought:** Adopt PC16 in its entirety.		

Point Number	25.9	**Category**	8-15C Tuakau Structure Plan (Stage 1)
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports PC16 in its entirety.		
Comments:	**Decision sought:** Adopt PC16 in its entirety.		

Point Number	25.10	**Category**	9-Appendix Oh
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports PC16 in its entirety.		
Comments:	**Decision sought:** Adopt PC16 in its entirety.		

Submitter Number:	26	**Submitter:**	Counties Power Ltd
Organisation:	c/- Align Limited, Attn: Mike Robinson		
Address:	PO Box 33215,Petone,Lower Hutt ,New Zealand,5046		
ECM Numbers:	1597435		

Point Number	26.1	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Policy 15C.2.2 (relating to Issue 15C.2 - Planned and Sustainable Growth of Tuakau) subject to the development of "*sustainable*" high quality living environments so that Counties Power can provide its services now and in the future.		
Comments:	**Decision sought:** Amend Policy 15C.2.2 so that the word "sustainable" is inserted before the word "*development*".		

Point Number	26.2	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Policy 15C.2.4 (relating to Issue 15C.2 - Planned and Sustainable Growth of Tuakau) subject to it also requiring the transport network to be designed to enable Counties Power to install and maintain its utilities within appropriate legal road widths.		
Comments:	**Decision sought:** Amend clause (d) in Policy 15C.2.4 so that the underlined words are added as follows: "results in appropriate road widths that reflect the function of the road <u>including its use as a utility corridor."</u>		

Point Number	26.3	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Policy 15C.2.6 (relating to Issue 15C.2 - Planned and Sustainable Growth of Tuakau) provided that medium density housing is designed to also allow for the efficient installation, operation, access and maintenance of utility services.		
Comments:	**Decision sought:** Amend Policy 15C.2.6 by adding a new clause (e) which reads as follows: <u>(e)"Allow for the efficient installation, operation, access and maintenance of utility services."</u>		

Point Number	26.4	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Policy 15C.2.7 (relating to Issue 15C.2 - Planned and Sustainable Growth of Tuakau) subject to infill residential subdivision and development being designed to also provide for network utilities.		
Comments:	**Decision sought:** Amend clause (a) in Policy 15C.2.7 so that the underlined words are added as follows: "the maintenance or enhancement of the streetscape <u>whilst providing for network utility requirements."</u>		

Point Number	26.5	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Policy 15C.2.8 (relating to Issue 15C.2 - Planned and Sustainable Growth of Tuakau) provided that subdivision, land use and development are designed to also provide for the efficient installation, operation and maintenance of, and access to, required infrastructure.		
Comments:	**Decision sought:** Amend Policy 15C.2.8 by adding a new clause (e) which reads as follows: (e) "provide for the efficient installation, operation, maintenance of, and access to, required infrastructure."		

Point Number	26.6	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Policy 15C.2.10 (relating to Issue 15C.2 - Planned and Sustainable Growth of Tuakau) provided that it gives greater flexibility for assets that have a higher voltage than 22kV to locate overhead because of technical, practical and cost requirements.		
Comments:	**Decision sought:** Amend Policy 15C.2.10 so that the underlined words are added as follows: "Network utilities should, where technically practicable, locate low voltage reticulation (up to and including 22kV) underground and share locations or facilities where visual, landscape or other positive effects will be achieved."		

Point Number	26.7	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Policy 15C.2.12 as per the notified version of PC16.		
Comments:	**Decision sought:** Adopt Policy 15C.2.12 as per the notified version of PC16.		

Point Number	26.8	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Policy 15C.2.13 as per the notified version of PC16.		

Comments:	**Decision sought:** Adopt Policy 15C.2.13 as per the notified version of PC16.

Point Number	26.9	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Policy 15C.2.14 as per the notified version of PC16.		
Comments:	**Decision sought:** Adopt Policy 15C.2.14 as per the notified version of PC16.		

Point Number	26.10	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.3-15C.3 Reasons and Explanations
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports 15C.3.2 (Infrastructure and Service Provision) under 15C.3 (Reasons and Explanations) provided that two additional policies are added that require development to be adequately serviced and enable Counties Power to replace, relocate and retrofit existing assets to provide for infill and development.		
Comments:	**Decision sought:** Amend Issue 15C.2 (Planned and Sustainable Growth of Tuakau) by adding two new policies that: (1) require development to be adequately serviced; and (2) enable Counties Power to replace, relocate and retrofit existing assets to provide for infill and development.		

Point Number	26.11	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.3-15C.3 Reasons and Explanations
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports 15C.3.2 (Infrastructure and Service Provision) subject to the addition of text that recognises the regional significance of electricity distribution networks.		
Comments:	**Decision sought:** Amend 15C.3.2 by adding text that recognises the regional significance of electricity distribution networks.		

Point Number	26.12	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.4-15C.4 Issue – Impact on Water Quality, Biodiversity, Ecosystems and Habitats
Support/Oppose/Neutral:	Support		

Summary of Submission	Supports Policy 15C.4.2 provided that there is an acknowledgement that the trimming or disturbance of vegetation is sometimes required to maintain required clearance distances from electricity lines.
Comments:	**Decision sought:** Amend Policy 15C.4.2 so that the underlined words are added as follows: "Margins of fresh water bodies, significant indigenous vegetation, habitats and other sensitive areas should be protected from the adverse effects of soil removal and disturbance, earthworks, vegetation clearance, and disposal of waste to land, if disturbed, <u>unless any such disturbance is to maintain safe electrical clearance distances from network utility infrastructure</u>, they must be reinstated to an equivalent or better condition than prior to disturbance."

Point Number	26.13	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.6-15C.6 Issue – Health, Safety and Property
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Policy 15C.6.11 (relating to Issue 15C.6 - Health, Safety and Property) provided that flexibility is given to the siting of substations (which contain oil) close to where electricity is used.		
Comments:	**Decision sought:** Amend Policy 15C.6.11 so that the underlined words are added in clauses (a) and (b) as follows: (a) being separated from sensitive natural environments, schools, recreational venues and residential areas <u>so far as practicable</u>; (b) being located away from incompatible activities <u>so far as practicable</u>;		

Point Number	26.14	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.8-15C.8 Issue – Amenity Values for Urban Subdivision, Building and Development
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Policy 15C.8.3 as per the notified version of PC16.		
Comments:	**Decision sought:** Adopt Policy 15C.8.3 as per the notified version of PC16.		

Point Number	26.15	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.8-15C.8 Issue – Amenity Values for Urban Subdivision, Building and Development
Support/Oppose/Neutral:	Support		

Summary of Submission	Supports Policy 15C.8.4 subject to there being flexibility to co-locate non-compatible activities because of technical, engineering or service requirements.
Comments:	**Decision sought:** Amend Policy 15C.8.4 so that the underlined words are added as follows: "Activities with dissimilar effects or a dissimilar expectation of amenity should be separated <u>where practicable."</u>

Point Number	26.16	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.10-15C.10 Issue – Functionality and Integrated Development within the Tuakau Industrial Zone
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Policy 15C.10.3 (relating to Issue 15C.10 - Functionality and Integrated Development within the Tuakau Industrial Zone) subject to it also providing for the operation and maintenance of, and access to. infrastructure.		
Comments:	**Decision sought:** Amend clause (b) in Policy 15C.10.4 so that the underlined words are added as follows: "the efficient, effective and safe development, <u>operation, maintenance of, and access to,</u> infrastructure."		

Point Number	26.17	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.10-15C.10 Issue – Functionality and Integrated Development within the Tuakau Industrial Zone
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Policy 15C.10.4 as per the notified version of PC16.		
Comments:	**Decision sought:** Adopt Policy 15C.10.4 as per the notified version of PC16.		

Point Number	26.18	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.10-15C.10 Issue – Functionality and Integrated Development within the Tuakau Industrial Zone
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Policy 15C.10.5 as per the notified version of PC16.		
Comments:	**Decision sought:** Adopt Policy 15C.10.5 as per the notified version of PC16.		

Point Number	26.19	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.11-15C.11 Reasons and Explanations
Support/Oppose/Neutral:	Support		

Summary of Submission	Supports 15C.11 (Reasons and Explanations) as per the notified version of PC16.
Comments:	**Decision sought:** Adopt 15C.11 (Reasons and Explanations) as per the notified version of PC16.

Point Number	26.20	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.12-15C.12 Methods of Implementation
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes 15C.12.1(c) on the grounds that non-paved areas need to be provided to allow for the installation of network utility infrastructure.		
Comments:	**Decision sought:** Amend Policy 15C.2.4 (d) so that roads widths are designed to also provide for the installation of required infrastructure.		

Point Number	26.21	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.12-15C.12 Methods of Implementation
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports 15C.12.2 (f) which lists the development of footpaths and cycleways into the integrated transport work, provided that Policy 15C.2.4 is amended to require road widths that also provide for the installation of infrastructure.		
Comments:	**Decision sought:** Amend clause (d) in Policy 15C.2.4 so that it requires road widths to be designed to also provide for the installation of infrastructure.		

Point Number	26.22	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.13-15C.13 Anticipated Environmental Results
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports 15C.13 (Anticipated Environmental Results) subject to the amendment of clause (d) in Policy 15C.2.4 which requires road widths to be designed to also provide for the installation of infrastructure.		
Comments:	**Decision sought:** Amend clause (d) in Policy 15C.2.4 to require road widths to be designed to also provide for the installation of infrastructure.		

Point Number	26.23	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.2-21E.2 Prohibited Activities
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.2 (Prohibited Activities) on the grounds that there is a risk that an electricity substation could be considered an industrial activity and therefore prohibited from being located within a residential zone.		

Comments: **Decision sought:** Unless confirmed that an electricity substation does not constitute an industrial activity, delete clause (a) in Rule 21E.2.

Point Number 26.24 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.4-21E.10 to 21E.12 Land Use - Activities

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 21E.10 (Type of activity) on the grounds that a network utility that does not comply as a permitted activity should be considered as either a controlled or restricted discretionary activity (rather than a discretionary activity) because of its function to service development.

Comments: **Decision sought:** Amend Rule 21E.10.2 so that network utilities that do not comply as a permitted activity fall to be considered as either a controlled or restricted discretionary activity.

Point Number 26.25 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.5-21E.13 to 21E.33 Land Use - Effects

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 21E.14 (Network utility - excluding aerials) subject to permitting underground transmission lines as this would avoid adverse visual effects.

Comments: **Decision sought:** Amend clause (b) in Rule 21E.14.1 so that the underlined word is added as follows: "it is not an <u>overhead</u> electricity line of 110kV or more, and"

Point Number 26.26 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.5-21E.13 to 21E.33 Land Use - Effects

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 21E.15 (Existing electricity and telecommunication lines) on the grounds that increasing the voltage of a transmission line can occur without physically changing the line in accordance with the Electricity Act and therefore this should be a permitted activity.

Comments: **Decision sought:** Delete clause (a) in Rule 21E.15.1.

Point Number 26.27 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.5-21E.13 to 21E.33 Land Use - Effects

Support/Oppose/Neutral: Oppose

Summary of Submission	Opposes Rule 21E.15 (Existing electricity and telecommunication lines) on the grounds that the height of a pole may need to be increased to ensure an adequate ground clearance distance when roads are resurfaced or when minor upgrading is necessary as provided for by the National Environmental Standard for Electricity Transmission.
Comments:	**Decision sought:** Amend clause (b) in Rule 21E.15 to permit minor increases in the height of a support structure.

Point Number	26.28	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.5-21E.13 to 21E.33 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.15 (Existing electricity and telecommunication lines) on the grounds that a network utility that does not comply as a permitted activity should be assessed as either a controlled or restricted discretionary activity (rather than a discretionary activity) due to its function of servicing development.		
Comments:	**Decision sought:** Amend Rule 21E.15.2 to require assessment as either a controlled or restricted discretionary activity.		

Point Number	26.29	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.5-21E.13 to 21E.33 Land Use - Effects
Support/Oppose/Neutral:	Neutral		
Summary of Submission	Neutral in respect to Rule 21E.18 (Noise) subject to clarification on where the noise limits are measured and what noise standards would apply to transformers that are located within a road.		
Comments:	**Decision sought:** Clarify where the noise limits in Rule 21E.18.1 are measured and what noise standards would apply to transformers that are located within a road.		

Point Number	26.30	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.5-21E.13 to 21E.33 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.23 (High frequency electromagnetic field) as per the notified version of PC16.		
Comments:	**Decision sought:** Adopt Rule 21E.23 as per the notified version of PC16.		

Point Number	26.31	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.5-21E.13 to 21E.33 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.25 (Earthworks - location and scale) subject to clarification that open trenching for network utilities is permitted and that there are no restrictions in respect to the size of any trench.		
Comments:	**Decision sought:** Clarify that open trenching for network utilities is permitted and that there are no restrictions in respect to the size of a trench.		

Point Number	26.32	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.5-21E.13 to 21E.33 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.28 (Hazardous substances) provided that oil contained within an electricity transformer is permitted.		
Comments:	**Decision sought:** Amend clause (b) in Rule 21E.28.1 to permit oil contained within an electricity transformer.		

Point Number	26.33	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.45 (Building setback - minor additions/arterial road) on the grounds that noise from transformers will comply with Appendix M5 (Acoustic Insulation).		
Comments:	**Decision sought:** Adopt Rule 21E.45 as per the notified version of PC16.		

Point Number	26.34	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Neutral		
Summary of Submission	Neutral in respect to Rule 21E.49 (Setbacks - high voltage electricity lines) subject to clarification on the application of this rule for transmission lines owned and operated by Counties Power.		
Comments:	**Decision sought:** Clarify the application of Rule 21E.49 to the transmission lines owned and operated by Counties Power.		

Point Number	26.35	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Neutral		
Summary of Submission	Neutral in respect to Rule 21E.51 (Aerials) subject to clarification on application of this rule to the antennae used by Counties Power.		
Comments:	**Decision sought:** Clarify whether Rule 21E.51 applies to the antennae used by Counties Power.		

Point Number	26.36	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.4-27B.10 to 27B.12 Land Use - Activities
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.10 (Type of activity) on the grounds that a network utility that does not comply as a permitted activity should fall to be considered as either a controlled or restricted discretionary (rather than discretionary) activity.		
Comments:	**Decision sought:** Amend Rule 27B.10.2 so that a network utility that does not comply as a permitted activity falls to be considered as either a controlled or restricted discretionary.		

Point Number	26.37	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.5-27B.13 to 27B.32 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.14 (Network utility - excluding aerials) on the grounds that transmission lines that have a voltage up to and including 110KV should be permitted subject to compliance with appropriate performance standards (that include a height maximum of 21.5 metres measured above ground level).		
Comments:	**Decision sought:** Amend clause (b) Rule 27B.14.1 to permit transmission lines that have a voltage up to and including 110KV subject to a maximum height of 21.5 metres measured above ground level.		

Point Number	26.38	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.5-27B.13 to 27B.32 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.14 (Network utility - excluding aerials) on the grounds that the setback and height limitations need to exclude support structures for overhead electricity lines which are often located close to boundaries to enable maximum use of a property.		

Comments:	**Decision sought:** Amend clause (c)(ii) in Rule 27B.14 so that the underlined words are added as follows: "above ground structures for electricity, gas and telecommunications (excluding aerials and overhead electricity line support structures):"

Point Number	26.39	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.5-27B.13 to 27B.32 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.14 (Network utility - excluding aerials) on the grounds that a network utility that does not comply as a permitted activity should fall to be considered as a controlled or restricted discretionary (rather than discretionary) activity.		
Comments:	**Decision sought:** Amend Rule 27B.14.2 to require assessment as a controlled or restricted discretionary activity.		

Point Number	26.40	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.5-27B.13 to 27B.32 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.15 (Existing electricity and telecommunication lines) on the grounds that increasing the voltage of a transmission line can occur without physically changing the line in accordance with the Electricity Act and therefore this should be a permitted activity.		
Comments:	**Decision sought:** Delete clause (a) in Rule 27B.15.1.		

Point Number	26.41	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.5-27B.13 to 27B.32 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.15 (Existing electricity and telecommunication lines) on the grounds that the height of a pole may need to be increased to ensure an adequate ground clearance distance when roads are resurfaced or when minor upgrading is necessary as provided for by the National Environmental Standard for Electricity Transmission.		
Comments:	**Decision sought:** Amend clause (b) in Rule 27B.15.1 to permit minor increases in the height of a support structure.		

Point Number	26.42	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.5-27B.13 to 27B.32 Land Use - Effects
Support/Oppose/Neutral:	Oppose		

Summary of Submission	Opposes Rule 27B.15 (Existing electricity and telecommunication lines) on the grounds that a network utility that does not comply as a permitted activity should fall to be considered as a controlled or restricted discretionary (rather than discretionary) activity due to the need to service development.
Comments:	**Decision sought:** Amend Rule 27B.15.2 to require assessment as a controlled or restricted discretionary activity.

Point Number	26.43	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.5-21E.13 to 21E.33 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.18 (Noise) as per the notified version of PC16.		
Comments:	**Decision sought:** Adopt Rule 27B.18 as per the notified version of PC16.		

Point Number	26.44	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.5-21E.13 to 21E.33 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.23 (High frequency electromagnetic field) as per the notified version of PC16.		
Comments:	**Decision sought:** Adopt Rule 27B.23 as per the notified version of PC16.		

Point Number	26.45	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.5-27B.13 to 27B.32 Land Use - Effects
Support/Oppose/Neutral:	Neutral		
Summary of Submission	Neutral in respect to Rule 27B.24 (Earthworks) subject to clarification that open trenching for network utilities is permitted and that there are no restrictions in respect to the size of any trench.		
Comments:	**Decision sought:** Clarify that open trenching for network utilities is permitted and that there are no restrictions in respect to the size of a trench.		

Point Number	26.46	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.5-27B.13 to 27B.32 Land Use - Effects
Support/Oppose/Neutral:	Support		

Summary of Submission	Supports Rule 27B.25 (Earthworks - filling using imported fill) as per the notified version of PC16.
Comments:	**Decision sought:** Adopt Rule 27B.25 as per the notified version of PC16.

Point Number	26.47	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.5-27B.13 to 27B.32 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.27 (Hazardous substances) provided that oil contained within an electricity transformer is permitted.		
Comments:	**Decision sought:** Amend clause (a) in Rule 27B.27.1 to permit oil contained within an electricity transformer.		

Point Number	26.48	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.6-27B.33 to 27B.44 Land Use - Building
Support/Oppose/Neutral:	Neutral		
Summary of Submission	Neutral in respect to Rule 27B.43 (Aerials) subject to clarification on whether this rule applies to antennae used by Counties Power.		
Comments:	**Decision sought:** Clarify whether Rule 27B.43 applies to antennae used by Counties Power.		

Point Number	26.49	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.4-24G.10 Land Use - Activities
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.10 (Type of activity) on the grounds that a network utility that does not comply as a permitted activity should fall to be considered as a controlled or a restricted discretionary (rather than discretionary) activity.		
Comments:	**Decision sought:** Amend Rule 24G.10.2 so that network utilities that are not permitted fall to be considered as a controlled or restricted discretionary activity.		

Point Number	26.50	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.12 (Network utility - excluding aerials) on the grounds that transmission lines that have a voltage up to and including 110KV should be permitted subject to compliance with appropriate performance standards (that include a height		

maximum of 21.5 metres measured above ground level).

Comments: **Decision sought:** Amend clause (b) Rule 24G.12.1 to permit transmission lines that have a voltage up to and including 110KV subject to a maximum height of 21.5 metres measured above ground level.

Point Number 26.51 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 24G.12 ((Network utility - excluding aerials) on the grounds that the setback and height limitations need to exclude support structures for overhead electricity lines which are often located close to boundaries to enable maximum use of a property.

Comments: **Decision sought:** Amend clause (c)(ii) in Rule 24G.12 so that the underlined words are added as follows: "above ground structures for electricity, gas and telecommunications (excluding aerials <u>and overhead electricity line support structures</u>):"

Point Number 26.52 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 24G.12 (Network utility - excluding aerials) on the grounds that transmission lines are commonplace in industrial areas and are often located to avoid traversing residential areas and therefore lines with a voltage up to and including 110KV should be permitted subject to compliance with performance standards.

Comments: **Decision sought:** Delete Rule 24G.12.2.

Point Number 26.53 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 24G.13 (Existing electricity and telecommunication lines) on the grounds that increasing the voltage of a transmission line can occur without physically changing the line in accordance with the Electricity Act and therefore this should be a permitted activity.

Comments: **Decision sought:** Delete clause (a) in Rule 24G.13.1.

Point Number	26.54	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.13 (Existing electricity and telecommunication lines) on the grounds that the height of a pole may need to be increased to ensure an adequate ground clearance distance when roads are resurfaced or when minor upgrading is necessary as provided for by the National Environmental Standard for Electricity Transmission.		
Comments:	**Decision sought:** Amend clause (b) in Rule 24G.13.1 to permit minor increases in the height of a support structure.		

Point Number	26.55	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 24G.13 (Existing electricity and telecommunication lines) subject to the degree of increase in voltage and visual effect being removed as matters of discretion because these do not generate any directly related effects.		
Comments:	**Decision sought:** Amend Rule 24G.13.2 by deleting "*visual effect*" and "*degree of voltage*" from the list of matters to which Council is to restrict its discretion.		

Point Number	26.56	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.17 (Landscaping) on the grounds that this rule should not apply to substations because vegetation near them can put the secure supply of electricity at risk.		
Comments:	**Decision sought:** Amend Rule 24G.17 so that it exempts a requirement to landscape around electricity infrastructure.		

Point Number	26.57	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Neutral		
Summary of Submission	Neutral in respect to Rule 24G.18 (Noise) subject to clarification on where noise is measured and whether this rule applies to transformers within roads.		
Comments:	**Decision sought:** Clarify where noise is measured and whether Rule 24G.18 applies to transformers within roads.		

Point Number	26.58	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 24G.23 (High frequency electromagnetic field) as per the notified version of PC16.		
Comments:	**Decision sought:** Adopt Rule 24G.23 as per the notified version of PC16.		

Point Number	26.59	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Neutral		
Summary of Submission	Neutral in respect to Rule 24G.24 (Earthworks - general) subject to clarification that open trenching is permitted without any restrictions on the size of a trench.		
Comments:	**Decision sought:** Clarify that Rule 24G.24 permits open trenching without any restrictions on the size of a trench.		

Point Number	26.60	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 24G.25 (Earthworks - filling using imported fill) as per the notified version of PC16.		
Comments:	**Decision sought:** Adopt Rule 24G.25 as per the notified version of PC16.		

Point Number	26.61	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 24G.27 (Hazardous substances) subject to this rule not applying to oil contained within an electricity transformer.		
Comments:	**Decision sought:** Amend Rule 24G.27 to provide an exemption for oil contained within an electricity transformer.		

Point Number	26.62	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.6-24G.35 to 24G.42 Land Use - Building
Support/Oppose/Neutral:	Neutral		
Summary of Submission	Neutral in respect to Rule 24G.39 (Setbacks - high voltage electricity transmission lines) subject to clarification on whether this rule applies to transmission lines owned and		

	operated by Counties Power.
Comments:	**Decision sought:** Clarify whether Rule 24G.39 applies to transmission lines owned and operated by Counties Power.

Submitter Number:	27	**Submitter:**	Cindy Bai
Organisation:	c/- Birch Surveyors, Attn: Toby Mandeno		
Address:	PO Box 475,Pukekohe,New Zealand,2340		
ECM Numbers:	1597083		

Point Number	27.1	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.8-Map 6 – Tuakau Industrial Zone – Bollard and Whangarata Roads
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the notified version of PC16 Map 6 on the grounds that it is not appropriate to include the two properties at 113 and 115 Whangarata Road within the Tuakau Industrial Zone and they lend themselves to residential development.		
Comments:	**Decision sought:** Rezone the two properties at 113 and 115 Whangarata Road to Tuakau Living Zone (Residential) and apply the Schedule 21E provisions.		

Submitter Number:	28	**Submitter:**	T A Reynolds Ltd
Organisation:	Attn: Peter Reynolds and Paul Reynolds		
Address:	3 Pukekohe East Road,Pukekohe,New Zealand,2120		
ECM Numbers:	1597352		

Point Number	28.1	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps > 4.2.8.1-Map 1 –

			Tuakau Living Zone (New Residential) - Tuakau West
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the notified version of PC16 Map 1 subject to Council considering the retaining of its rural rate base until such time that residential development occurs within the Tuakau Living Zone (New Residential).		
Comments:	**Decision sought:** Adopt the notified version of PC16 Map 1 subject to Council considering the retaining of its rural rate base until such time that residential development occurs within the Tuakau Living Zone (New Residential).		

Point Number	28.2	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.44 (Building setback - arterial road) on the grounds that the 15 metre setback is too restrictive.		
Comments:	**Decision sought:** Amend Rule 21E.44 to require a 10 metre setback.		

Point Number	28.3	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Schedule 24G on the grounds that the existing Franklin Section provisions should apply to the area identified for rezoning on PC16 Map 6 (i.e. apply the existing provisions for the Whangarata Business Park Structure Plan Area).		
Comments:	**Decision sought:** Delete Schedule 24G and apply the existing Franklin Section provisions to the area identified for rezoning on PC16 Map 6 (i.e. apply the existing provisions for the Whangarata Business Park Structure Plan Area).		

Point Number	28.4	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.2-24G.2 Prohibited Activities
Support/Oppose/Neutral:	Support		
Summary of Submission	Support Rule 24G.2 (Prohibited Activities) which lists a residential activity as a prohibited activity except where used for a caretaker or security personnel.		
Comments:	**Decision sought:** Adopt Rule 24G.2 as per the notified version of PC16.		

Point Number	28.5	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.15 (Vehicle movements) on the grounds that the limit of 250 vehicle movements per day is too restrictive and there should be no limit.		
Comments:	**Decision sought:** Delete Rule 24G.15.		

Point Number	28.6	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.16 (Servicing and operation hours) on the grounds that industries should be able to operate over a 24 hour time span and therefore no time restriction should be imposed for when loading or unloading of vehicles can occur or when customers or deliveries can be received.		
Comments:	**Decision sought:** Delete Rule 24G.16.		

Point Number	28.7	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.5-21E.13 to 21E.33 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.18 (Noise) on the grounds that the dBA limits are too restrictive for industrial activities in this location.		
Comments:	**Decision sought:** Amend Rule 24G.18 by reducing the allowable dBA noise limits for industrial activities in this location.		

Point Number	28.8	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.5-21E.13 to 21E.33 Land Use - Effects
Support/Oppose/Neutral:	Oppose		

Summary of Submission	Opposes Rule 24G.24 (Earthworks) on the grounds that the one hectare limit is too restrictive.
Comments:	**Decision sought:** Amend Rule 24G.24 by deleting clause (e) which refers to the one hectare limit.

Point Number	28.9	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.34 (Outdoor storage) on the grounds that clause (b), which specifies a limit of 30% site coverage for outdoor stacks or stockpiles of goods or materials, is too restrictive.		
Comments:	**Decision sought:** Amend Rule 24G.34 by deleting clause (b).		

Point Number	28.10	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.35 (Building height) on the grounds that the permitted height limit of 10 metres is too restrictive.		
Comments:	**Decision sought:** Delete Rule 24G.35.		

Point Number	28.11	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.39 (Setbacks - high voltage electricity transmission lines) on the grounds that Counties Power requires a setback of 7.5 metres (rather than 20 metres) from the centre of the existing 110kV transmission line which runs along Bollard Road and Whangarata Road.		
Comments:	**Decision sought:** Amend Rule 24G.39 by specifying a setback of 7.5 metres.		

Point Number	28.12	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.40 (Building near a stream) on the grounds that a 27.5 metre setback from the bank of a stream that has an average width of at least 3 metres is excessive.		
Comments:	**Decision sought:** Amend Rule 24G.40 by specifying a setback that is less than 27.5 metres.		

Submitter Number:	29	**Submitter:**	Ngaa Tai E Rua Marae
Organisation:	Attn: Rangiamohia Brown		
Address:	150 Wayside Road,RD2,Te Kauwhata,New Zealand,3782		
ECM Numbers:	1597128		

Point Number	29.1	**Category**	8-15C Tuakau Structure Plan (Stage 1)
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports new Chapter 15C subject to additional discussion regarding the introduction of a Paa Zone for the Ngaa Tai E Rua Marae located at 24 Carr Street, Tuakau and subject to new objectives, policies and rules applying to this location. The Ngaa Tai E Rua Marae has been identified for a future Paa Zone in the adopted Tuakau Structure Plan. The Marae expectation has always been that PC16 would address this issue rather than deferring it until the District Plan review process. The Marae Trustees have been working on proposals to develop the Marae property on the basis that Council supports papakaainga housing and various commercial developments as permitted activities which do not require resource consent.		
Comments:	**Decision sought:** Introduce a Paa Zone over the Ngaa Tai E Rua Marae property at 24 Carr Street, Tuakau and introduce objectives, policies and rules that support and permit the development of papakaainga housing, a whare hauora (health clinic) and various commercial development including a café/restaurant.		

Submitter Number:	30	**Submitter:**	NZ Transport Agency
Organisation:	Attn: Andrew McKillop		
Address:	PO Box 973,Waikato Mail Centre,Hamilton ,New Zealand,3240		
ECM Numbers:	1597124		

Point Number	30.1	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential)
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Schedule 21E as per the notified version of PC16 subject to the continued monitoring of growth pressures such as through the proposed Programme Business Case (North Waikato Transport for Urban Growth) and the Future Proof Strategy Review.		
Comments:	**Decision sought:** Adopt Schedule 21E as per the notified version of PC16 and continue with the monitoring of growth pressures such as through the proposed Programme Business Case (North Waikato Transport for Urban Growth) and the Future Proof Strategy Review.		

Point Number	30.2	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the notified version of PC16 Maps 1 to 4 subject to the continued monitoring of growth pressures such as through the proposed Programme Business Case (North Waikato Transport for Urban Growth) and the Future Proof Strategy Review.		
Comments:	**Decision sought:** Adopt the notified version of PC16 Maps 1 to 4 and continue with the monitoring of growth pressures such as through the proposed Programme Business Case (North Waikato Transport for Urban Growth) and the Future Proof Strategy Review.		

Point Number	30.3	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Schedule 24G as per the notified version of PC16 subject to the continued monitoring of growth pressures such as through the proposed Programme Business Case (North Waikato Transport for Urban Growth) and the Future Proof Strategy Review.		

Comments:	**Decision sought:** Adopt Schedule 24G as per the notified version of PC16 and continue with the monitoring of growth pressures such as through the proposed Programme Business Case (North Waikato Transport for Urban Growth) and the Future Proof Strategy Review.

Point Number	30.4	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.8-Map 6 – Tuakau Industrial Zone – Bollard and Whangarata Roads
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the notified version of PC16 Map 6 subject to the continued monitoring of growth pressures such as through the proposed Programme Business Case (North Waikato Transport for Urban Growth) and the Future Proof Strategy Review.		
Comments:	**Decision sought:** Adopt the notified version of PC16 Map 6 and continue with the monitoring of growth pressures such as through the proposed Programme Business Case (North Waikato Transport for Urban Growth) and the Future Proof Strategy Review.		

Point Number	30.5	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Schedule 27B as per the notified version of PC16 subject to the continued monitoring of growth pressures such as through the proposed Programme Business Case (North Waikato Transport for Urban Growth) and the Future Proof Strategy Review.		
Comments:	**Decision sought:** Adopt Schedule 27B as per the notified version of PC16 and continue with the monitoring of growth pressures such as through the proposed Programme Business Case (North Waikato Transport for Urban Growth) and the Future Proof Strategy Review.		

Point Number	30.6	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.8-Map 5 – Tuakau Country Living Zone – Barnaby Road
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the notified version of PC16 Map 5 subject to the continued monitoring of growth pressures such as through the proposed Programme Business Case (North Waikato Transport for Urban Growth) and the Future Proof Strategy Review.		
Comments:	**Decision sought:** Adopt the notified version of PC16 Map 5 and continue with the monitoring of growth pressures such as through the proposed Programme Business		

Case (North Waikato Transport for Urban Growth) and the Future Proof Strategy Review.

Point Number	30.7	**Category**	8-15C Tuakau Structure Plan (Stage 1)
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Chapter 15C as per the notified version of PC16 subject to the continued monitoring of growth pressures such as through the proposed Programme Business Case (North Waikato Transport for Urban Growth) and the Future Proof Strategy Review.		
Comments:	**Decision sought:** Adopt Chapter 15C as per the notified version of PC16 and continue with the monitoring of growth pressures such as through the proposed Programme Business Case (North Waikato Transport for Urban Growth) and the Future Proof Strategy Review.		

Submitter Number:	31	**Submitter:**	Graeme Lowe Protein Ltd
Organisation:	c/- Environmental Management Services, Attn: Lucy Smith		
Address:	PO Box 1307,Hamilton,New Zealand,3240		
ECM Numbers:	1597119		

Point Number	31.1	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Schedule 24G on the grounds that the provisions do not efficiently and effectively enable industrial development and represent a retrograde step when compared with the existing provisions.		
Comments:	**Decision sought:** Either: (1) Reject Schedule 24G pending development of a more enabling framework of provisions for the Tuakau Industrial Zone through collaboration with business owners and its introduction as part of the comprehensive District Plan review; or (2) Amend the Schedule 24G provisions so that they are consistent with that used for heavy industry elsewhere in the Waikato District (such as Pokeno, Te Kauwhata and Horotiu) or in other parts of New Zealand (such as the Izone Industrial Park in Selwyn		

District and the Heavy Industrial Zone at Kinleith); or

(3) Make consequential amendments to the provisions of PC16 to the satisfaction of this submitter.

Point Number	31.2	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps > 4.2.8.3-Map 3 – Tuakau Living Zone (New Residential) - Dominion Road
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the notified version of PC16 (Map 3) on the grounds that the rezoning of identified Rural properties to Living Zone (New Residential) will give rise to reverse sensitivity issues that may constrained legitimate activities in the Tuakau Industrial Zone.		
Comments:	**Decision sought:** Reject the notified version of PC16 Map 3.		

Point Number	31.3	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps > 4.2.8.4-Map 4 – Tuakau Living Zone (New Residential) – Tuakau South
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the notified version of PC16 Map 4 on the grounds that the rezoning of identified Rural properties to Living Zone (New Residential) will give rise to reverse sensitivity issues that may constrain legitimate industrial activities within the Tuakau Industrial Zone.		
Comments:	**Decision sought:** Reject the notified version of PC16 Map 4.		

Point Number	31.4	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.1-15C.1 Introduction
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports 15C.1 (Introduction) provided that it more strongly emphasises the need to provide opportunities for employment in the business sector to cater for the growing residential sector.		
Comments:	**Decision sought:**		

Amend 15C.1 by adding the following underlined words at the end of the 6th paragraph:

"Stage 1 also addresses the managed development of the existing Tuakau Industrial Zone and provides for a minor extension to this area. The strategic location of the Tuakau Industrial Zone and the enabling planning framework for industrial development will attract businesses and bring employment opportunities and investment in Tuakau."

Point Number	31.5	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Objective 15C.2.1 (relating to Issues 15C.2 - Planned and Sustainable Growth in Tuakau) on the grounds that the supporting policies focus on residential and network utility activities rather than industrial activity and the aims of industrial development and a high quality residential environment are not necessarily compatible.		
Comments:	**Decision sought:** Amend Objective 15C.2.1 by deleting the words "*and industrial*".		

Point Number	31.6	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.4-15C.4 Issue – Impact on Water Quality, Biodiversity, Ecosystems and Habitats
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Objective 15C.4.1 on the grounds that the wording is too absolute and has the potential to create an unreasonably stringent policy framework for industrial activities.		
Comments:	**Decision sought:** Delete Objective 15C.4.1.		

Point Number	31.7	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.4-15C.4 Issue – Impact on Water Quality, Biodiversity, Ecosystems and Habitats
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Policy 15C.4.2 on the grounds that the wording is too absolute.		
Comments:	**Decision sought:**		

Amend Policy 15C.4.2 so that it reads as follows:

"Margins of fresh water bodies, significant indigenous vegetation, habitats and other sensitive areas, if disturbed by soil removal and disturbance, earthworks or vegetation clearance should be ~~protected from the adverse effects of soil removal and disturbance,~~

~~earthworks, vegetation clearance, and disposal of waste to land, if disturbed, they must be~~ reinstated to an equivalent or better condition than prior to disturbance."

Point Number	31.8	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.4-15C.4 Issue – Impact on Water Quality, Biodiversity, Ecosystems and Habitats
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Policy 15C.4.4 on the grounds that it is not necessarily justified.		
Comments:	**Decision sought:** Delete clause (a) in Policy 15C.4.4.		

Point Number	31.9	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.8-15C.8 Issue – Amenity Values for Urban Subdivision, Building and Development
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Objective 15C.8.1 on that grounds that the juxtaposition of the proposed residential and industrial zones results in a conflict with this objective which may unfairly restrict a legitimate industrial activity and there is no objective that addresses reverse sensitivity.		
Comments:	**Decision sought:** (1) Amend the PC16 maps to ensure that new residential zones or other sensitive environments are located no closer than 500 metres from the Tuakau Industrial Zone; and (2) Insert a new objective to address reverse sensitivity that reads as follows: <u>"Industrial land is protected from incompatible land uses that could result in reverse sensitivity effects."</u>		

Point Number	31.10	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.8-15C.8 Issue – Amenity Values for Urban Subdivision, Building and Development
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Policy 15C.8.4 which recognises that activities with dissimilar effects or a dissimilar expectation of amenity should be separated where possible.		
Comments:	**Decision sought:** Adopt Policy 15C.8.4.		

Point Number	31.11	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.10-15C.10 Issue – Functionality and Integrated Development within the Tuakau Industrial Zone
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Issues 15C.10 (Functionality and Integrated Development within the Tuakau Industrial Zone) provided that the rules do not restrict industrial development.		
Comments:	**Decision sought:** Amend Issue 15C.10 by adding the underlined words as follows: "Poorly designed and managed industrial development within the Tuakau Industrial Zone has the potential to compromise the functionality <u>and economic development</u> of this industrial hub and cause adverse effects on amenity and the environment."		

Point Number	31.12	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.10-15C.10 Issue – Functionality and Integrated Development within the Tuakau Industrial Zone
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Objective 15C.10.1 provided that it is amended to focus more on enabling industrial development.		
Comments:	**Decision sought:** Amend Objective 15C.10.1 so that it reads as follows: "<u>Industrial development is encouraged in the Tuakau Industrial Zone and occurs in an integrated, efficient and coordinated manner while managing adverse effects</u>."		

Point Number	31.13	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.10-15C.10 Issue – Functionality and Integrated Development within the Tuakau Industrial Zone
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Policy 15C.10.4 provided that there is flexibility to apply standards at a notional boundary rather than at a zone boundary when it is appropriate to do so.		
Comments:	**Decision sought:** Amend Policy 15C.10.4 by adding the underlined words as follows: "Activities are to be appropriately located and managed to mitigate adverse effects at any zone boundary <u>or the notional boundary, if appropriate,</u> including visual, acoustic, vibration, lighting, glare, litter, electromagnetic radiation, vermin, traffic, spray draft, dust, smoke, odour and fume effects."		

Point Number	31.14	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.10-15C.10 Issue – Functionality and Integrated Development within the Tuakau Industrial Zone
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Policy 15C.10.5 on the grounds that it is appropriate to prevent the location of sensitive land uses within the Tuakau Industrial Zone.		
Comments:	**Decision sought:** Adopt Policy 15C.10.5.		

Point Number	31.15	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.11-15C.11 Reasons and Explanations
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports 15C.11 (Reasons and Explanations) provided that: (1) the importance of catering for industrial activities and complementing residential growth is better articulated in the objectives and introductory comment; and (2) the zoning of adjoining land for residential purposes does not compromise activities that have been legitimately established in the existing industrial zone.		
Comments:	**Decision sought:** Amend 15C.1 (Introduction) by: (1) Adding the underlined sentence to the 6th paragraph as follows: "Stage 1 also addresses the managed development of the existing Tuakau Industrial Zone and provides for a minor extension to this area. <u>The strategic location of the Tuakau Industrial Zone and the enabling planning framework for industrial development will attract businesses and bring employment opportunities and investment in Tuakau.</u>" (2) Amend Objective 15C.10.1 so that it reads as follows: "Industrial development is encouraged in the Tuakau Industrial Zone and occurs in an integrated, efficient and coordinated manner while managing adverse effects."		

Point Number	31.16	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.13-15C.13 Anticipated Environmental Results
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes 15C.13.2 (Anticipated Environmental Results) on the grounds that: (1) Clause (d) (Functional and complementary urban living and industrial environments) could be interpreted as relating to amenity values of living and industrial environments, rather than the "live, work, play" principle; and (2) Clause (f) (Minimal conflicts between land uses) would be compromised if residential and industrial zones are not sufficiently separated.		

Comments:	**Decision sought:** (1) Amend clause (d) in 15C.13.2 so that it reads as follows: "Functional urban living and industrial environments that support the 'live, work, play' approach." (2) Amend the PC16 maps so that the new residential zones are located no closer than 500 metres from the Tuakau Industrial Zone.

Point Number	31.17	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.8-Map 6 – Tuakau Industrial Zone – Bollard and Whangarata Roads
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the notified version of PC16 Map 6 on the grounds that, in principle, it cements this location as an industrial hub, provides certainty for business owners and investors, simplifies consenting requirements and removes the inconsistencies between the existing zones in this location.		
Comments:	**Decision sought:** Adopt the notified version of PC16 Map 6.		

Point Number	31.18	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.2-24G.2 Prohibited Activities
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 24G.2 (Prohibited Activities) on the grounds that it is appropriate to restrict the location of residential activities in the Tuakau Industrial Zone.		
Comments:	**Decision sought:** Adopt Rule 24G.2.		

Point Number	31.19	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.4-24G.10 Land Use - Activities
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 24G.10 (Type of activity) provided that it gives examples of permitted activities to provide certainty for the community.		
Comments:	**Decision sought:** Amend Rule 24G.10 by noting examples of permitted activities.		

Point Number	31.20	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.11 (On-site services) on the grounds that the engineering standards in Appendix B may be more stringent than those which currently apply in the Tuakau Industrial Zone and this could restrict industrial development.		
Comments:	**Decision sought:** Amend Rule 24G.11 (and other relevant rules) so that the engineering standards are no more restrictive than the Franklin Section standards that currently apply.		

Point Number	31.21	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.14 (Access, vehicle entrance, parking, loading and manoeuvring space) on the grounds that the traffic standards in Appendix Z may be more stringent than those that currently apply in the Tuakau Industrial Zone and therefore these could restrict industrial development.		
Comments:	**Decision sought:** Amend Rule 24G.14 (and other relevant rules) so that the traffic standards are no more restrictive than the Franklin Section provisions which currently apply to the Tuakau Industrial Zone.		

Point Number	31.22	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.15 (Vehicle movements) on the grounds that the permitted maximum of 250 vehicle movements per day is too restrictive and there is no traffic limitation in the Franklin Section provisions.		
Comments:	**Decision sought:** Delete Rule 24G.15.		

Point Number	31.23	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.16 (Servicing and hours of operation) on the grounds that any limitation on the hours of operation for industrial activities is unreasonable.		
Comments:	**Decision sought:** Delete Rule 24G.16.		

Point Number	31.24	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.17 (Landscaping) on the grounds that a requirement for land within 5 metres of adjoining residential land to be planted is unnecessary.		
Comments:	**Decision sought:** Amend clause (b) in Rule 24G.17 so that planting is required on land within 3 metres of adjoining residential land.		

Point Number	31.25	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.18 (Noise) on the grounds that a lower noise standard should apply to heavy industrial activities which are intended to be accommodated within the Tuakau Industrial Zone.		
Comments:	**Decision sought:** Amend Rule 24G.18 so that it reads as follows: "... (a) in the Tuakau Industrial Zone, does not exceed (i) 75dBA (L10), ~~7am to 10 pm~~ <u>at all times</u> ~~(ii) 45dBA (L10), 10pm to 7am the following day~~ ~~(iii) 75dBA (Lmax), 10pm to 7am the following day, and~~ (b) in ~~another zone,~~ <u>the residential zone, or at the notional boundary of a dwelling in the rural zone</u>, does not exceed (i) 55dBA (L10), 7am to 10pm (ii) ~~40~~ <u>45</u> dBA (L10), 10pm to 7am the following day (iii) 70DBA (Lmax), 10pm to 7am the following day."		

Point Number	31.26	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.21 (Glare and lighting0 on the grounds that the standard is too restrictive for industrial activities and does not recognise the lower expectation of amenity within the Tuakau Industrial Zone itself.		

Comments:

Decision sought:

Amend clause (a) in Rule 24G.21 by adding the underlined words as follows:

"does not exceed 10 lux between the hours of 10pm and 7am measured vertically at any other residential site, or at the notional boundary of any rural dwelling."

Point Number 31.27 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 24G.27 (Hazardous substances) on the grounds that the HSNO Act is the primary regulation associated with hazardous substances and their management should be undertaken at a national level.

Comments: **Decision sought:** Delete Rule 24G.27.

Point Number 31.28 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 24G.29 (Wastewater treatment) on the grounds that this rule is associated with dwellings despite these being restricted from locating in the Tuakau Industrial Zone and the 15 metre setback and default to a discretionary activity are too restrictive.

Comments:

Decision sought:

(1) Amend clause (b) in Rule 24G.29 so that it reads as follows:

"(b) a wastewater plant serving the equivalent of 3 or more dwellings, where waste treatment is fully enclosed, is set back at least (i) 30 metres from a dwelling, and (ii) 15 m from the ~~site~~ boundary with a residential zone."

(2) Amend Rule 29.2 to refer to a restricted discretionary (rather than discretionary) activity.

Point Number 31.29 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 24G.34 (Outdoor storage) on the grounds that it needs to focus on visual impact of outdoor stacks or stockpiles when viewed from within the zone and from residential land uses and in the event of non-compliance, the activity status should be restricted discretionary.

Comments:

Decision sought:

(1) Amend Rule 24G.34.1 so that it reads as follows:

"Any activity is a permitted activity if outdoor stacks or stockpiles of goods or materials:

~~(a) do not exceed a height of 9 metres, and~~

~~(b) do not exceed 30% site coverage, and~~

(c) are screened from view from a residential zone, unless this is not justified or necessary e.g. due to topography.

- ~~a public road or reserve, or~~
- ~~an adjoining site in another zone.~~

(2) Amend Rule 24G.34.2 so that it reads as follows:

"Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity. ~~if outdoor stocks or stockpiles:~~

~~(a) do not exceed 35% site coverage, and~~

~~(b) do not exceed 12 metres in height~~."

Point Number 31.30 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.6-24G.35 to 24G.42 Land Use - Building

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 24G.35 (Building height) on the grounds that the permitted height of 10 metres is unreasonably low for an industrial activity.

Comments: **Decision sought:** Amend Rule 24G.35 so that the permitted height is 20 metres, or develop a 'tall building' subzone for the Tuakau Industrial Zone that allows higher buildings (e.g. 35 metres) towards the centre of this zone.

Point Number 31.31 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.6-24G.35 to 24G.42 Land Use - Building

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 24G.36 (Daylight admission) on the grounds that the rule should be consistent with the equivalent rule that exists for the industrial zone at Pokeno as well as for the operative Tuakau Industrial Zone, but only insofar as it applies to sensitive land uses, such as residential activities.

Comments:

Decision sought:

Amend Rule 24G.36 so that it reads as follows:

"Construction or alteration of a building or stockpiling of materials is a permitted activity

if:

(a) no part of any building or stockpiling exceeds a height of 3m plus the shortest horizontal distance between that part of the building and the nearest boundary of any site zoned Rural, Recreation or Residential. ~~the building or stockpile does not protrude through a height control plane rising at an angle of (i) 45 degrees commencing at an elevation of 2.5m above ground level at every point of the zone boundary, or (ii) 37 degrees commencing at an elevation of 2.5m above ground level at every point of the zone boundary between south0east or south-west of the building or stockpile.~~"

Point Number	31.32	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.6-24G.35 to 24G.42 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.37 (Building coverage) on the grounds that the proposed coverage limit of 70% is more restrictive than the equivalent rule that exists for the operative Tuakau Industrial Zone.		
Comments:	**Decision sought:** Amend clause (a) in Rule 24G.37.1 so that the permitted building coverage is 85%.		

Point Number	31.33	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.6-24G.35 to 24G.42 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.40 (Building near a stream) on the grounds that the required building setback is too restrictive.		
Comments:	**Decision sought:** Amend Rule 24G.40 so that the permitted setback is reduced from 27.5 metres to 15 metres.		

Point Number	31.34	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.6-24G.35 to 24G.42 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.41 (Aerials) on the grounds that the height limits are too restrictive for an industrial zone and there needs to be consistency with the increased height limit that is being sought for buildings in this zone.		
Comments:	**Decision sought:** Amend clause (a)(i) in Rule 24G.31 so that the permitted height limit for aerials in the Tuakau Industrial Zone is 25 metres (rather than 15 metres).		

Point Number	31.35	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.6-24G.35 to 24G.42 Land Use - Building
Support/Oppose/Neutral:	Oppose		

Summary of Submission	Opposes Rule 24G.42 (Relocated building) on the grounds that there is a discrepancy in how new and relocated buildings in the Tuakau Industrial Zone are to be treated.
Comments:	**Decision sought:** Delete Rule 24G.42.

Point Number	31.36	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.7-24G.43 to 24G.50 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.43 (Allotment size) on the grounds that the minimum net site area requirement of 225m2 may result in an undesirable outcome for investors who wish to establish large industries in this zone.		
Comments:	**Decision sought:** Amend Rule 24G.43 by prescribing varying minimum lot sizes for different parts of the Schedule 24G area (such as 225m2 for the area currently zoned Business and 2500m2 for the areas currently zoned Tuakau Industrial and Tuakau Industrial Services).		

Submitter Number:	32	**Submitter:**	Tuakau Proteins Ltd
Organisation:	c/- Environmental Management Services Ltd, Attn: Lucy Smith		
Address:	PO Box 1307,Hamilton ,New Zealand,3240		
ECM Numbers:	1597117		

Point Number	32.1	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps > 4.2.8.4-Map 4 – Tuakau Living Zone (New Residential) – Tuakau South
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the notified version of PC16 Map 4 subject to this map (and existing planning maps) showing the full extent of the 1000 metre air quality buffer recommended by the Tonkin and Taylor report (August 2015) as measured from the property owned by Tuakau Proteins Limited on Lapwood Road.		
Comments:	**Decision sought:** Amend the notified version of PC16 Map 4 (and existing planning maps) by showing the full extent of the 1000 metre air quality buffer recommended by the Tonkin and Taylor report (August 2015) as measured from the property owned by Tuakau Proteins Limited on Lapwood Road.		

Submitter Number:	33	**Submitter:**	Heritage New Zealand
Organisation:	Attn: Carolyn McAlley		
Address:	PO Box 13339,Tauranga,New Zealand,3141		
ECM Numbers:	1597114		

Point Number	33.1	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.5-21E.13 to 21E.33 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.24 (Earthworks - general) on the grounds that the disturbance of archaeological sites is a matter confined to the jurisdiction of Heritage New Zealand Pouhere Taonga and therefore condition (e) is a duplication of function.		
Comments:	**Decision sought:** Amend Rule 21E.24 by deleting clause (e).		

Point Number	33.2	**Category**	8-15C Tuakau Structure Plan (Stage 1)
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Chapter 15C subject to the addition of text that outlines the obligation to protect archaeology under the Heritage New Zealand Pouhere Taonga Act 2014.		
Comments:	**Decision sought:** Add text within Chapter 15C that reads as follows: "If archaeological material, koiwi or taonga is uncovered on a site which pre-dates 1900, then the site is an archaeological site in terms of the Heritage New Zealand Pouhere Taonga Act 2014. Whether the archaeological site is recorded or unrecorded, the consent of Heritage New Zealand Pouhere Taonga is required to modify or disturb an archaeological site under the Heritage New Zealand Pouhere Taonga Act 2014. For further information or to make an application, contact the nearest office of Heritage New Zealand Pouhere Taonga. An authority is required for all such activity whether or not the land on which an archaeological site may be present is designated, resource or building consent has been granted, or the activity is permitted under the Regional or District Plans."		

Point Number	33.3	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.55 (Building involving earthworks) on the grounds that the disturbance of archaeological sites is a matter confined to the jurisdiction of Heritage New Zealand Pouhere Taonga and therefore clause (b) is a duplication of function.		
Comments:	**Decision sought:** Delete clause (b) in Rule 21E.55.1.		

Point Number	33.4	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Policy 15C.2.8 subject to an amendment which specifically requires subdivision, land use and development to be designed to protect historic heritage.		
Comments:	**Decision sought:** Amend Policy 15C.2.8 by adding a new clause (e) which specifically requires subdivision, land use and development to be designed to protect historic heritage.		

Submitter Number:	34	**Submitter:**	Gerardus Yvonne Gemma Aarts
Organisation:	c/- The Surveying Company, Attn: Leigh Shaw		
Address:	PO Box 466,Pukekohe,New Zealand,2340		
ECM Numbers:	1597109		

Point Number	34.1	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Issue 15C.2 (Planned and Sustainable Growth of Tuakau) subject to the addition of policies that: (1) refer to a range of lot sizes and urban densities, (2) provide for innovative subdivision and house designs by using performance-based		

standards wherever possible,

(3) enable closer subdivision of Country Living Zone properties where suited to more conventional development; and

(4) require larger lot sizes and/or dwelling setbacks when rural land is in close proximity.

Comments:

Decision sought:

Amend Issue 15C.2 by adding policies that:

(1) refer to a range of lot sizes and urban densities,

(2) provide for innovative subdivision and house designs by using performance-based standards wherever possible,

(3) enable closer subdivision of Country Living Zone properties where suited to more conventional development; and

(4) require larger lot sizes and/or dwelling setbacks when rural land is in close proximity.

Point Number 34.2 **Category** 8-15C Tuakau Structure Plan (Stage 1) > 8.3-15C.3 Reasons and Explanations

Support/Oppose/Neutral: Support

Summary of Submission Supports Reasons and Explanations under 15C.3.1 (Urban Amenity and Local Character) subject to additional paragraphs that discuss the need to provide for people's choice of living requirements and the justification for more flexible lot sizes.

Comments: **Decision sought:** Amend 15C.3.1 by adding paragraphs that discuss the need to provide for people's choice of living requirements and the justification for more flexible lot sizes.

Point Number 34.3 **Category** 8-15C Tuakau Structure Plan (Stage 1) > 8.3-15C.3 Reasons and Explanations

Support/Oppose/Neutral: Support

Summary of Submission Supports Reasons and Explanations under 15C.3.2 Infrastructure and Service Provisions subject to additional paragraphs that refer to the need to allow for conventional and efficient subdivision within the Country Living Zone where reticulated water and wastewater services are available.

Comments: **Decision sought:** Amend 15C.3.2 by adding paragraphs that refer to the need to allow for conventional and efficient subdivision within the Country Living Zone where reticulated water and wastewater services are available.

Point Number	34.4	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.8-15C.8 Issue – Amenity Values for Urban Subdivision, Building and Development
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Issue 15C.8 (Amenity Values for Urban Subdivision, Building and Development) subject to the addition of a policy that states that the size and dimensions of lots should be appropriate to provide for a dwelling, multi-unit housing and ancillary residential activities.		
Comments:	**Decision sought:** Amend Issue 15C.8 by adding a policy that states that the size and dimensions of lots should be appropriate to provide for a dwelling, multi-unit housing and ancillary residential activities.		

Point Number	34.5	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.9-15C.9 Reasons and Explanations
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes 15C.9 Reasons and Explanations on the grounds that there should be no reference to cumulative effects that are the result of the size and dimension of allotments. There should be a discussion about building setbacks and coverage which affect character and that the merits for subdividing small lots should be able to be considered with a concurrent land use application.		
Comments:	**Decision sought:** Amend 15C.9 by deleting the last sentence that refers to cumulative effects resulting from the size and dimension of allotments and adding discussions about building setbacks and coverage which affect character and the merits of subdividing small lots when supported by a concurrent land use application.		

Point Number	34.6	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.5-21E.13 to 21E.33 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.13 (On-site services) provided that wireless telecommunication services are permitted.		
Comments:	**Decision sought:** Amend Rule 21E.13 by permitting wireless telecommunication services.		

Point Number	34.7	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Support		

Summary of Submission	Supports Rule 21.34 (Number of Dwellings) provided that multi-unit housing is also permitted where a site plan indicates notional boundaries and compliance with development standards.
Comments:	**Decision sought:** Amend Rule 21.34 to permit multi-unit housing where a site plan indicates notional boundaries and compliance with development standards.

Point Number	34.8	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.35 (Dependent Person's Dwelling) on the grounds that this rule should be entitled 'Minor Residential Unit' which is subject to conditions that include a limit of one such development on a site, a setback of no more than 20 metres from the main dwelling (if not part of it) and a maximum floor area of 70m2 (excluding decks and garaging).		
Comments:	**Decision sought:** Delete the content of Rule 21E.35 and replace with the title of 'Minor Residential Unit' which is subject to permitted activity conditions that include a limit of one such development on a site, a setback of no more than 20 metres from the main dwelling (if not part of it) and a maximum floor area of 70m2 (excluding decks and garaging).		

Point Number	34.9	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Oppose Rule 21E.35.2 (Dependent Person's Dwelling) on the grounds that this rule should refer to a 'minor residential unit' (rather than a dependent person's dwelling) and that structural design and foundations and the removability of the dwelling should be deleted from the list of matters to which Council must restrict its discretion.		
Comments:	**Decision sought:** Amend Rule 21E.35.2 so that this rule refers to a 'minor residential unit' (rather than a dependent person's dwelling) and that structural design and foundations and the removability of the dwelling are deleted from the list of matters to which Council must restrict its discretion.		

Point Number	34.10	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.5-21E.13 to 21E.33 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.27 (Contaminated land remediation) on the grounds that it replicates the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 and replicates elements governed by the Waikato Regional Plan for discharge consents.		

Comments: **Decision sought:** Delete Rule 21E.27.

Point Number 34.11 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 21E.38 (Daylight Admission) on the grounds that the building envelope dimensions are too restrictive.

Comments: **Decision sought:**

Amend Rule 21E.38 so that the building envelope dimensions are more accommodating. This would involve:

(1) no building or part thereof exceeding a height equal to 3 metres plus the shortest horizontal distance between that part of the building and any site boundary;

(2) no building or part therefore located between 135 degrees through south to 225 degrees exceeding a height equal to 2.5 metres plus the shortest horizontal distance between that part of the building and any site boundary;

(3) where the land abutting a site boundary is part of an entrance strip, right of way, access lot or public pedestrian accessway, the far boundary of that land shall be deemed to be the site boundary for the purpose of this standard; and

(4) this standard not applying to the length of common wall between abutting buildings or where the written consent/s have been obtained from the owners and occupiers for abutting sites or notional lots who would be directly affected by the encroachment.

Point Number 34.12 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 21E.41 (Living Court) subject to:

(1) Clause (d) being amended to require at least 60% of the court area to be located between 45 degrees north east through north to 90 degrees west of the dwelling measured from the southern-most part of the dwelling; and
(2) Clause (e) being amended so that the minimum area for a living court at ground level can be the lesser of 50% of the gross floor area of the dwelling or 60m2.

Comments: **Decision sought:**

Amend Rule 21E.41 so that:

(1) Clause (d) requires at least 60% of the court area to be located between 45 degrees north east through north to 90 degrees west of the dwelling measured from the southern-most part of the dwelling; and

(2) Clause (e) requires the minimum area for a living court at ground level to be the lesser of 50% of the gross floor area of the dwelling of 60m2.

Point Number 34.13 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 21.47 (Garage Setback - road boundary) on the grounds that the setback distances are too restrictive.

Comments: **Decision sought:**

Amend Rule 21.47 so that construction or alteration of a garage is a permitted activity if it is set back:

- at least 6 metres from the road boundary and further from a habitable part of the dwelling; or

- at least 3 metres from the road boundary where the garage door does not face the road boundary.

Point Number 34.14 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 21E.50 (Buildings near a stream) subject to an additional clause which requires a building setback of 10 metres from the bank of any stream which has an average width less than 3 metres.

Comments: **Decision sought:** Amend Rule 21E.50 by adding a clause that requires a building setback of 10 metres from the bank of any stream which has an average width less than 3 metres.

Point Number 34.15 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 21E.56 (Allotment Size) subject to the addition of a clause that requires the size and dimensions of every allotment to be sufficient to accommodate development for which a resource consent has been obtained.

Comments: **Decision sought:** Amend Rule 21E.56 by adding a clause that requires the size and dimensions of every allotment to be sufficient to accommodate development for which a resource consent has been obtained.

Point Number	34.16	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.60 (Road Access) on the grounds that Appendix A requires compliance with engineering standards that do not result in the economic use of the urban land resource and they are inconsistent with the Franklin Section requirements.		
Comments:	**Decision sought:** Amend Rule 21E.60 by deleting the reference to Appendix A in clause (b) of this rule or amend Appendix A to be consistent with Rule 26.6.5 in the Franklin Section.		

Point Number	34.17	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.61 (Building Platform) subject to greater flexibility by permitting a building platform which can accommodate a dwelling and living court or a specified shape factor.		
Comments:	**Decision sought:** Amend Rule 21E.61 by deleting the word '*and*' in clause (a) and replacing with '<u>or</u>'.		

Point Number	34.18	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.63 (On-site services) subject to permitting a stand-alone energy supply and wireless telecommunication services.		
Comments:	**Decision sought:** Amend Rule 21E.63 by permitting a stand-alone energy supply and wireless telecommunication services.		

Point Number	34.19	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.65 (Traffic Generation) on the grounds that compliance with this rule is subjective and is not relevant to land already zoned for residential development.		
Comments:	**Decision sought:** Delete Rule 21E.65.		

Point Number	34.20	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.8-Map 5 – Tuakau Country Living Zone – Barnaby Road
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the notified version of PC16 Map 5 subject to the Stage 2 residential areas along Harrisville Road as shown on the Tuakau Structure Plan (including the submitter's property at 111 Harrisville Road) being rezoned to Tuakau Living Zone (New Residential).		
Comments:	**Decision sought:** Amend the notified version of PC16 Map 5 by also rezoning the Stage 2 residential areas along Harrisville Road as shown on the Tuakau Structure Plan (including the submitter's property at 111 Harrisville Road) to Tuakau Living Zone (New Residential) and applying the Schedule 21E provisions.		

Submitter Number:	35	**Submitter:**	The Surveying Company
Organisation:	Attn: Leigh Shaw		
Address:	PO Box 466,Pukekohe 2340,New Zealand,2340		
ECM Numbers:	1597104		

Point Number	35.1	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Issue 15C.2 (Planned and Sustainable Growth of Tuakau) subject to the addition of policies that: (1) refer to a range of lot sizes and urban densities, (2) provide for innovative subdivision and house designs by using performance based standards wherever possible, (3) enable closer subdivision of Country Living Zone properties where suited to more		

conventional development; and

(4) require larger lot sizes and/or dwelling setbacks when rural land is in close proximity.

Comments: **Decision sought:** Amend Issue 15C.2 by adding policies that:

(1) refer to a range of lot sizes and urban densities,

(2) provide for innovative subdivision and house designs by using performance based standards wherever possible,

(3) enable closer subdivision of Country Living Zone properties where suited to more conventional development; and

(4) require larger lot sizes and/or dwelling setbacks when rural land is in close proximity.

Point Number 35.2 **Category** 8-15C Tuakau Structure Plan (Stage 1) > 8.3-15C.3 Reasons and Explanations

Support/Oppose/Neutral: Support

Summary of Submission Supports Reasons and Explanations under 15C.3.1 (Urban Amenity and Local Character) subject to additional paragraphs that discuss the need to provide for people's choice of living requirements and the justification for more flexible lot sizes.

Comments: **Decision sought:** Amend 15C.3.1 by adding paragraphs that discuss the need to provide for people's choice of living requirements and the justification for more flexible lot sizes.

Point Number 35.3 **Category** 8-15C Tuakau Structure Plan (Stage 1) > 8.3-15C.3 Reasons and Explanations

Support/Oppose/Neutral: Support

Summary of Submission Supports Reasons and Explanations under 15C.3.2 Infrastructure and Service Provisions subject to additional paragraphs that refer to the need to allow for conventional and efficient subdivision within the Country Living Zone where reticulated water and wastewater services are available.

Comments: **Decision sought:** Amend 15C.3.2 by adding paragraphs that refer to the need to allow for conventional and efficient subdivision within the Country Living Zone where reticulated water and wastewater services are available.

Point Number	35.4	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.8-15C.8 Issue – Amenity Values for Urban Subdivision, Building and Development
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Issue 15C.8 (Amenity Values for Urban Subdivision, Building and Development) subject to the addition of a policy that states that the size and dimensions of lots should be appropriate to provide for a dwelling, multi-unit housing and ancillary residential activities.		
Comments:	**Decision sought:** Amend Issue 15C.8 by adding a policy that states that the size and dimensions of lots should be appropriate to provide for a dwelling, multi-unit housing and ancillary residential activities.		

Point Number	35.5	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.9-15C.9 Reasons and Explanations
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes 15C.9 Reasons and Explanations on the grounds that there should be no reference to cumulative effects that are the result of the size and dimension of allotments. There should be a discussion about building setbacks and coverage which affect character and that the merits for subdividing small lots should be able to be considered with a concurrent land use application.		
Comments:	**Decision sought:** Amend 15C.9 by deleting the last sentence that refers to cumulative effects resulting from the size and dimension of allotments and adding discussions about building setbacks and coverage which affect character and the merits of subdividing small lots when supported by a concurrent land use application.		

Point Number	35.6	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.5-21E.13 to 21E.33 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.13 (On-site services) provided that wireless telecommunication services are permitted.		
Comments:	**Decision sought:** Amend Rule 21E.13 by permitting wireless telecommunication services.		

Point Number	35.7	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Supports Rule 21.34 (Number of Dwellings) provided that multi-unit housing is also permitted where a site plan indicates notional boundaries and compliance with development standards.		
Comments:	**Decision sought:** Amend Rule 21.34 to permit multi-unit housing where a site plan indicates notional boundaries and compliance with development standards.		

Point Number	35.8	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.35 (Dependent Person's Dwelling) on the grounds that this rule should be entitled 'Minor Residential Unit' which is subject to conditions that include a limit of one such development on a site, a set back of no more than 20 metres from the main dwelling (if not part of it) and a maximum floor area of 70m2 (excluding decks and garaging).		
Comments:	**Decision sought:** Delete the content of Rule 21E.35 and replace with the title of 'Minor Residential Unit' which is subject to permitted activity conditions that include a limit of one such development on a site, a set back of no more than 20 metres from the main dwelling (if not part of it) and a maximum floor area of 70m2 (excluding decks and garaging).		

Point Number	35.9	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Oppose Rule 21E.35.2 (Dependent Person's Dwelling) on the grounds that this rule should refer to a 'minor residential unit' (rather than a dependent person's dwelling) and that structural design and foundations and the removability of the dwelling should be deleted from the list of matters to which Council must restrict its discretion.		
Comments:	**Decision sought:** Amend Rule 21E.35.2 so that this rule refers to a 'minor residential unit' (rather than a dependent person's dwelling) and that structural design and foundations and the removability of the dwelling are deleted from the list of matters to which Council must restrict its discretion.		

Point Number	35.10	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.5-21E.13 to 21E.33 Land Use - Effects
Support/Oppose/Neutral:	Oppose		

Summary of Submission	Opposes Rule 21E.27 (Contaminated land remediation) on the grounds that it replicates the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 and replicates elements governed by the Waikato Regional Plan for discharge consents.
Comments:	**Decision sought:** Delete Rule 21E.27.

Point Number	35.11	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.38 (Daylight Admission) on the grounds that the building envelope dimensions are too restrictive.		
Comments:	**Decision sought:** Amend Rule 21E.38 so that the building envelope dimensions are more accommodating. This would involve: (1) no building or part thereof exceeding a height equal to 3 metres plus the shortest horizontal distance between that part of the building and any site boundary; (2) no building or part therefore located between 135 degrees through south to 225 degrees exceeding a height equal to 2.5 metres plus the shortest horizontal distance between that part of the building and any site boundary; and (3) where the land abutting a site boundary is part of an entrance strip, right of way, access lot or public pedestrian accessway, the far boundary of that land shall be deemed to be the sit boundary for the purpose of this standard; and (4) this standard not applying to the length of common wall between abutting buildings or where the written consent/s have been obtained from the owners and occupiers for abutting sites or notional lots who would be directly affected by the encroachment.		

Point Number	35.12	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.41 (Living Court) subject to: (1) Clause (d) being amended to require at least 60% of the court area to be located between 45 degrees north east through north to 90 degrees west of the dwelling measured from the southern-most part of the dwelling; and (2) Clause (e) being amended so that the minimum area for a living court at ground level can be the lesser of 50% of the gross floor area of the dwelling or 60m2.		

Comments:

Decision sought:

Amend Rule 21E.41 so that:

(1) Clause (d) requires at least 60% of the court area to be located between 45 degrees north east through north to 90 degrees west of the dwelling measured from the southern-most part of the dwelling; and

(2) Clause (e) requires the minimum area for a living court at ground level to be the lesser of 50% of the gross floor area of the dwelling of 60m2.

Point Number 35.13 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 21E.47 (Garage Setback - road boundary) on the grounds that the setback distances are too restrictive.

Comments:

Decision sought:

Amend Rule 21E.47 so that construction or alteration of a garage is a permitted activity if it is set back:

- at least 6 metres from the road boundary and further from a habitable part of the dwelling; or

- at least 3 metres from the road boundary where the garage door does not face the road boundary.

Point Number 35.14 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 21E.50 (Buildings near a stream) subject to an additional clause which requires a building setback of 10 metres from the bank of any stream which has an average width of less than 3 metres.

Comments: **Decision sought:** Amend Rule 21E.50 by adding a clause that requires a building setback of 10 metres from the bank of any stream which has an average width of less than 3 metres.

Point Number 35.15 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision

Support/Oppose/Neutral: Support

Summary of Submission	Supports Rule 21E.56 (Allotment Size) subject to the addition of a clause that requires the size and dimensions of every allotment to be sufficient to accommodate development for which a resource consent has been obtained.
Comments:	**Decision sought:** Amend Rule 21E.56 by adding a clause that requires the size and dimensions of every allotment to be sufficient to accommodate development for which a resource consent has been obtained.

Point Number	35.16	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.60 (Road Access) on the grounds that Appendix A requires compliance with engineering standards that do not result in the economic use of the urban land resource and they are inconsistent with the Franklin Section requirements.		
Comments:	**Decision sought:** Amend Rule 21E.60 by deleting the reference to Appendix A in clause (b) of this rule or amend Appendix A to be consistent with Rule 26.6.5 in the Franklin Section.		

Point Number	35.17	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.61 (Building Platform) subject to greater flexibility by permitting a building platform which can accommodate a dwelling and living court or a specified shape factor.		
Comments:	**Decision sought:** Amend Rule 21E.61 by deleting the word '*and*' in clause (a) and replacing with '<u>or</u>'.		

Point Number	35.18	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.63 (On-site services) subject to permitting a stand-alone energy supply and wireless telecommunication services.		
Comments:	**Decision sought:** Amend Rule 21E.63 by permitting a stand-alone energy supply and wireless telecommunication services.		

Point Number	35.19	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 21E.65 (Traffic Generation) on the grounds that compliance with this rule is subjective and is not relevant to land already zoned for residential development.

Comments: **Decision sought:** Delete Rule 21E.65.

Point Number 35.20 **Category** 6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.2-27B.2 Prohibited Activities

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 27B.2 (Prohibited Activities) subject to the subdivision of a minor dwelling from the principal dwelling also being a prohibited activity where the proposed sites do not comply with the minimum site size requirements in the Tuakau Country Living Zone.

Comments: **Decision sought:** Amend Rule 27B.2 by adding subdivision of a minor dwelling from the principal dwelling as a prohibited activity where the proposed sites do not comply with the minimum site size requirements in the Tuakau Country Living Zone.

Point Number 35.21 **Category** 6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.4-27B.10 to 27B.12 Land Use - Activities

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 27B.10 (Type of activity) provided that a show home is excluded as a commercial activity and that travellers' accommodation involving up to 5 people is permitted.

Comments: **Decision sought:** Amend Rule 27B.10 by excluding a show home as a commercial activity and permitting travellers' accommodation involving up to 5 people.

Point Number 35.22 **Category** 6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.4-27B.10 to 27B.12 Land Use - Activities

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 27B.11 (Home Occupation) provided that there is a relaxation of the permitted and controlled activity conditions for gross floor area, outdoor storage and the visibility of trailers or heavy vehicles from public roads or neighbouring roads.

Comments: **Decision sought:** Amend Rule 27B.11 so that the conditions for permitted and controlled activities allow up to 75m2 of floor area or 50% of the gross floor area of a building (whichever is the lesser), no more than 150m2 of outdoor space and the rule allows the visibility of trailers or heavy vehicles from public roads or neighbouring properties.

Point Number	35.23	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.5-27B.13 to 27B.32 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.13 (On-site services) provided that wireless telecommunication services are permitted.		
Comments:	**Decision sought:** Amend Rule 27B.13 by permitting wireless telecommunication services.		

Point Number	35.24	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.5-27B.13 to 27B.32 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.25 (Earthworks - filling used imported fill) subject to the importation of fill for the construction and maintenance of existing public roads also being permitted.		
Comments:	**Decision sought:** Amend Rule 27B.25 by adding a clause that permits the importation of fill for the construction and maintenance of existing public roads.		

Point Number	35.25	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.5-27B.13 to 27B.32 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.26 (Contaminated land remediation) on the grounds that it replicates the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 and replicates elements governed by the Waikato Regional Plan for discharge consents.		
Comments:	**Decision sought:** Delete Rule 27B.26.		

Point Number	35.26	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.6-27B.33 to 27B.44 Land Use - Building
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.35 (Minimum site area - dwelling) subject to this rule also applying to a minor residential unit.		
Comments:	**Decision sought:** Amend Rule 27B.35 so that it applies to a dwelling and/or a minor residential unit.		

Point Number	35.27	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.6-27B.33 to 27B.44 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.38.1 on the grounds that the total permitted building coverage should be increased from 10% to 20%.		
Comments:	**Decision sought:** Amend Rule 27B.38.1 by increasing the total building coverage from 10% to 20%.		

Point Number	35.28	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.38.2 on the grounds that a controlled activity status should apply where the gross floor area of all accessory buildings does not exceed 200m2 and that the assessment should be restricted to amenity values, design and location of the building and landscaping.		
Comments:	**Decision sought:** Delete Rule 27B.38.2 and replace with text that provides a controlled activity status where all accessory buildings do not exceed 200m2 and lists amenity values, design and location of the building and landscaping as restricted assessment matters.		

Point Number	35.29	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.38 (Building Coverage) on the grounds that a new Rule 27B.38.3 should be added which states that any activity that does not comply with a condition for a permitted or controlled activity is a discretionary activity.		
Comments:	**Decision sought:** Add a new Rule 27B.38.3 which states that any activity that does not comply with a condition for a permitted or controlled activity is a discretionary activity.		

Point Number	35.30	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.39 (Building setbacks) on the grounds that the setbacks of 7.5 metres from a road boundary and 12 metres from any other boundary are too restrictive.		
Comments:	**Decision sought:** Amend Rule 27B.39 to permit a setback of 6 metres from a road		

boundary and a setback of 3 metres from any other boundary.

Point Number	35.31	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.6-27B.33 to 27B.44 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.40 (Dwelling Setbacks - intensive farming activity) on the grounds that a dwelling should be set back 300 metres (rather than 500 metres) from the boundary of the site containing the intensive farming activity.		
Comments:	**Decision sought:** Amend Rule 27B.40 by reducing the required set back distance from 500 metres to 300 metres.		

Point Number	35.32	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.6-27B.33 to 27B.44 Land Use - Building
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.42 (Building near a stream) subject to a clause being added to require a setback of 10 metres from the bank of any stream which has an average width of less than 3 metres.		
Comments:	**Decision sought:** Amend Rule 27B.42 by adding a clause to require a setback of 10 metres from the bank of any stream which has an average width of less than 3 metres.		

Point Number	35.33	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.45.1 (Allotment size) on the grounds that the minimum net site area of every allotment, other than a utility allotment or access allotment, is reduced from 5000m2 to 2500m2.		
Comments:	**Decision sought:** Amend Rule 27B.45.1 by specifying a minimum net site area of 2500m2 for every allotment, other than a utility allotment or access allotment.		

Point Number	35.34	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.45.2 on the grounds that this rule should provide for a restricted discretionary activity if: (1) the site is connected to a reticulated wastewater system; (2) every allotment, other than a utility allotment or access allotment, has a site area of at least 1500m2; and		

(3) discretion is restricted to the matters referred to in the conditions for controlled activities and the ability to service the allotments through reticulated services.

Comments:

Decision sought:

Delete the content in Rule 27B.45.2 and replace with text for a restricted discretionary activity if:

(1) the site is connected to a reticulated wastewater system;

(2) every allotment, other than a utility allotment or access allotment, has a site area of at least 1500m2; and

(3) discretion is restricted to the matters referred to in the conditions for controlled activities and the ability to service the allotments through reticulated services.

Point Number 35.35 **Category** 6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 27B.47 (Frontage) on the grounds that every allotment having a road boundary (other than an access allotment, access leg or utility allotment) should have a width of at least 20 metres rather than 50 metres.

Comments: **Decision sought:** Amend Rule 27B.47 by deleting '*50 metres*' in clause (a) and replacing with '20 metres'.

Point Number 35.36 **Category** 6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 27B.48 (Road Access) on the grounds that Appendix A requires compliance with engineering standards that do not result in the economic use of the urban land resource and they are inconsistent with the Franklin Section requirements.

Comments: **Decision sought:** Amend Rule 27B.48 by deleting the reference to Appendix A in clause (b) of this rule or amend Appendix A to be consistent with Rule 26.6.5 in the Franklin Section.

Point Number 35.37 **Category** 6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 27B.49 (Building platform) on the grounds that the shape factor requirements are too restrictive.

Comments: **Decision sought:** Amend Rule 27B.49 to require the building platform to accommodate a circle diameter of at least 18 metres exclusive of yards or a rectangle of at least 200m2 with a minimum dimension of 12 metres exclusive of yards and

compliance with Appendix B.

Point Number 35.38 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 27B.51 (On-site services) subject to permitting a stand-alone energy supply and wireless telecommunication services.

Comments: **Decision sought:** Amend Rule 27B.51 by permitting a stand-alone energy supply and wireless telecommunication services.

Point Number 35.39 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 27B.53 (Traffic Generation) on the grounds that compliance with this rule is subjective and is not relevant to land already zoned for residential development.

Comments: **Decision sought:** Delete Rule 27B.53.

Point Number 35.40 **Category** 6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.8-Map 5 – Tuakau Country Living Zone – Barnaby Road

Support/Oppose/Neutral: Support

Summary of Submission Supports the notified version of PC16 Map 5, subject to other properties located on Harrisville Road, Johnson Street, Oak Street and Bovill Way also being zoned Tuakau Country Living Zone, as shown on the map accompanying the submission.

Comments: **Decision sought:** Adopt the notified version of PC16 Map 5 subject to other properties located on Harrisville Road, Johnson Street, Oak Street and Bovill Way also being zoned Tuakau Country Living Zone, as shown on the map accompanying the submission.

Point Number 35.41 **Category** 4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps

Support/Oppose/Neutral: Support

Summary of Submission Supports the notified version of PC16 Maps 1 to 4.

Comments: **Decision sought:** Adopt the notified version of PC16 Maps 1 to 4.

Submitter Number:	36	**Submitter:**	Van Den Brink Group
Organisation:	c/- Alan Henderson		
Address:	PO Box 63007,Manukau City,New Zealand,2241		
ECM Numbers:	1597094		

Point Number	36.1	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.8-Map 6 – Tuakau Industrial Zone – Bollard and Whangarata Roads
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the notified version of PC16 Map 6 on the grounds that PC16 pre-empts the comprehensive review of the Waikato District Plan and the Tuakau Structure Plan did not anticipate or direct the significant amendments to the provisions governing the industrial land at Tuakau.		
Comments:	**Decision sought:** Either: (a) Withdraw PC16; or (b) Defer the consideration of industrial rezoning at Tuakau until the comprehensive district plan review; or (c) Retain the existing Tuakau Industrial Zone (within the existing Whangarata Business Park Structure Plan Area) subject to amending its provisions so that they align with the objectives, policies and methods in the existing Industrial 2 Zone at Pokeno.		

Point Number	36.2	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Schedule 24G on the grounds that the provisions for industry are outdated and less effective and efficient than those for other industrial zones located within the Franklin Section (such as the Industrial 2 Zone at Pokeno) and in other districts where industry is enabled.		

Comments:	**Decision sought:** Either: (1) Withdraw PC16; or (2) Defer a consideration of new provisions for industry in Tuakau until the comprehensive district plan review; or (3) Amend the Schedule 24G provisions so that they align with the objectives, policies and methods for the Industrial 2 Zone at Pokeno.

Point Number	36.3	**Category**	8-15C Tuakau Structure Plan (Stage 1)
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the new Chapter 15C on the basis that the objectives and policies unreasonably restrict industrial activities in Tuakau which should otherwise be enabled.		
Comments:	**Decision sought:** Amend the objectives and policies in Chapter 15C so that they align with the objective and policy framework for the Industrial 2 Zone at Pokeno.		

Point Number	36.4	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps > 4.2.8.3-Map 3 – Tuakau Living Zone (New Residential) - Dominion Road
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the notified version of PC16 Map on the grounds that the proposed rezoning of land on the southern side of Dominion Road will generate conflict between new residential activities and existing or future industrial activities and likely undermine and restrict industrial operations.		
Comments:	**Decision sought:** Reject the notified version of PC16 Map 3.		

Submitter Number:	37	**Submitter:**	Caspar Family Trust
Organisation:	c/- The Surveying Company, Attn: Leigh Shaw		
Address:	PO Box 466,Pukekohe,New Zealand,2340		
ECM Numbers:	1596534		

Point Number	37.1	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.5-27B.13 to 27B.32 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.13 (On-site services) provided that wireless telecommunication services are permitted.		
Comments:	**Decision sought:** Amend Rule 27B.13 by permitting wireless telecommunication services.		

Point Number	37.2	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.5-27B.13 to 27B.32 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.25 (Earthworks - filling used imported fill) subject to the importation of fill for the construction and maintenance of existing public roads also being permitted.		
Comments:	**Decision sought:** Amend Rule 27B.25 by adding a clause that permits the importation of fill for the construction and maintenance of existing public roads.		

Point Number	37.3	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.6-27B.33 to 27B.44 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.38.1 on the grounds that the total permitted building coverage should be increased from 10% to 20%.		
Comments:	**Decision sought:** Amend Rule 27B.38.1 by increasing the total building coverage from 10% to 20%.		

Point Number	37.4	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.6-27B.33 to 27B.44 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.38.2 on the grounds that a controlled activity status should apply where the gross floor area of all accessory buildings does not exceed 200m2 and that		

	the assessment should be restricted to amenity values, design and location of the building and landscaping.
Comments:	**Decision sought:** Delete Rule 27B.38.2 and replace with text that provides a controlled activity status where all accessory buildings do not exceed 200m2 and lists amenity values, design and location of the building and landscaping as restricted assessment matters.

Point Number	37.5	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.6-27B.33 to 27B.44 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.38 (Building Coverage) on the grounds that a new Rule 27B.38.3 should be added which states that any activity that does not comply with a condition for a permitted or controlled activity is a discretionary activity.		
Comments:	**Decision sought:** Add a new Rule 27B.38.3 which states that any activity that does not comply with a condition for a permitted or controlled activity is a discretionary activity.		

Point Number	37.6	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.6-27B.33 to 27B.44 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.40 (Dwelling Setbacks - intensive farming activity) on the grounds that a dwelling should be set back 300 metres (rather than 500 metres) from the boundary of the site containing the intensive farming activity.		
Comments:	**Decision sought:** Amend Rule 27B.40 by reducing the required set back distance from 500 metres to 300 metres.		

Point Number	37.7	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.6-27B.33 to 27B.44 Land Use - Building
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.42 (Building near a stream) subject to a clause being added to require a setback of 10 metres from the bank of any stream.		
Comments:	**Decision sought:** Amend Rule 27B.42 to require a setback of 10 metres from the bank of any stream which has an average width of less than 3 metres.		

Point Number	37.8	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.45.1 (Allotment size) on the grounds that the minimum net site area of every allotment, other than a utility allotment or access allotment, should be reduced from 5000m2 to 2500m2.		
Comments:	**Decision sought:** Amend Rule 27B.45.1 by specifying a minimum net site area of 2500m2 for every allotment, other than a utility allotment or access allotment.		

Point Number	37.9	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.45.2 on the grounds that this rule should provide for a restricted discretionary activity if: (1) the site is connected to a reticulated wastewater system; (2) every allotment, other than a utility allotment or access allotment, has a site area of at least 1500m2; and (3) discretion is restricted to the matters referred to in the conditions for controlled activities and the ability to service the allotments through reticulated services.		
Comments:	**Decision sought:** Delete the content in Rule 27B.45.2 and replace with text for a restricted discretionary activity if: (1) the site is connected to a reticulated wastewater system; (2) every allotment, other than a utility allotment or access allotment, has a site area of at least 1500m2; and (3) discretion is restricted to the matters referred to in the conditions for controlled activities and the ability to service the allotments through reticulated services.		

Point Number	37.10	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.47 (Frontage) on the grounds that every allotment having a road boundary (other than an access allotment, access leg or utility allotment) should have a width of at least 20 metres rather than 50 metres.		
Comments:	**Decision sought:** Amend Rule 27B.47 by deleting '*50 metres*' in clause (a) and replacing with '20 metres'.		

Point Number	37.11	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.49 (Building platform) on the grounds that the shape factor requirements are too restrictive.		
Comments:	**Decision sought:** Amend Rule 27B.49 to require the building platform to accommodate a circle diameter of at least 18 metres exclusive of yards or a rectangle of at least 200m2 with a minimum dimension of 12 metres exclusive of yards and compliance with Appendix B.		

Point Number	37.12	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 27B.51 (On-site services) subject to permitting a stand-alone energy supply and wireless telecommunication services.		
Comments:	**Decision sought:** Amend Rule 27B.51 by permitting a stand-alone energy supply and wireless telecommunication services.		

Point Number	37.13	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.8-Map 5 – Tuakau Country Living Zone – Barnaby Road
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the notified version of PC16 Map 5 subject to the Stages 2 and 3 rural-residential areas along Dominion Road as shown on the Tuakau Structure Plan (including the submitter's property at 175 Dominion Road) being rezoned to Tuakau Country Living Zone.		
Comments:	**Decision sought:** Amend the notified version of PC16 Map 5 by also rezoning the Stages 2 and 3 rural-residential areas along Dominion Road as shown on the Tuakau Structure Plan (including the submitter's property at 175 Dominion Road) to Tuakau Country Living Zone and applying the Schedule 27B provisions.		

Submitter Number:	38	**Submitter:**	Raymond George Jackson Hargrave
Organisation:	c/- The Surveying Company, Attn: Leigh Shaw		
Address:	PO Box 466,Pukekohe,New Zealand,2340		
ECM Numbers:	1596527		

Point Number	38.1	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Issue 15C.2 (Planned and Sustainable Growth of Tuakau) subject to the addition of policies that: (1) refer to a range of lot sizes and urban densities, (2) provide for innovative subdivision and house designs by using performance based standards wherever possible, (3) enable closer subdivision of Country Living Zone properties where suited to more conventional development; and (4) require larger lot sizes and/or dwelling setbacks when rural land is in close proximity.		
Comments:	**Decision sought:** Amend Issue 15C.2 by adding policies that: (1) refer to a range of lot sizes and urban densities, (2) provide for innovative subdivision and house designs by using performance based standards wherever possible, (3) enable closer subdivision of Country Living Zone properties where suited to more conventional development; and (4) require larger lot sizes and/or dwelling setbacks when rural land is in close proximity.		

Point Number	38.2	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.3-15C.3 Reasons and Explanations
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Reasons and Explanations under 15C.3.1 (Urban Amenity and Local Character) subject to additional paragraphs that discuss the need to provide for people's choice of living requirements and the justification for more flexible lot sizes.		
Comments:	**Decision sought:** Amend 15C.3.1 by adding paragraphs that discuss the need to provide for people's choice of living requirements and the justification for more flexible lot sizes.		

Point Number	38.3	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.8-15C.8 Issue – Amenity Values for Urban Subdivision, Building and Development
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Issue 15C.8 (Amenity Values for Urban Subdivision, Building and Development) subject to the addition of a policy that states that the size and dimensions of lots should be appropriate to provide for a dwelling, multi-unit housing and ancillary residential activities.		
Comments:	**Decision sought:** Amend Issue 15C.8 by adding a policy that states that the size and dimensions of lots should be appropriate to provide for a dwelling, multi-unit housing and ancillary residential activities.		

Point Number	38.4	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.9-15C.9 Reasons and Explanations
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes 15C.9 Reasons and Explanations on the grounds that there should be no reference to cumulative effects that are the result of the size and dimension of allotments, there should be a discussion about building setbacks and coverage which affect character and that the merits for subdividing small lots should be able to be considered with a concurrent land use application.		
Comments:	**Decision sought:** Amend 15C.9 by deleting the last sentence that refers to cumulative effects resulting from the size and dimension of allotments and adding discussions about building setbacks and coverage which affect character and the merits of subdividing small lots when supported by a concurrent land use application.		

Point Number	38.5	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.5-21E.13 to 21E.33 Land Use - Effects
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.13 (On-site services) provided that wireless telecommunication services are permitted.		

Comments:	**Decision sought:** Amend Rule 21E.13 by permitting wireless telecommunication services.

Point Number	38.6	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21.34 (Number of Dwellings) provided that multi-unit housing is also permitted where a site plan indicates notional boundaries and compliance with development standards.		
Comments:	**Decision sought:** Amend Rule 21.34 to permit multi-unit housing where a site plan indicates notional boundaries and compliance with development standards.		

Point Number	38.7	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.35 (Dependent Person's Dwelling) on the grounds that this rule should be entitled 'Minor Residential Unit' which is subject to conditions that include a limit of one such development on a site, a set back of no more than 20 metres from the main dwelling (if not part of it) and a maximum floor area of 70m2 (excluding decks and garaging).		
Comments:	**Decision sought:** Delete the content of Rule 21E.35 and replace with the title of 'Minor Residential Unit' which is subject to permitted activity conditions that include a limit of one such development on a site, a set back of no more than 20 metres from the main dwelling (if not part of it) and a maximum floor area of 70m2 (excluding decks and garaging).		

Point Number	38.8	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Oppose Rule 21E.35.2 (Dependent Person's Dwelling) on the grounds that this rule should refer to a 'minor residential unit' (rather than a dependent person's dwelling) and that structural design and foundations and the removability of the dwelling should be deleted from the list of matters to which Council must restrict its discretion.		
Comments:	**Decision sought:** Amend Rule 21E.35.2 so that this rule refers to a 'minor residential unit' (rather than a dependent person's dwelling) and that structural design and foundations and the removability of the dwelling are deleted from the list of matters to which Council must restrict its discretion.		

Point Number	38.9	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.38 (Daylight admission) on the grounds that the building envelope restrictions are too restrictive.		
Comments:	**Decision sought:** Amend Rule 21E.38 so that the building envelope dimensions are more accommodating. This would involve: (1) no building or part thereof exceeding a height equal to 3 metres plus the shortest horizontal distance between that part of the building and any site boundary; (2) no building or part therefore located between 135 degrees through south to 225 degrees exceeding a height equal to 2.5 metres plus the shortest horizontal distance between that part of the building and any site boundary; and (3) where the land abutting a site boundary is part of an entrance strip, right of way, access lot or public pedestrian accessway, the far boundary of that land shall be deemed to be the sit boundary for the purpose of this standard; and (4) this standard not applying to the length of common wall between abutting buildings or where the written consent/s have been obtained from the owners and occupiers for abutting sites or notional lots who would be directly affected by the encroachment.		

Point Number	38.10	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.41 (Living Court) subject to: (1) Clause (d) being amended to require at least 60% of the court area to be located between 45 degrees north east through north to 90 degrees west of the dwelling measured from the southern-most part of the dwelling; and (2) Clause (e) being amended so that the minimum area for a living court at ground level can be the lesser of 50% of the gross floor area of the dwelling or 60m2.		
Comments:	**Decision sought:** Amend Rule 21E.41 so that: (1) Clause (d) requires at least 60% of the court area to be located between 45 degrees north east through north to 90 degrees west of the dwelling measured from the southern-most part of the dwelling; and (2) Clause (e) requires the minimum area for a living court at ground level to be the lesser of 50% of the gross floor area of the dwelling of 60m2.		

Point Number	38.11	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.47 (Garage Setback - road boundary) on the grounds that the setback distances are too restrictive.		
Comments:	**Decision sought:** Amend Rule 21E.47 so that construction or alteration of a garage is a permitted activity if it is set back: - at least 6 metres from the road boundary and further from a habitable part of the dwelling; or - at least 3 metres from the road boundary where the garage door does not face the road boundary.		

Point Number	38.12	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.50 (Buildings near a stream) subject to an additional clause which requires a building setback of 10 metres from the bank of any stream which has an average width of less than 3 metres.		
Comments:	**Decision sought:** Amend Rule 21E.50 by adding a clause that requires a building setback of 10 metres from the bank of any stream which has an average width of less than 3 metres.		

Point Number	38.13	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.56 (Allotment Size) subject to the addition of a clause that requires the size and dimensions of every allotment to be sufficient to accommodate development for which a resource consent has been obtained.		
Comments:	**Decision sought:** Amend Rule 21E.56 by adding a clause that requires the size and dimensions of every allotment to be sufficient to accommodate development for which a resource consent has been obtained.		

Point Number	38.14	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.61 (Building Platform) subject to greater flexibility by permitting a building platform which can accommodate a dwelling and living court or a specified shape factor.		
Comments:	**Decision sought:** Amend Rule 21E.61 by deleting the word '*and*' in clause (a) and replacing with '<u>or</u>'.		

Point Number	38.15	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Rule 21E.63 (On-site services) subject to permitting a stand-alone energy supply and wireless telecommunication services.		
Comments:	**Decision sought:** Amend Rule 21E.63 by permitting a stand-alone energy supply and wireless telecommunication services.		

Point Number	38.16	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the notified version of PC16 Maps 1 to 4 and, in particular, the zoning of the property at 33 Kowhai Street (Lot 2 DP 336418) to Tuakau Living Zone (New Residential).		
Comments:	**Decision sought:** Adopt the notified version of PC16 Maps 1 to 4.		

Point Number	38.17	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.8-Map 5 – Tuakau Country Living Zone – Barnaby Road
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the notified version of PC16 Map 5.		
Comments:	**Decision sought:** Adopt the notified version of PC16 Map 5.		

Submitter Number:	39	**Submitter:**	Waikato District Council
Organisation:	c/- Jenni Vernon		
Address:	Private Bag 544,Ngaruawahia,3742		
ECM Numbers:	1596547 ; 1596539		

Point Number	39.1	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.6-24G.35 to 24G.42 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.35 (Building Height) which specifies a maximum height of 10 metres on the grounds that this limit is onerous and inappropriate given the nature of existing industrial development and the type of industries expected to locate in Tuakau.		
Comments:	**Decision sought:** Amend Rule 24G.35 as per the recommendations contained in the report prepared by Mansergh Graham Landscape Architects Limited (Ref 240816-R1).		

Point Number	39.2	**Category**	4-21 Living Zone Rules
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the proposed Tuakau Living Zone (New Residential) provisions subject to completion of a detailed flood risk model which factors in culverts and bridges.		
Comments:	**Decision sought:** Adopt the Tuakau Living Zone (New Residential) provisions as per the notified version of PC16 subject to completion of a detailed flood risk model which factors in culverts and bridges.		

Point Number	39.3	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the proposed Tuakau Living Zone (New Residential) as per the notified version of PC16 Maps 1 to 4 subject to the completion of a detailed flood risk model which factors in culverts and bridges.		
Comments:	**Decision sought:** Adopt the proposed Tuakau Living Zone (New Residential) as per the notified version of PC16 Maps 1 to 4 subject to the completion of a detailed flood risk model which factors in culverts and bridges.		

Point Number	39.4	**Category**	5-Industrial Zone Rules
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the Schedule 21E provisions for the Tuakau Industrial Zone subject to completion of a detailed flood risk model which factors in culverts and bridges.		
Comments:	**Decision sought:** Adopt the Schedule 21E provisions for the Tuakau Industrial Zone subject to completion of a detailed flood risk model which factors in culverts and bridges.		

Point Number	39.5	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.8-Map 6 – Tuakau Industrial Zone – Bollard and Whangarata Roads
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the Tuakau Industrial Zone as per the notified version of PC16 Map 6 subject to the completion of a detailed flood risk model which factors in culverts and bridges.		
Comments:	**Decision sought:** Adopt the Tuakau Industrial Zone as per the notified version of PC16 Map 6 subject to the completion of a detailed flood risk model which factors in culverts and bridges.		

Point Number	39.6	**Category**	6-Country Living Zone Rules
Support/Oppose/Neutral:	Support		
Summary of Submission	Support the Schedule 27B provisions for the Tuakau Country Living Zone subject to completion of a detailed flood risk model which factors in bridges and culverts.		
Comments:	**Decision sought:** Adopt the Schedule 27B provisions for the Tuakau Country Living Zone subject to completion of a detailed flood risk model which factors in bridges and culverts.		

Point Number	39.7	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.8-Map 5 – Tuakau Country Living Zone – Barnaby Road
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the Tuakau Country Living Zone as per the notified version of PC16 Map 5 subject to the completion of a detailed flood risk model which factors in culverts and bridges.		
Comments:	**Decision sought:** Adopt the Tuakau Country Living Zone as per the notified version of PC16 Map 5 subject to the completion of a detailed flood risk model which factors in		

culverts and bridges.

Submitter Number:	40	**Submitter:**	Peter Jackson
Address:	100 Bollard Road,Tuakau,New Zealand,2121		
ECM Numbers:	1596616		

Point Number	40.1	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps > 4.2.8.3-Map 3 – Tuakau Living Zone (New Residential) - Dominion Road
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Objects to the notified version of PC16 Map 3 on the grounds that the southern boundary of the Tuakau Living Zone (New Residential) needs to be at least 500 metres from industrial zoning and that additional land on Dominion Road should be rezoned for residential purposes.		
Comments:	**Decision sought:** Amend the notified version of PC16 Map 3 by: (1) shifting the southern boundary of the Tuakau Living Zone (New Residential) so that it is at least 500 metres from the Tuakau Industrial Zone and require Council to register a 'no complaints' covenant on the new residential titles to alert future owners to the typical adverse effects generated by industries; and (2) Including additional properties on Dominion Road within the Tuakau Industrial Zone subject to the conditions set out in (1) above.		

Point Number	40.2	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps > 4.2.8.2-Map 2 – Tuakau Living Zone (New Residential) - Harrisville Road and Barnaby Road
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the notified version of PC16 Map 2 subject to additional properties on Harrisville Road and Barnaby Road (including the Welch property beside Harrisville School) being rezoned for residential purposes.		

Comments:	**Decision sought:** Amend the notified version of PC16 Map 2 by including additional properties on Harrisville Road and Barnaby Road (including the Welch property beside Harrisville School) within the Tuakau Living Zone and applying the Schedule 21E provisions to them.

Point Number	40.3	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.8-Map 5 – Tuakau Country Living Zone – Barnaby Road
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the notified version of PC16 Map 5 subject to additional properties on Harrisville Road and Dominion Road being rezoned for residential purposes.		
Comments:	**Decision sought:** Amend the notified version of PC16 Map 5 by rezoning additional properties on Harrisville Road and Dominion Road for residential purposes.		

Submitter Number:	41	**Submitter:**	Dean & Sarah McGill & Hewitt
Address:	28 Te Awa Kite Rd,RD2 Onewhero,Tuakau,New Zealand,2697		
ECM Numbers:	1595537		

Point Number	41.1	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.45 (Allotment size) on the grounds that the minimum net lot size of 5000m2 within the Tuakau Country Living Zone is too restrictive.		
Comments:	**Decision sought:** Amend Rule 27B.45 by specifying a minimum lot size of 2500m2 (as per the existing Rural Residential provisions in the Franklin Section).		

Submitter Number:	42	**Submitter:**	Lou Dromgool
Address:	60 Dromgools Road,Tuakau,2121		
ECM Numbers:	1597374		

Point Number	42.1	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps > 4.2.8.4-Map 4 – Tuakau Living Zone (New Residential) – Tuakau South
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the notified version of PC16 Map 4 provided that no account is taken of the reverse sensitivity effects generated by the activities owned and operated by Envirofert Limited and Tuakau Protein Limited.		
Comments:	**Decision sought:** Adopt the notified version of PC16 Map 4 and Schedule 21E provided that subdivision and development within the Tuakau Living Zone (New Residential) is not required to take into account the reverse sensitivity effects generated by the activities owned and operated by Envirofert Limited and Tuakau Protein Limited.		

Submitter Number:	43	**Submitter:**	L, M and S Dromgool
Address:	60 Dromgools Road,Tuakau,New Zealand,2121		
ECM Numbers:	1597371		

Point Number	43.1	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps > 4.2.8.4-Map 4 – Tuakau Living Zone (New Residential) – Tuakau South
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the notified version of PC16 Map 4 provided that no account is taken of the reverse sensitivity effects generated by the activities owned and operated by Envirofert Limited and Tuakau Protein Limited.		
Comments:	**Decision sought:** Adopt the notified version of PC16 Map 4 and Schedule 21E provided that subdivision and development within the Tuakau Living Zone (New		

Residential) is not required to take into account the reverse sensitivity effects generated by the activities owned and operated by Envirofert Limited and Tuakau Protein Limited.

Submitter Number:	44	**Submitter:**	S V Dromgool
Address:	14A Tepelo Place,Ohauiti,Tauranga,New Zealand,3112		
ECM Numbers:	1593764		

Point Number	44.1	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps > 4.2.8.4-Map 4 – Tuakau Living Zone (New Residential) – Tuakau South
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the notified version of PC16 Map 4 provided that no account is taken of the reverse sensitivity effects generated by the activities owned and operated by Envirofert Limited and Tuakau Protein Limited.		
Comments:	**Decision sought:** Adopt the notified version of PC16 Map 4 and Schedule 21E provided that subdivision and development within the Tuakau Living Zone (New Residential) is not required to take into account the reverse sensitivity effects generated by the activities owned and operated by Envirofert Limited and Tuakau Protein Limited.		

Submitter Number:	45	**Submitter:**	Graham and Judy Halsey
Address:	24 Whangarata Road,Tuakau ,New Zealand,2121		
ECM Numbers:	1597363 ; 1597362		

Point Number	45.1	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps > 4.2.8.4-Map 4 – Tuakau Living Zone (New Residential) – Tuakau South
Support/Oppose/Neutral:	Oppose		

Summary of Submission	Opposes the notified version of PC16 Map 4 (Tuakau South) which shows the rezoning of properties to Tuakau Living Zone (New Residential) on the grounds that there has been a lack of clear consultation with affected landowners.
Comments:	**Decision sought:** Defer the rezoning as shown on the notified version of PC16 Map 4 (Tuakau South) until there has been more adequate consultation with affected landowners.

Point Number	45.2	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps > 4.2.8.4-Map 4 – Tuakau Living Zone (New Residential) – Tuakau South
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the notified version of PC16 Map 4 on the basis that the extent of zoning for residential purposes should not be influenced by the established odour-producing facilities as they have a responsibility to ensure that no objectionable or offensive odour is detected beyond their boundaries.		
Comments:	**Decision sought:** Reject the annotation of any buffer area associated with any odour-producing facility on any of the PC16 maps.		

Submitter Number:	46	**Submitter:**	Edward and Maree Marsh
Address:	88 Harrisville Road,Tuakau,New Zealand,2121		
ECM Numbers:	1597361		

Point Number	46.1	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.7-27B.45 to 27B.53 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 27B.45 (Allotment size) on the grounds that the minimum lot size of 5000m2 is too restrictive.		
Comments:	**Decision sought:** Amend Rule 27B.45 to enable the creation of new lots in the Tuakau Country Living Zone with a minimum net site area of 2500m2 as a controlled activity.		

Submitter Number:	47	**Submitter:**	TTT Products Ltd
Organisation:	Attn: John Reelick		
Address:	PO Box 99,Tuakau,New Zealand,2342		
ECM Numbers:	1597360		

Point Number	47.1	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.8-Map 6 – Tuakau Industrial Zone – Bollard and Whangarata Roads
Support/Oppose/Neutral:	Oppose		

Summary of Submission

Opposes the notified version of PC16 Map 6 on the grounds that there is no rationale for the new Tuakau Industrial Zone in terms of the section 32 analysis, Waikato Regional Policy Statement, Waikato District Development Strategy or the District Plan's objectives and policies.

Comments:

Decision sought:

Either:

(1) Withdraw PC16; or

(2) Reject PC16 Map 6 and therefore retain the existing Business Zone (Franklin Section) for the properties at the northern end of Bollard Road; or

(3) Retain the notified version of PC16 Map 6 provided that the Schedule 24G provisions for the properties at the northern end of Bollard Road align with the objectives, policies and methods for the existing Business Zone in the Franklin Section.

Point Number	47.2	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone
Support/Oppose/Neutral:	Oppose		

Summary of Submission

Opposes Schedule 24G on the grounds that its provisions:

(1) reduce the range of permitted activities;

(2) have no basis in terms of the section 32 analysis, Waikato Regional Policy Statement, Waikato District Development Strategy or the Waikato District Plan's objectives and policies;

(3) are not fit for purpose; and

(4) do not enable economic opportunities to be realised.

Comments:	**Decision sought:** Either: (1) Withdraw PC 16; or (2) Amend the Schedule 24G provisions to align with the existing Business Zone objectives, policies and methods; and (3) Make any necessary consequential changes to satisfy the concerns of the submitter.

Point Number	47.3	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps > 4.2.8.3-Map 3 – Tuakau Living Zone (New Residential) - Dominion Road
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the notified version of PC16 Map 3 on the grounds that the proposed rezoning of land on the southern side of Dominion Road will generate conflict between new residential activities and existing industrial activities and will likely undermine and restrict the operation of existing industries.		
Comments:	**Decision sought:** Either: (1) Withdraw PC16; or (2) Reject the notified version of PC16 Map 3.		

Submitter Number:	48	**Submitter:**	Bollard and Whangarata Roads Business Group
Organisation:	Attn: John Reelick		
Address:	PO Box 99,Tuakau,New Zealand,2342		
ECM Numbers:	1597359		

Point Number	48.1	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.8-Map 6 – Tuakau Industrial Zone – Bollard and Whangarata Roads
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the notified version of PC16 Map 6 on the grounds that PC16 pre-empts the comprehensive District Plan review and the Tuakau Structure Plan did not anticipate or direct the significant amendments to the provisions governing the business and industrial land at Whangarata Road and Bollard Road.		
Comments:	**Decision sought:** Either: (1) Withdraw PC16; or (2) Defer the consideration of rezoning business and industrial land until the comprehensive District Plan review; or (3) Replace the proposed new Tuakau Industrial Zone with other zones that enable, rather than restrict, business and industrial opportunities such as the existing business and industrial zones within the Franklin Section (at Tuakau and Pokeno) and/or the Drury South Business Park.		

Point Number	48.2	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Schedule 24G on the grounds that the provisions are outdated, not fit for purpose and do not enable economic opportunities to be realised.		
Comments:	**Decision sought:** Either: (1) Withdraw PC16; or (2) Amend the Schedule 24G provisions so that they align with the provisions in the existing Business and Industrial Zones (in Tuakau and Pokeno) and/or the Drury South Industry Zone; or (3) Amend the Schedule 24G provisions as per the more specific submission points that follow.		

Point Number	48.3	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.1-15C.1 Introduction
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes 15C.1 (Introduction) on the grounds that the Tuakau Industrial Zone is not supported.		

Comments:	**Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, amend Chapter 15C.1 (Introduction) by either: (1) Deleting the sentence that reads as follows: "Stage 1 also addresses the managed development of the existing Tuakau Industrial Zone and provides for a minor extension to this area"; or (2 Amending the above sentence so that it reads as follows: "Stage 1 also addresses the managed development of the existing Business, Industrial Services and Industrial Zones and provides for a minor extension to this area as Industrial Zone."

Point Number	48.4	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.1-15C.1 Introduction
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the 6th paragraph in Chapter 15C.1 (Introduction) on the grounds that the proposed Tuakau Industrial Zone is not supported.		
Comments:	**Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, amend the 6th paragraph in Chapter 15C.1 (Introduction) so that it reads as follows: "Stage 1 comprises areas of greenfield residential growth on the northern side of Buckland Road and on the northern side of Dominion Road (immediately to the west and east of the existing residential areas respectively)."		

Point Number	48.5	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.1-15C.1 Introduction
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Chapter 15C.1 (Introduction) on the grounds that the proposed Tuakau Industrial Zone is not supported.		
Comments:	**Decision sought:** Unless PC16 is withdrawn, or PC16 Map 6 is rejected, amend the last paragraph in 15C.1 (Introduction) by deleting the reference to Schedule 24G (Tuakau Industrial Zone).		

Point Number	48.6	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Issue 15C.2 (Planned and Sustainable Growth of Tuakau) and the associated objective and policies on the grounds that the proposed Tuakau Industrial Zone is not supported and these provisions could impose inappropriate and unnecessary requirements on industrial development.		

Comments:	**Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, amend Issue 15C.2, Objective 15C.2.1 and associated policies so that they only apply to the Tuakau Living Zone and Tuakau Country Living Zone.

Point Number	48.7	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.4-15C.4 Issue – Impact on Water Quality, Biodiversity, Ecosystems and Habitats
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Issue 15C.4 (Impact on Water Quality, Biodiversity, Ecosystems and Habitats) and the associated objectives and policies on the grounds that the proposed Tuakau Industrial Zone is not supported and these provisions could impose inappropriate and unnecessary requirements on industrial development.		
Comments:	**Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, amend Issue 15C.4 and the associated objectives and policies so that they only apply to the Tuakau Living Zone and Tuakau Country Living Zone.		

Point Number	48.8	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.6-15C.6 Issue – Health, Safety and Property
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Issue 15C.6 (Health, Safety and Property) and the associated objectives and policies on the grounds that the proposed Tuakau Industrial Zone is not supported and these provisions could impose inappropriate and unnecessary requirements on industrial development.		
Comments:	**Decision sought:** Amend Issue 15C.6 and the associated objectives and policies so that they only apply to the Tuakau Living Zone and Tuakau Country Living Zone.		

Point Number	48.9	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.8-15C.8 Issue – Amenity Values for Urban Subdivision, Building and Development
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Issue 15C.8 (Amenity Values for Urban Subdivision, Building and Development) and the associated objectives and policies on the grounds that the proposed Tuakau Industrial Zone is not supported and these provisions could impose inappropriate and unnecessary requirements on industrial development.		
Comments:	**Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, amend Issue 15C.8 and the associated objectives and policies so that they only apply to the Tuakau Living Zone and Tuakau Country Living Zone.		

Point Number	48.10	**Category**	8-15C Tuakau Structure Plan (Stage 1)
Support/Oppose/Neutral:	Oppose		

Summary of Submission Opposes Chapter 15C on the grounds that it lacks specific requirements to avoid reverse sensitivity effects in respect to the location of residential activities close to business and industrial activities.

Comments: **Decision sought:**

Unless PC16 is withdrawn or PC16 Map 16 and Schedule 24G are rejected, amend Chapter 15C by inserting a new objective and policy in Chapter 15C that read as follows:

Objective: Separation distances between residential activities and business and industry areas (containing light and heavy industry) are maintained.

Policy: Avoid locating residential activities in proximity to the Tuakau business and industry areas (containing light and heavy industry) on Bollard and Whangarata Roads and maintain adequate separation distances and buffers within the Rural Zone to avoid reverse sensitivity effects on these activities."

Point Number 48.11 **Category** 8-15C Tuakau Structure Plan (Stage 1) > 8.10-15C.10 Issue – Functionality and Integrated Development within the Tuakau Industrial Zone

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Issue 15C.10 (Functionality and Integrated Development within the Tuakau Industrial Zone) on the grounds that the proposed Tuakau Industrial Zone is not supported and specifically:

(a) the provisions significantly restrict a range of business, commercial and employment opportunities which are otherwise provided in the existing Franklin Section business and industrial zones;

(b) no economic analysis or consideration of alternatives is provided;

(c) the provisions do not reflect that effects from the rural zone should be measured from the notional boundary of a dwelling rather than a zone boundary;

(d) the objectives and policies do not reflect existing National Environmental Standards;

(e) reference to traffic is inappropriate and it undermines the need to enable industry

(f) the policies do not clarify that the sensitive land uses are limited to residential activities; and

(g) there is an unreasonable and unjustified limitation on retail activities, particularly outside of main street locations.

Comments: **Decision sought:**

Unless PC16 is withdrawn or PC16 Map 6 is rejected, amend the 15C.10.1 objectives and policies as follows:

(1) Delete the word '*industrial*' in Objective 15C.10.1 and replace with the word 'business'.

(2) Insert a new policy that reads as follows: "Enable employment-based business and industry activity."

(3) Amend Policy 15C.10.4 to read as follows: "Activities are to be appropriately located and managed to mitigate adverse effects including visual, acoustic, vibration, lighting, glare, vermin, dust, smoke, odour and fume effects."

(4) Amend 15C.10.5 to reads as follows: "Sensitive residential land uses must not be located within the Tuakau Industrial Zone."

(5) Delete the wording in Policy 15C.10.6 and replace with the following: "Retail activities should be of a type that does not undermine the vitality, vibrancy and function of the Tuakau town centre as the main street to entertainment, convenience retail and commercial services."

(6) Consequently amend 15C.11 Reasons and Explanations to address the decisions sought above.

Point Number 48.12 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.1-24G.1 Application of the Schedule

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 24G.1 (Application of the Schedule) on the grounds that there should be no reference to chapters in the Waikato Section which submitters have not had an opportunity to make submissions on.

Comments: **Decision sought:**

Unless PC16 is withdrawn or PC16 Map is rejected, amend Rule 24G.1 by:

(1) Inserting a sentence that reads as follows: "No other rules of the District Plan (Waikato Section) apply to the Zone."

(2) Deleting the proposed sentence that reads: "*The Schedule 24G rules shall also be read in conjunction with Chapters 16, 17, 18, 19, 20 and 29.*"

Point Number 48.13 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.4-24G.10 Land Use - Activities

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 24G.10 (Type of activity) on the grounds that the provisions restrict a wide range of activities which are otherwise permitted in the existing Business and Industrial Zones in the Franklin Section.

Comments: **Decision sought:**

Unless PC16 is withdrawn or PC16 Map 16 is rejected, delete Rule 24G.10 and:

(1) replace with provisions that exist for permitted business and industrial activities in the Franklin Section (including the content of Rule 29.1 (Business Zone), Rule 29B.1 (Industrial 2 Zone) and Rule 29C.1 (Light Industrial Zone) and the Tuakau Industrial

Services Zone and Tuakau Industrial Zone; and

(2) consequently amend Appendix P (Meaning of words) in the Waikato Section to ensure alignment with the permitted activities in the existing Franklin Section zones listed above.

Point Number 48.14 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 24G.11 (On-site services) on the grounds that the rule does not reflect the relevant National Environmental Standard and because the engineering standards in Appendix B of the Waikato Section are not precise and measurable, there is no certainty of compliance.

Comments: **Decision sought:**

Unless PC16 is withdrawn or PC16 Map 6 is rejected, amend Rule 24G.11 by:

(1) referring to current National Environmental Standards; and

(2) either deleting the reference to Appendix B or amending this appendix to include precise and measurable standards that are to the satisfaction of the submitter.

Point Number 48.15 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 24G.12 (Network utilities - excluding aerials) on the grounds that it references appendices which do not contain measurable standards and therefore compliance is subjective.

Comments: **Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, amend Rule 24G.12 so that it refers to updated and measurable standards and aligns with Part 51 (Parking, Loading and Access) in the Franklin Section.

Point Number 48.16 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 24G.13 (Existing electricity and telecommunication lines) on the grounds that it replicates rules and does not reflect the requirements of the relevant National Environment Standard.

Comments: **Decision sought:** Unless PC16 is withdrawn or PC16 Map is rejected, amend Rule 24G.13 to avoid replication of the relevant National Environmental Standard.

Point Number	48.17	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.14 (Access, vehicle entrance, parking, loading and manoeuvring space) on the grounds that: (1) it refers to engineering standards that are inappropriate and not aligned with the existing Franklin Section standards; and (2) it compromises the internal design and function of an industrial site.		
Comments:	**Decision sought:** Unless PC16 is withdrawn of PC16 Map 6 is rejected, amend Rule 24G.14 by: (1) deleting the reference to Appendix A; or (2) amending Appendix A so that it contains measurable standards and aligns with Part 51 of the Franklin Section; and (3) deleting clause (b) in Rule 24G.14.1.		

Point Number	48.18	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.15 (Vehicle movements) on the grounds that it does not enable business and industrial activities, is not justified by the Chapter 15C objectives and policies and is not comparable with the Franklin Section rules or other districts.		
Comments:	**Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, delete Rule 24G.15.		

Point Number	48.19	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.16 (Servicing and operation hours) on the grounds that it should not apply to large industrial sites which are a considerable distance from residential zones.		
Comments:	**Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, delete Rule 24G.16.		

Point Number	48.20	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		

Summary of Submission Opposes Rule 24G.17 (Landscaping) on the grounds that the proposed standards do not align with the operative Franklin Section standards.

Comments: **Decision sought:**

Unless PC16 is withdrawn or PC16 Map 6 is rejected, amend Rule 24G.17 so that:

(1) clause (a) refers to a 1.5 metre landscaping strip adjacent to a road (rather than 2 metres);

(2) clause (c) which refers to planting within 2 metres of an arterial route is deleted; and

(3) the list of restricted discretionary matters in Rule 24G.17 is simplified and the matter of safe site ingress and egress is deleted.

Point Number 48.21 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 24G.18 (Noise) on the grounds that it:

(1) does not accommodate existing industrial operations;

(2) does not align with the Franklin Section or the current New Zealand Standard for LAeq noise measurements; and

(3) does not apply to the notional boundary of a dwelling in rural zones or exempt recreation zones and other public open spaces.

Comments: **Decision sought:**

Unless PC16 is withdrawn or PC16 Map 6 is rejected, amend Rule 24G.18.1 so that it reads as follows:

"Any activity in the Tuakau Industrial Zone is a permitted activity if the noise from the activity measured at any other site:

(a) in the Tuakau Industrial Zone, does not exceed 75dBA LAeq at all times

(b) in another zone, or within the Rural Zone at the notional boundary of a dwelling, does not exceed:

(i) 55dBA LAeq 7am to 10pm

(ii) 45dBA LAeq 10pm to 7am the following day

(iii) 75dBA LAF max 10pm to 7am the following day

Despite the above, construction noise and emergency sirens are not subject to this rule."

Point Number	48.22	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.19 (Construction noise) on the grounds that the standards in Appendix N do not reflect the updated New Zealand Standard.		
Comments:	**Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, either insert reference to the current New Zealand Standard for construction noise or amend Appendix N to reflect that standard.		

Point Number	48.23	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.20 (Vibration) on the grounds that the standards are outdated and need to reflect current industry best practice.		
Comments:	**Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, amend Rule 24G.20 so that it refers to the relevant standards in the "*German Industrial Standard DIN 4150-3 (1999): Structural vibration - Part 3 Effects of vibration on structures.*"		

Point Number	48.24	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.21 (Glare and lighting) on the grounds that it does not exempt effects on rural zones and recreation reserve, does not apply to the notional boundary of a dwelling in the rural zone and does not exempt night-time hours.		
Comments:	**Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, amend Rule 24G.21 so that: (1) it exempts the effects of glare and lighting on rural properties and recreation reserve; (2) it applies at the notional boundary of a dwelling in the rural zone; and (3) it only applies during the night-time hours between 10pm and 7am where the site adjoins a residential zone.		

Point Number	48.25	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.22 (Dust, smoke, fumes, or odour or ground level) on the grounds that:		

(1) clause (c) applies an outdated standard for the Transpower lines; and

(2) it should not apply to the 110kV lines owned and operated by Counties Power where earthworks in the vicinity of the lines are controlled by the Electricity Regulations.

Comments: **Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, delete clause (c) in Rule 24G.22.

Point Number 48.26 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 24G.23 (High-frequency electromagnetic field) on the grounds that it refers to an outdated New Zealand Standard.

Comments: **Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, delete Rule 24G.23.

Point Number 48.27 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 24G.24 (Earthworks) on the grounds that the engineering standards contained in Appendix B are not measurable and do not provide certainty, unreasonable burdens are placed on landowners to re-vegetate exposed soil within side yards and there is no consistency with the Franklin Section standards for earthworks.

Comments: **Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, delete clauses (a), (b) and (f)(ii) in Rule 24G.24.1 and delete Rule 24G.24.2.

Point Number 48.28 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects

Support/Oppose/Neutral: Support

Summary of Submission Supports Rule 24G.25 (Earthworks) on the grounds that it appropriately provides for clean-fill activities.

Comments: **Decision sought:** Adopt Rule 24G.25 as per the notified version of PC16.

Point Number 48.29 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 24G.26 (Contaminated land remediation) on the grounds that:

(1) it replicates the Resource Management (National Environmental Standard for

Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011; and

(2) it replicates the matter of discharge consents which is governed by the regional plan.

Comments: **Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, delete Rule 24G.26.

Point Number 48.30 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects

Support/Oppose/Neutral: Neutral

Summary of Submission The submitter is neutral in respect to Rule 24G.27 (Hazardous substances) provided that Appendix H reflects the current HSNO requirements.

Comments: **Decision sought:** Adopt Rule 24G.27 as per the notified version of PC16 provided that Appendix H reflects the current HSNO requirements.

Point Number 48.31 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects

Support/Oppose/Neutral: Neutral

Summary of Submission The submitter is neutral in respect to Rule 24G.28 (Radioactive materials) provided that it does not apply to fire alarms and other domestic appliances.

Comments: **Decision sought:** Adopt Rule 24G.28 as per the notified version of PC16 provided that it accommodates modern domestic appliances (including fire alarms).

Point Number 48.32 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 24G.29 (Wastewater treatment) on the grounds that it does not reflect the specific requirements of the zone as it refers to private wastewater systems for dwellings and does not differentiate from an industrial wastewater process that is controlled via the trade waste bylaw.

Comments: **Decision sought:** Unless PC16 is withdrawn or PC16 Map is rejected, either delete Rule 24G.29 or amend the standards to satisfy the concerns of the submitter.

Point Number 48.33 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 24G.34 (Outdoor storage) on the grounds that the rule does not enable industrial activity, does not relate to a resource management issue and sets

unreasonable thresholds for the bulk and location of goods or materials stored outside.

Comments: **Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, delete Rule 24G.34.

Point Number 48.34 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.6-24G.35 to 24G.42 Land Use - Building

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 24G.35 (Building height) on the grounds that the permitted building height of 10 metres is unreasonably onerous, does not reflect the existing environment, does not enable industrial development and employment growth and is a significant departure from the existing Franklin Section rules.

Comments: **Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, either delete Rule 24G.35 or amend the standard to align with the existing Franklin Section rules.

Point Number 48.35 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.6-24G.35 to 24G.42 Land Use - Building

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 24G.36 (Daylight admission) on the grounds that it does not align with the Franklin Section rules.

Comments: **Decision sought:**

Unless PC16 is withdrawn or PC16 Map 6 is rejected, amend Rule 24G.36 so that:

(1) clause (a)(i) in Rule 24G.36.1 refers to an elevation of 3 metres (rather than 2.5 metres) and

(2) clause (a)(iii) in Rule 24G.36.1 is deleted; and

(3) there is an exemption for road boundaries.

Point Number 48.36 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.6-24G.35 to 24G.42 Land Use - Building

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 24G.37 (Building coverage) on the grounds that the Chapter 15C objectives and policies do not justify a maximum building coverage of 70% and this threshold does not enable industry and employment growth when compared with the Franklin Section rules.

Comments: **Decision sought:**

Unless PC16 is withdrawn or PC16 Map 6 is rejected, amend Rule 24G.37 so that:

(1) it allows 100% site coverage for properties located in the existing Business Zone;

(2) it allows up to 85% site coverage for properties located in the existing Tuakau Industrial Zone; and

(3) Rule 24G.37.2 does not refer to on-site parking in the matters to which Council must restrict its discretion

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Point Number	48.37	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.6-24G.35 to 24G.42 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.38 (Building setbacks) on the grounds that the setbacks are too restrictive and do not allow for the efficient use of the land resource for business, industry and employment-related activities.		
Comments:	**Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, amend Rule 24G.38 to require a 5 metre setback from the road boundary or the boundary of another zone and delete clause (b) as no regional arterial roads exist in this locality.		

Point Number	48.38	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.6-24G.35 to 24G.42 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.39 (Setbacks - high voltage electricity transmission lines) on the grounds that the 20 metres setback applies to Transpower lines which do not exist in Tuakau, and for the existing Counties Power transmission lines the required setback is already specified by the electricity regulations.		
Comments:	**Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, delete Rule 24G.39.		

Point Number	48.39	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.6-24G.35 to 24G.42 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.40 (Building near a stream) on the grounds that the permitted setback of 27.5 metres is too restrictive and it should be a restricted discretionary activity for buildings sited between 10 metres and 27.5 metres from the bank of a stream having an average width of at least 3 metres.		
Comments:	**Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, amend clause (a) in Rule 24G.40.1 to permit a setback of 10 metres and amend Rule 24G.40.2 so that the default is a restricted discretionary (rather than discretionary) activity.		

Point Number	48.40	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.6-24G.35 to 24G.42 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.42 (Relocated buildings) on the grounds that there should be no difference between a building that is constructed on site and a building that is relocated to the site and the matters of control relate primarily to residential or rural situations.		
Comments:	**Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is withdrawn, delete Rule 24G.42.		

Point Number	48.41	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.7-24G.43 to 24G.50 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.43 (Allotment size) on the grounds that the minimum net site area of 225m2 is too restrictive for fee simple lots.		
Comments:	**Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, amend Rule 24G.43 to require a minimum net site area of 150m2.		

Point Number	48.42	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.7-24G.43 to 24G.50 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.44 (Allotment boundaries) on the grounds that the location of a boundary does not generate an effect on an area of significant indigenous vegetation and habitat, hazard area, contaminated land, site of significance to Maaori or wetland.		
Comments:	**Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, amend Rule 24G.44.1 by deleting clause (b).		

Point Number	48.43	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.7-24G.43 to 24G.50 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.45 (Frontage) on the grounds that the restricted discretionary activity status is unreasonable.		
Comments:	**Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, amend Rule 24G.45.2 so that it refers to a restricted discretionary (rather than discretionary) activity and consequently list the matters of discretion.		

Point Number	48.44	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.7-24G.43 to 24G.50 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.46 (Road access) on the grounds that the restricted discretionary activity status is too restrictive, the standards in Appendices A and B are not measurable and do not align with the existing Franklin Section rules.		
Comments:	**Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, amend Rule 24G.46 so that infringements fall to be considered as a restricted discretionary (rather than discretionary) activity, amend Appendix A to align with existing Part 51 in the Franklin Section and delete the references to Appendix B.		

Point Number	48.45	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.7-24G.43 to 24G.50 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.47 (Earthworks) on the grounds that the default to a discretionary activity is too restrictive and the standards in Appendix B are not measurable.		
Comments:	**Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, amend Rule 24G.47.2 so that it refers to a restricted discretionary (rather than discretionary) activity, consequently list the matters of discretion and delete clause (a) in Rule 24G.47.1.		

Point Number	48.46	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.7-24G.43 to 24G.50 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposed Rule 24G.48 (On-site services) on the grounds that the default to a discretionary activity is too restrictive and the standards contained in Appendix B are not measurable.		
Comments:	**Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, amend Rule 24G.48.2 so that it provides for a restricted discretionary (rather than discretionary) activity, consequently list the matters of discretion and delete clause (b)(ii) in Rule 24G.48.1.		

Point Number	48.47	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.7-24G.43 to 24G.50 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.50 (Traffic generation) on the grounds that the matters of assessment are subjective and have no relevance to land that is already zoned for business and industrial subdivision and development.		
Comments:	**Decision sought:** Unless PC16 is withdrawn or PC16 Map 6 is rejected, delete Rule 24G.50.		

Submitter Number:	49	**Submitter:**	Gary McGuire
Address:	35 McGuire's Road,Tuakau,New Zealand,2121		
ECM Numbers:	1597340		

Point Number	49.1	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps
Support/Oppose/Neutral:	Not Stated		
Summary of Submission	Refers to the matter of reverse sensitivity with placement of residential developments alongside industrial developments, funding, road and rail linkages, cycleways and pedestrian walkways, infrastructure, quality residential developments and quality parks and reserves.		
Comments:	**Decision sought:** Not stated.		

Point Number	49.2	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential)
Support/Oppose/Neutral:	Not Stated		
Summary of Submission	Refers to the matter of reverse sensitivity with placement of residential developments alongside industrial developments, funding, road and rail linkages, cycleways and pedestrian walkways, infrastructure, quality residential developments, quality parks and reserves.		
Comments:	**Decision sought:** Not stated.		

Point Number	49.3	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.8-Map 5 – Tuakau Country Living Zone – Barnaby Road
Support/Oppose/Neutral:	Not Stated		
Summary of Submission	Refers to the matter of reverse sensitivity with placement of residential developments alongside industrial developments, funding, road and rail linkages, cycleways and		

pedestrian walkways, infrastructure, quality residential developments, quality parks and reserves.

Comments: **Decision sought:** Not stated.

Point Number 49.4 **Category** 6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone

Support/Oppose/Neutral: Not Stated

Summary of Submission Refers to the matter of reverse sensitivity with placement of residential developments alongside industrial developments, funding, road and rail linkages, cycleways and pedestrian walkways, infrastructure, quality residential developments, quality parks and reserves.

Comments: **Decision sought:** Not stated.

Point Number 49.5 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.8-Map 6 – Tuakau Industrial Zone – Bollard and Whangarata Roads

Support/Oppose/Neutral: Not Stated

Summary of Submission Refers to the matter of reverse sensitivity with placement of residential developments alongside industrial developments, funding, road and rail linkages, cycleways and pedestrian walkways, infrastructure, quality residential developments, quality parks and reserves.

Comments: **Decision sought:** Not stated.

Point Number 49.6 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone

Support/Oppose/Neutral: Not Stated

Summary of Submission Refers to the matter of reverse sensitivity with placement of residential developments alongside industrial developments, funding, road and rail linkages, cycleways and pedestrian walkways, infrastructure, quality residential developments, quality parks and reserves.

Comments: **Decision sought:** Not stated.

Point Number 49.7 **Category** 8-15C Tuakau Structure Plan (Stage 1)

Support/Oppose/Neutral: Not Stated

Summary of Submission Refers to the matter of reverse sensitivity with placement of residential developments alongside industrial developments, funding, road and rail linkages, cycleways and

	pedestrian walkways, infrastructure, quality residential developments, quality parks and reserves.
Comments:	**Decision sought:** Not stated.

Point Number	49.8	**Category**	9-Appendix Oh
Support/Oppose/Neutral:	Not Stated		
Summary of Submission	Refers to the matter of reverse sensitivity with placement of residential developments alongside industrial developments, funding, road and rail linkages, cycleways and pedestrian walkways, infrastructure, quality residential developments, quality parks and reserves.		
Comments:	**Decision sought:** Not stated.		

Submitter Number:	50	**Submitter:**	Tuakau Business Park
Organisation:	Attn: Nick Williamson		
Address:	Private Bag 19,Papakura ,New Zealand,2244		
ECM Numbers:	1597339		

Point Number	50.1	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Schedule 24G (Tuakau Industrial Zone) on the grounds that provisions for permitted land use activities are too restrictive.		
Comments:	**Decision sought:** Amend Schedule 24G so that permitted activities in the Proposed Tuakau Industrial Zone match those that are permitted in the existing Business Zone (Franklin Section).		

Point Number	50.2	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Oppose		

Summary of Submission	Opposes Issue 15C.2 (Planned and Sustainable Growth of Tuakau) and the associated objectives and policies on the grounds that their application to industrial zones is inappropriate.
Comments:	**Decision sought:** Amend Issue 15C.2 and the associated objectives and policies so that they do not apply to industrial zones.

Point Number	50.3	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.4-15C.4 Issue – Impact on Water Quality, Biodiversity, Ecosystems and Habitats
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Issue 15C.4 (Impact on Water Quality, Biodiversity, Ecosystems and Habitats) and the associated objectives and policies on the grounds that their application to industrial zones is inappropriate.		
Comments:	**Decision sought:** Amend Issue 15C.4 (Impact on Water Quality, Biodiversity, Ecosystems and Habitats) and the associated objectives and policies so that they do not apply to industrial zones.		

Point Number	50.4	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.6-15C.6 Issue – Health, Safety and Property
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Issue 15C.6 (Health, Safety and Property) and the associated objectives and policies on the grounds that their application to industrial zones is inappropriate.		
Comments:	**Decision sought:** Amend Issue 15C.6 and the associated objectives and policies so that they do not apply to industrial zones.		

Point Number	50.5	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.8-15C.8 Issue – Amenity Values for Urban Subdivision, Building and Development
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Issue 15C.8 (Amenity Values for Urban Subdivision, Building and Development) and the associated objectives and policies on the grounds that their application to industrial zones is inappropriate.		
Comments:	**Decision sought:** Amend Issue 15C.8 and the associated objectives and policies so that they do not apply to industrial zones.		

Point Number	50.6	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.10-15C.10 Issue – Functionality and Integrated Development within the Tuakau Industrial Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Objective 15C.10.1 on the grounds that it is too restrictive.		
Comments:	**Decision sought:** Amend Objective 15C.10.1 so that it encourages employment and business development within the Tuakau Industrial Zone while managing any adverse effects.		

Point Number	50.7	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.10-15C.10 Issue – Functionality and Integrated Development within the Tuakau Industrial Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Policy 15C.10.4 (concerning mitigation of adverse effects at any zone boundary) on the grounds that it needs to be more adaptive.		
Comments:	**Decision sought:** Amend Policy 15C.10.4 so that it is more adaptive.		

Point Number	50.8	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.10-15C.10 Issue – Functionality and Integrated Development within the Tuakau Industrial Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Policy 15C.10.5 (concerning the exclusion of sensitive land uses) on the grounds that it needs to be more adaptive.		
Comments:	**Decision sought:** Amend Policy 15C.10.5 so that it is more adaptive.		

Point Number	50.9	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.10-15C.10 Issue – Functionality and Integrated Development within the Tuakau Industrial Zone
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Policy 15C.10.6 (concerning convenience retail activities) on the grounds that the term "*convenience retailing*" needs to be defined or the policy needs to be more specific.		
Comments:	**Decision sought:** Amend Policy 15C.10.6 so that the term "*convenience retailing*" is understood or add this as new definition in Appendix P (Meaning of words).		

Point Number	50.10	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.2-24G.2 Prohibited Activities
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.2 (Prohibited activities) on the grounds that a prohibited activity status for the listed land use activities is unjustifiably onerous.		
Comments:	**Decision sought:** Delete Rule 24G.2.		

Point Number	50.11	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.4-24G.10 Land Use - Activities
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.10 (Type of activity) on the grounds that residential activities above warehouses and offices, retailing and wholesale activities should be permitted in the Tuakau Industrial Zone.		
Comments:	**Decision sought:** Amend Rule 24G.10 to align with the existing Franklin Section provisions by permitting residential activities above warehouses and offices, retailing and wholesale activities in the Tuakau Industrial Zone.		

Point Number	50.12	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.15 (Vehicle movements) on the grounds that the limit of 250 vehicles per day is unnecessary.		
Comments:	**Decision sought:** Delete Rule 24G.15.		

Point Number	50.13	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.5-21E.13 to 21E.33 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.16 (Servicing and operation hours) on the grounds that the permitted times for loading or unloading and the receipt of customers or deliveries are too restrictive.		
Comments:	**Decision sought:** Delete Rule 24G.16.		

Point Number	50.14	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.17 (Landscaping) on the grounds that the requirements to plant a 2 metre planted strip between parking and storage areas and roads and to plant land within 2 metres of an arterial route with a combination of lawn, indigenous ground cover, shrubs and trees are too restrictive.		
Comments:	**Decision sought:** Amend Rule 24G.17 by reducing the planted width in clause (a) from 2 metres to 1.5 metres and deleting clause (c) which concerns a combination of plantings where land is within 2 metres of an arterial route.		

Point Number	50.15	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.24 (Earthworks - general) on the grounds that the requirement to revegetate 80% of ground cover within 12 months of the commencement of earthworks and the area limit of 1 hectare are too restrictive.		
Comments:	**Decision sought:** Amend Rule 24G.24 by deleting clauses (b) and (e).		

Point Number	50.16	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.6-24G.35 to 24G.42 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.35 (Building height) on the grounds that the permitted building height of 10 metres is unacceptable.		
Comments:	**Decision sought:** Delete Rule 24G.35 or amend the permitted height limit.		

Point Number	50.17	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.6-24G.35 to 24G.42 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.37 (Building coverage) on the grounds that the permitted building coverage limit of 70% is too restrictive.		
Comments:	**Decision sought:** Amend Rule 24G.37 by permitting up to 85% building coverage.		

Point Number	50.18	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.6-24G.35 to 24G.42 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.38 (Building setbacks) on the grounds that the 7.5 metre setback from a road boundary is too restrictive.		
Comments:	**Decision sought:** Amend Rule 24G.38 to permit a building setback of 5 metres from a road boundary.		

Point Number	50.19	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.6-24G.35 to 24G.42 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.40 (Building near a stream) on the grounds that the required setback of 27.5 metres from the bank of a stream which has an average width of at least 3 metres is too restrictive.		
Comments:	**Decision sought:** Amend Rule 24G.30 to permit a setback of 10 metres from the bank of a stream which has an average width of at least 7 metres.		

Point Number	50.20	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.7-24G.43 to 24G.50 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.43 (Allotment size) on the grounds that 'amenity values' as a matter over which Council reserves its control is not specific enough.		
Comments:	**Decision sought:** Amend Rule 24G.43 so that the term 'amenity values' is more specific and better understood.		

Point Number	50.21	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.7-24G.43 to 24G.50 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.43 (Allotment size) on the grounds that the minimum net site area of 225m2 is too restrictive.		
Comments:	**Decision sought:** Delete Rule 24G.43 or increase the required net site area of new allotments.		

Submitter Number:	51	**Submitter:**	Beams and Timber Direct Ltd
Organisation:	Attn: Graeme and Julie Fox		
Address:	34-36 Bollard Road,Tuakau,New Zealand,2121		
ECM Numbers:	1597312		

Point Number	51.1	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.2-24G.2 Prohibited Activities
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.2 (Prohibited Activities) on the grounds that: (1) residential accommodation can complement industrial development and should be provided for within the proposed Tuakau Industrial Zone as it is within the current Business zoning (Franklin Section); and (2) the issue of reverse sensitivity needs to be considered consistently for both industrial and residential zones.		
Comments:	**Decision sought:** Delete Rule 24G.2 and retain the Franklin Section provisions.		

Point Number	51.2	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.4-24G.10 Land Use - Activities
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.10 (Type of activity) on the grounds that clause (c) in Rule 24G.10.1 does not provide for offices unless they are ancillary to industrial uses and this compromises the ability to use buildings for multiple uses and reduces the functionality of an industrial zone.		
Comments:	**Decision sought:** Amend Rule 24G.10 by deleting clause (c) in Rule 24G.10.1.		

Point Number	51.3	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.15 (vehicle movements) on the grounds that it is unreasonable to place any restriction on the number of daily vehicle movements as it would compromise		

the functionality of industrial developments and reduce the economic benefits for the community.

Comments: **Decision sought:** Delete Rule 24G.15.

Point Number 51.4 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 24G.16 (Servicing and operation hours) on the grounds that any restriction on the servicing and operation hours for an industry is unreasonable as it does not reflect the reality of business or industrial operations and it would reduce the economic benefits for the community.

Comments: **Decision sought:** Delete Rule 24G.16.

Point Number 51.5 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 24G.17 (Landscaping) on the grounds that the requirement for a 2 metre planted strip between parking and storage areas and a road is unreasonable, particularly for sites that have a small amount of road frontage, as it removes opportunities for development within the front yard, would stifle industrial growth and reduce economic benefits to the community.

Comments: **Decision sought:** Delete Rule 24G.17 and retain the Franklin Section provisions.

Point Number 51.6 **Category** 5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes Rule 24G.18 (Noise) on the grounds that the noise limits are unreasonable for business and industrial operations and Council's desire to apply the Waikato Section provisions as far as practicable to properties within the Franklin Section is not justified and disregards the uniqueness of this industrial location.

Comments: **Decision sought:** Delete Rule 24G.18 and retain the Franklin Section provisions.

Point Number	51.7	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.34 (Outdoor storage) on the grounds that the restrictions on the height, location and view of goods or materials stored outside do not reflect the reality of business and industrial operations, would act as a disincentive to investment and reduce the economic benefits to the community.		
Comments:	**Decision sought:** Delete Rule 24G.34.		

Point Number	51.8	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.5-24G.11 to 24G.34 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.21 (Glare and lighting) on the grounds that flood lighting is necessary for businesses and industries that may need to operate 24 hours and the proposed lux limits are more restrictive than for the existing Business zone (Franklin Section) which will reduce the functionality of this location and reduce the economic benefits to the community.		
Comments:	**Decision sought:** Delete Rule 24G.2 and retain the Franklin Section provisions.		

Point Number	51.9	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.6-24G.35 to 24G.42 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.39 (Setbacks - high voltage electricity transmission lines) on the grounds that the building setback of 20 metres is excessive as Counties Power has indicated that a lesser setback of 9 metres from the centre of a line having a voltage capacity of at least 110kV is sufficient.		
Comments:	**Decision sought:** Amend Rule 24G.39.1 by reducing the required building setback from 20 metres to 9 metres.		

Point Number	51.10	**Category**	5-Industrial Zone Rules > 5.2-Schedule 24G Tuakau Industrial Zone > 5.2.6-24G.35 to 24G.42 Land Use - Building
Support/Oppose/Neutral:	Oppose		

Summary of Submission	Opposes Rule 24G.35 (Building height) on the grounds that the permitted building height of 10 metres is too restrictive, does not acknowledge the requirements of business and industrial operations or the nature of existing development in the Bollard Road/Whangarata Road vicinity and would adversely affect the opportunities for industrial growth.
Comments:	**Decision sought:** Delete Rule 24G.35 and retain the existing Franklin Section provisions.

Point Number	51.11	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.8-Maps > 4.2.8.3-Map 3 – Tuakau Living Zone (New Residential) - Dominion Road
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes the notified version of PC16 (Map 3) on the grounds that rezoning properties on the southern side of Dominion Road for residential purposes will exacerbate reverse sensitivity given the established business and industrial operations on Bollard Road/Whangarata Road and undermine the ability for them to continue without complaints from residents.		
Comments:	**Decision sought:** Amend the notified version of PC16 Map 3 by retaining the existing Rural zoning of properties on the southern side of Dominion Road.		

Submitter Number:	52	**Submitter:**	Madsen Lawrie Consultants Ltd
Organisation:	Attn: T B Madsen		
Address:	Po Box 177,Pukekohe,New Zealand,2340		
ECM Numbers:	1597869		

Point Number	52.1	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Policy 15C.2.4 on the grounds that rear lots are a way of providing a balanced development and they reduce the amount of roading and impervious surfaces.		
Comments:	**Decision sought:** Delete clause (b) in Policy 15C.2.4 which states that rear lots should be minimised in Tuakau's new residential areas.		

Point Number	52.2	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Policy 15C.2.4 on the grounds that the pairing of entranceways off a public road restricts the type of residential development that can occur and there is no rationale for this requirement.		
Comments:	**Decision sought:** Delete clause (c) in Policy 15C.2.4.		

Point Number	52.3	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Policy 15C.2.4 on the grounds that there should be no restriction on the creation of cul-de-sacs and unconnected roads.		
Comments:	**Decision sought:** Delete clause (f) in Policy 15C.2.4.		

Point Number	52.4	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Policy 15C.2.5 on the grounds that maximising the number of front allotments does not provide a balanced residential development.		
Comments:	**Decision sought:** Delete clause (b) in Policy 15C.2.5.		

Point Number	52.5	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.2-15C.2 Issue - Planned and Sustainable Growth of Tuakau
Support/Oppose/Neutral:	Not Stated		
Summary of Submission	Opposes Policy 15C.2.5 on the grounds that a limitation on the creation of rear allotments is contrary to good design.		
Comments:	**Decision sought:** Delete clause (c) in Policy 15C.2.5.		

Point Number	52.6	**Category**	8-15C Tuakau Structure Plan (Stage 1) > 8.6-15C.6 Issue – Health, Safety and Property
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports Policy 15C.6.5 which requires development to manage the extent of impervious surfaces, provide adequate stormwater drainage and mitigate the off-site effects of stormwater drainage from the site.		
Comments:	**Decision sought:** Adopt the notified version of Policy 15C.6.5.		

Point Number	52.7	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.5-21E.13 to 21E.33 Land Use - Effects
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.25 (Earthworks - location and scale) on the grounds that the limit of 100m3 of earthworks within a site in a single calendar year is too restrictive.		
Comments:	**Decision sought:** Amend Rule 21E.25 by permitting up to 200m3 of earthworks within a site in a single calendar year.		

Point Number	52.8	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.35 (Dependent person's dwelling) on the grounds that the condition that requires the site to have a minimum net site of 900m2 is too restrictive.		
Comments:	**Decision sought:** Amend Rule 21E.35 by allowing a minimum net site area of 500m2.		

Point Number	52.9	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.38 (Daylight admission) on the grounds that the dimensions of the required building envelope are too restrictive.		
Comments:	**Decision sought:** Amend Rule 21E.38 by allowing a height control plane with a height measurement of 3 metres and an angle of 55 degrees.		

Point Number	52.10	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.39 (Building coverage) on the grounds that the total building coverage limit of 40% is too restrictive.		
Comments:	**Decision sought:** Amend Rule 21E.39 by allowing a total building coverage of 50%.		

Point Number	52.11	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.41 (Living court) on the grounds that the area and dimension requirements are too restrictive.		
Comments:	**Decision sought:** Amend Rule 21E.41 by allowing a living court area of 50m2 which can accommodate a circle with a diameter of 4 metres.		

Point Number	52.12	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.44 (Building setback - arterial road) on the grounds that the 15 metre setback is too restrictive.		
Comments:	**Decision sought:** Amend Rule 21E.44 by allowing a setback of 10 metres.		

Point Number	52.13	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.46 (Building setbacks - other boundaries) on the grounds that the required separation of 1.5 metres between a building and an access to a rear lot is too restrictive as it would prevent most in-fill housing.		
Comments:	**Decision sought:** Amend Rule 21E.46 by specifying a minimum separation of 0.5 metres between a building and an access to a rear lot.		

Point Number	52.14	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.47 (Garage setback - road boundary) on the grounds that there is a conflict between clause (a) which requires a garage to be set back at least 3 metres from a road and clause (b) which requires a garage to be set further back from a habitable part of a dwelling.		
Comments:	**Decision sought:** Amend Rule 21E.47 by deleting clause (b).		

Point Number	52.15	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.50 (Buildings near a stream) on the grounds that the setback of 27.5 metres from the bank of a a stream that has an average width of at least 3 metres is too restrictive.		
Comments:	**Decision sought:** Amend Rule 21E.50 by reducing the setback to 15 metres.		

Point Number	52.16	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.56 (Allotment size) on the grounds that the minimums that relate to net site area, average net site area and areas for certain percentages of new allotments are too restrictive.		
Comments:	**Decision sought:** Amend Rule 21E.56 so that: (1) clause (a)(i) specifies a minimum net site area of 350m2; (2) clause (a)(ii) specifies a minimum net site area of 450m2; and (3) clause (a)(iii) specifies that 50% of total allotments are at least 450m2 and 25% are at least 500m2.		

Point Number	52.17	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision

Support/Oppose/Neutral:	Oppose
Summary of Submission	Opposes Rule 21E.58 (Rear allotments) on that grounds that the limit of 10% of rear allotments per neighbourhood block is too restrictive.
Comments:	**Decision sought:** Amend Rule 21E.58 to allow up to 30% of rear allotments per neighbourhood block.

Point Number	52.18	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.7-21E.56 to 21E.65 Subdivision
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 21E.61 (Building platform) on the grounds that the specified circle dimension of 18 metres is too restrictive.		
Comments:	**Decision sought:** Amend Rule 21E.61 so that clause (b)(i) specifies a circle dimension of at least 15 metres.		

Point Number	52.19	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.36 (Daylight admission) on the grounds that the specified elevation of 2.5 metres for the height control plane between south-east or south-west of the building or stockpile is too restrictive.		
Comments:	**Decision sought:** Amend Rule 24G.36 so that clause (b)(ii) refers to an elevation of 3.5 metres for the height control plane between south-east or south-west of the building or stockpile.		

Point Number	52.20	**Category**	4-21 Living Zone Rules > 4.2-Schedule 21E Tuakau Living Zone Rules (New Residential) > 4.2.6-21E.34 to 21E.55 Land Use - Building
Support/Oppose/Neutral:	Oppose		
Summary of Submission	Opposes Rule 24G.40 (Building near a stream) on the grounds that the setback of 27.5 from the bank of a stream that has an average width of at least 3 metres is too restrictive.		
Comments:	**Decision sought:** Amend Rule 24G.40 so that it specifies a minimum setback of 15 metres.		

Point Number	52.21	**Category**	6-Country Living Zone Rules > 6.2-Schedule 27B Tuakau Country Living Zone > 6.2.8-Map 5 – Tuakau Country Living Zone – Barnaby Road
Support/Oppose/Neutral:	Support		
Summary of Submission	Supports the notified version of PC16 Map 5 provided that the rezoning of properties by Johnson Street is considered.		
Comments:	**Decision sought:** Amend the notified version of PC16 Map 5 to show the rezoning of properties by Johnson Street.		