

Waikato District Plan

Proposed Plan Change 17 Ngaruawahia and Surrounding Villages – Stage One Proposed Rezoning

S42A

Planning Report on Submissions and Further Submissions

September 2016



Waikato District Council
15 Galileo Street
Private Bag 544
Ngaruawahia 3742

Notice of Hearing
Waikato District Council

NOTICE is hereby given that a hearing will be held in the Council Chambers, District Council Office, 15 Galileo Street, Ngaruawahia on **Tuesday 4 October 2016 at 10am** and may continue on Wednesday 5 October 2016 to complete the Hearing. The purpose of the Hearing is to hear submissions and further submissions on **Plan Change 17 – Ngaruawahia Structure Plan Stage 1 Proposed Rezoning**.

This notice is given under section 46 of the Local Government Official Information and Meetings Act 1987.

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CHIEF EXECUTIVE

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I Introduction

This report is prepared in accordance with section 42A of the Resource Management Act 1991 (RMA).

2 Summary of Plan Change

Waikato District Plan	Waikato Section of Waikato District Plan
Status of Document	Operative 5 th April 2013
Name of Plan Change	Plan Change 17 - Ngaruawahia and Surrounding Villages – Stage One Proposed Rezoning
Date of notification	15 April 2016
Number of submissions received	41 including 5 potentially out of scope
Date summary of submissions notified	29 June 2016
Number of further submissions received	12
Main issues emerging from submissions	Overall support for Plan Change 17 with some opposition from adjoining territorial authorities and an adjacent landowner. Additional landowners requesting their property be included in the plan change.

3 Hearing Report

3.1 Purpose of the Plan Change

PC 17 has been prepared to facilitate the release of land for residential, business and country living development to give effect to the first stage of the Ngaruawahia and Surrounding Villages Structure Plan which is expected to be adopted by Council in the near future. This staged approach has been adopted in response to key stakeholders who wish to see the rezoning of new greenfield areas progress in advance of the district plan review process in order to more appropriately respond to current growth demands in the district. The plan change is limited to amendments to planning (zoning) maps only, except for an amendment to clarify the application of the rules in Schedule 24B Horotiu Industrial Park in respect of land that is no longer to be subject to that Schedule.

3.2 Submissions and late submissions

PC17 was publicly notified on 15 April 2016, with a closing date for submissions of 16 May 2016. The summary of submissions was publicly notified on 29 June 2016. The period for further submissions closed on 13 July 2016.

There were 41 original submissions and 12 further submissions. In reliance on independent legal opinions obtained by Council, 5 original submissions are considered to be out of scope as they are not “on” the Plan Change pursuant to clause 6 of the First Schedule to the RMA. Copies of the legal opinions are attached in Attachment I for consideration by the Hearing Panel.

No late submissions were received.

The names of all submitters and further submitters are listed in Attachment 6. The submissions and further submissions are currently available on Council's website and copies will be available at the hearing.

3.3 Statutory requirements (including Section 32)

The statutory requirements have been addressed in the Section 32 Report prepared at the time of notification of PC17. The Section 32 evaluation forms an integral part of the decision making, including the hearing process, and this report is a further extension of the Section 32 process.

The relevant statutory tests when assessing the merits of the provisions of a plan change are found in sections 31, 32, 72, 74, 75 and 76 of the RMA. These tests have been summarised by the Environment Court in decisions such as *Long Bay-Okura Great Park Society Incorporated v North Shore City Council*¹. Given that the District Plan objectives and policies are operative, and are not subject to PC17, the relevant requirements are whether the provisions of PC17:

- a) have regard to the actual and potential effect of activities on the environment (in relation to rules) under s76;
- b) give effect to the Waikato Raupatu Claims (Waikato River) Settlement Act 2010 and the Waikato Regional Policy Statement as required by s75(3);
- c) have regard to the Future Proof Implementation Strategy, Waikato District Development Strategy, Waikato District Long Term Plan and the Regional Land Transport Plan as required by s74(2)(b);
- d) implement the policies and therefore the objectives of the District Plan in accordance with s32;
- e) are the most appropriate method for achieving the objectives of the District Plan, having regard to their efficiency and effectiveness (taking into account the benefits and costs, the opportunities for economic and employment growth, and the risk of acting or not acting if there is uncertain or insufficient information);
- f) have been designed to accord with and assist the Council to carry out its functions under Section 31 so as to achieve the purpose of the RMA; and
- g) are in accordance with the provisions of Part 2 of the RMA (which covers the purpose of the act; matters of national importance; matters that must be given particular regard and taking account of Treaty of Waitangi principles).

This report addresses each of the above.

3.4 Decision Making

When making its decision, the Council is required, under clause 10 of the First Schedule of the RMA to give reasons for accepting or rejecting any submissions. The Decision of the Council may also include consequential amendments arising out of submissions and any other matters the Council considers relevant and within the scope of aspects raised in submissions.

3.5 Background to the plan change

The Waikato District Plan (Waikato Section) was notified in 2004 and became operative in 2013. In the intervening years the Council has identified the wider Ngaruawahia area as an area for growth over the next 30 years. The identification of the Ngaruawahia area took into account the provision of new areas for residential growth, community aspirations and the need to consider affordable housing and. In 2014 and working in consultation with local communities and key stakeholders, preparation of the draft Ngaruawahia and Surrounding Villages Structure Plan began. The plan is a strategic document that will guide the development of the area over the next 30 years. Importantly,

¹EnvC Auckland A078/08, 16 July 2009 at [34]

it encapsulates the vision and aspirations of the six communities for the future while accommodating the expected growth in population and development over the next 30 years.

Currently, the draft structure plan has a final round of consultation to complete before being approved by the Council. During consultation on the structure plan a number of key stakeholders indicated a desire to see the rezoning of new greenfield areas progress in response to current growth pressures in advance of the proposed district plan review.

The Council is progressing Plan Change 17 to give effect to the first stage of the draft structure plan and in line with current market demand and the high population growth being experienced within the Waikato District. The second and third stages of the draft structure plan will be progressed through the District Plan Review which is now underway. PC17 is limited to amendments to planning maps only and does not propose to amend any objectives, policies or rules except for amendments to Schedule 24B Horotiu Industrial Park to clarify that rules in relation to Stage 3C (as shown in Figure 24B(A)) no longer apply as from 15 April 2016.

3.6 Other relevant documents

Vision and Strategy under the Waikato Raupatu Claims (Waikato River) Settlement Act 2010.

The Waikato Raupatu Claims (Waikato River) Settlement Act 2010 ('The Settlement Act') gives effect to the 2009 Deed of Settlement in respect of the Raupatu claims over the Waikato-Tainui area. This legislation also records that the Waikato River and its contribution to New Zealand's cultural, social, environmental and economic wellbeing is of national importance. The overarching purpose of the Settlement Act is to restore and protect the health and well-being of the Waikato River for future generations and provides for the establishment of a Vision and Strategy for the Waikato River and co-governance and co management arrangements to achieve the overarching purpose of the Settlement Act.

This plan change is a result of work being undertaken on the Ngaruawahia and Surrounding Village Structure Plan in which Waikato-Tainui are involved in a number of ways either with individual marae, Turangawaewae Trust Board or with the Waikato-Tainui Environment Team. Given the limited extent of this plan change, and the proposed land use changes from Industrial and Rural to Country Living and New Residential, it is considered the impacts in regard to the Vision and Strategy will be negligible. Further information on the Vision and Strategy is provided for in paragraph 1.2.1 of the Summary Statutory Report.

Waikato Regional Policy Statement (RPS)

The Waikato Regional Policy Statement was made operative on 20 May 2016 (RPS). Council must give effect to an operative regional policy statement. The RPS provides an overview of the resource management issues of the region, establishing policies and methods to achieve integrated management of the region's natural and physical resources. The RPS gives effects to the Future Proof Sub Regional Growth Strategy which is discussed further below.

Section 6 (Built Environment) of the RPS is relevant to the preparation of PC17. This plan change has been prepared taking into account Section 6 Built Environment by:

- Identifying growth areas;
- Having regard to the existing built environment;
- Potential for reverse sensitivity;
- Ensuring development is contained within the urban limits;
- Taking into account the principles of the Waikato District Development Strategy;
- Facilitating a structure plan for the identified area;

- Protecting the natural character, landscape, heritage and amenity values;
- Investigating hazard prone areas;
- Providing and recognising Tangata Whenua values;
- Allowing the community the option to provide for their social, cultural and economic wellbeing;
- The adequate provision for wastewater and storm water disposal; and
- An assessment of transport links including links to the Waikato Expressway, main arterial routes as well as walkways and cycleways.

The above considerations are in line with policy direction under:

- Policy 6.1 Planned and co-ordinated subdivision, use and development;
- Policy 6.3 Co-ordinating growth and infrastructure;
- Policy 6.5 Energy demand management;
- Policy 6.14 Adopting Future Proof land use pattern;
- Policy 6.15 Commercial development in the Future Proof area;
- Policy 6.19 Review of Future Proof map and tables; and
- Section 6A Development principles

Waikato Regional Plan (WRP)

Because of the limited scope of PC17 the WRP has little effect on the plan change.

Iwi Management Plans (IMP)

Council must take into account any relevant planning document recognised by an iwi authority such as iwi management plans. The IMP articulates the aspirations of Tangata Whenua and addresses matters of resource management activity of significance within their respective rohe (region). An IMP also considers the environment in a holistic manner and is inseparable from people. Council has taken into account the Waikato-Tainui Environmental Plan and Draft Maniapoto Iwi Environment Plan in the preparation of PC17. Further information on IMP is provided for in paragraph 1.2.6 and 1.2.7 of the Summary Statutory Report.

Future Proof Sub-regional Growth Strategy (The Strategy)

The Future Proof Strategy and Implementation Plan ('the Strategy') is the collaboration between Hamilton City Council, Waikato Regional Council, Waipa District Council, Waikato District Council and Tangata Whenua for the development of a sub-regional growth strategy covering the areas of the three territorial authorities and the region covered by the Waikato Regional Council. Other key organisations involved in the strategy include the New Zealand Transport Agency and Matamata-Piako District Council.

The purpose of the Strategy is to provide a comprehensive and robust growth management strategy for the sub-region taking a long term view of land and infrastructure. It is important to highlight that the Strategy will need to adapt to take into account changing circumstances over its 50 year timeframe. It should be noted that the current strategy is under review and due to be finalised in April 2017 to reflect changes regarding growth in the sub-region in the eight years since its adoption.

There are a number of key features of the Strategy including:

- Increased densities in new residential development (compact urban form);
- Hamilton City a vibrant and lively place to live and work;
- Towns in the sub-regions to be supported by thriving business centres;
- Protection of versatile and productive farmland through directing rural residential development and business activities closer to towns and villages; and

- Integrated transport and land use planning.

The Strategy sets out the proposed settlement pattern for the Future Proof sub-region, which includes Ngaruawahia and the villages within the area. This area is the subject of PC17. The Strategy identified the following key features of the settlement pattern for Ngaruawahia:

- Develops with Waikato-Tainui the concept of the town as the “cultural capital” of the Waikato;
- Enhanced local service and employment opportunities as well as taking advantage of its proximity to Hamilton;
- New residential growth in response to the development of an employment hub at Horotiu;
- The town centre is strengthened and expanded to provide a much wider range of goods, services and activities;
- The focus is on education and family well-being;
- Marae community centred on Turangawaewae;
- Passenger (both road and rail) connections to Hamilton and Auckland.

For the neighbouring villages of Taupiri, Glen Massey, Horotiu and Te Kowhai, the Strategy identified the need for:

- Limited rural lifestyle development close to towns and transport networks;
- Development in rural areas is clustered around towns and villages in a concerted effort to protect versatile soils for the production of primary goods and associated businesses and services.

The plan change is responding to population growth and market demand at a local level to cater for residential, lifestyle and business development needs in Ngaruawahia Taupiri, Horotiu and Te Kowhai in line with the Future Proof strategy. Plan Change 17 proposes to rezone a limited number of properties (6) in Ngaruawahia and Horotiu to provide for business/commercial interests in the short term until such time as the structure plan is finalised and given effect to in the subsequent District Plan Review. Further information on FP is provided for in paragraph 1.2.8 of the Summary Statutory Report.

Proposed National Policy Statement (PNPS) on Urban Development Capacity

Proposed PC17 will serve to provide much needed additional land for residential development in areas in close proximity to existing towns and villages. Proposed PC17 serves to give effect to the Proposed National Policy Statement (PNPS) on Urban Development Capacity. This PNPS requires local authorities in high population growth areas such as the area in and around Hamilton to provide sufficient² development capacity to meet residential and business demand in the short to long term. PC 17 has taken the initiative in this respect by rezoning land to accommodate short term projections.

In addition the Government is proposing an amendment to Section 30 and 31 of the RMA to make it a function of territorial authorities to ensure residential and business development capacity to meet long-term demand.

Refer to Ministry for Environment Regulatory Impact Statement accompanying the ‘Resource Legislation Amendment Bill 2015’

Regional Land Transport Plan (RLTP)

² Sufficient means 20% over and above projected short and medium-term residential and business demand, and 15% over and above long term residential and business demand.

The Regional Land Transport Plan (RLTP) provides the strategic direction for land transport in the Waikato Region over the period 2015 to 2045.

The plan contains two key components:

- A policy framework to direct decision-making and implementation actions for key regional transport stakeholders;
- A regional perspective on land transport investment activities 2015-2021.

The RLTP focuses on investment and effort in three core components:

- Strategic corridors and wider network connectivity improvements and the strategic importance to the upper North Island;
- Road safety;
- Managing demand and transport choices

PCI7 has had regard to the RLTP. All properties proposed for change are either adjacent to existing similar development or reflect the current use of the site. Technical reports commissioned for the structure plan conclude that affected properties are of a size that no major road connections or upgrades are required and subdivisions can contain their internal local roads within their developments.

Waikato District Development Strategy (DDS)

The Waikato District Development Strategy (DDS) was adopted in September 2015. This strategy does not specifically identify any growth areas but has a key urban outcome of focusing future urban developments in and around the district's existing towns as per structure plans and the Regional Policy Statement.

The DDS identifies a number of key influences in the District, including:

- Southward growth of Auckland;
- Waikato Expressway;
- Growth of Hamilton;
- Intensification and change in agriculture; and
- Land use change.

The DDS identifies the key urban outcomes with a focus on:

- Future urban development in and around existing towns as per structure plans and the Regional Policy Statement;
- Using Structure Plans to guide the staged provision of additional urban land;
- To maintain and re-develop existing urban infrastructure and services;
- To improve access to public transport and for walking, cycling, horse and mobility scooter riding through good development and service provision.

The DDS identifies that the small towns and villages within the structure plan area will provide for natural growth and any spill over growth from Hamilton City. This proposal will provide for this urban and country living development relative to the existing settlements of Ngaruawahia, Taupiri, Horotiu and Te Kowhai. Growth at Te Kowhai adjoins similar types of developments. The loss of productive land to urban expansion to accommodate population growth around existing settlements is planned for and managed through the use of structure plans and as per the principles for managing growth in the Regional Policy Statement.

Waikato District Long Term Plan (LTP)

WDC adopted the 2015 - 2025 LTP on 30 June 2015. Within the long term plan sits the 30 year Infrastructure Strategy which identifies projects for each town and village in the district. There are a

number of projects that relate to the Structure Plan area and support the growth that has been identified in this plan change such as - wastewater growth extension funding 17/18 to 19/20 to pump Horotiu wastewater to the Ngaruawahia WWTP along River Road and in the longer term a new reservoir.

Draft Ngaruawahia and Surrounding Villages Structure Plan

The draft structure plan provides a strategic and spatial framework for future land uses, open space, transport and utility networks in the six settlements over the next 30 years. The plan is a guide to the staging of development in three successive stages. The staging of development is also intended to enable the integrated provision of transport networks, water supply, wastewater and stormwater disposal, open space, other utility networks, community facilities and the funding of development.

Plan Change 17 is intended to give effect to the Stage 1 proposals for growth contained in the draft structure plan. The main reason for progressing with the plan change in advance of the completion of the structure plan is to enable proposals for growth that are generally supported by the local communities affected by the structure plan to proceed through an immediate plan change without being unnecessarily delayed for a number of years by waiting for the District Plan Review process to be concluded. Progressing the plan change also enables the Council to provide sought after development capacity within the Ngaruawahia and satellite settlements areas to help match immediate demand and expected population growth (see Table 1 below).

Table 1. Projected Population Growth by CAU for Plan Change 17 – Stage 1 of the Ngaruawahia & Surrounds Structure Plan

Location	2015	2020	2025	2030	2035	2040
Ngaruawahia	5440	5550	5585	5620	5790	5960
Horotiu	800	830	840	850	860	870
Taupiri	440	570	595	620	635	650
Te Kowhai	1570	1580	1600	1620	1645	1670
Glen Massey*	270	280	280	280	280	280

Source: NIDEA 2015 rounded to the nearest ten.

*Glen Massey NIDEA 2014 at the time of projections the split between rural and urban census area units (CAU) for the 2015 data had not been completed. Glen Massey is a small settlement area within a large rural CAU and no growth is forecast.

Latent Capacity

There is in reality, very little currently available greenfield development capacity in the four settlements affected by Plan Change 17 (see Tables 2 and 3 below). The theoretical figures in the tables below are calculated by a GIS model based primarily on the development control parameters in the Waikato District Plan. These estimates do not take account of physical constraints or landowner and community aspirations. Much of the calculated capacity depends on very unlikely brownfield intensification of existing residential development.

Development Capacity provided by Plan Change 17

The development capacity estimates provided in Plan Change 17 is outlined in Table 4 below. These estimates are informed by community, landowner and developer consultation and should help meet current market demand as well as help provide for the development capacity required for the next 10 years as reflected in the draft Ngaruawahia and Surrounding Villages Structure Plan for Stage 1. It will also assist the Council in meeting the requirements and expectations of the proposed National Policy Statement on Urban Development Capacity.

It should be noted that the development capacity for Country Living has been done on the expectation that the minimum lot size will reduce from 5,000m² to 3,000m² through the District Plan Review.

Table 2: GIS Modelled Latent Capacity in the Living Zone and New Residential Zone by CAU's in the Plan Change 17 settlements for 2006-2016.

RESIDENTIAL CAU Names within Hamilton Urban Area (stats nz)	Total number of Current lots in residential zones by CAU	Total number of lots still to be created in residential zones by CAU	Number of years Supply left
Taupiri	174	226	226 Years 117 of the 174 possible lots are in the ownership of one land owner who has chosen not to develop to date and is actively farming this land.
Ngaruawahia	1789	1367	97 Years (based on brownfield intensification) This is a theoretical supply only and is based on the very unlikely intensification of existing residential areas. This outcome is not supported by the residents or the Council.
Horotiu	107	114	57Years of theoretically modelled brownfield intensification. This supply is not feasible because of a lack of reticulated services and unlikely because of a lack of market or community interest in intensification. The Council is not considering the provision of reticulated services to this area in the foreseeable future.
Te Kowhai	81	28	0Years Residential subdivision in Te Kowhai cannot occur without reticulated wastewater. Council has no plans for wastewater reticulation in the foreseeable future

Table 3: GIS Modelled Latent Capacity in the Country Living Zone by CAU's in the Hamilton Urban Area for 2006-2016.

COUNTRY LIVING CAU Names within Hamilton Urban Area (stats nz)	Total number of Current lots in CLZ zone by CAU occupied or vacant	Total number of lots still to be created in CLZ zone by CAU Total lots - Current Lots	Number of years of supply left from January 2017
Taupiri	8	2	2 Years
Ngaruawahia	92	68	68 Years <i>This is a theoretically modelled supply that fails to take account of s largely in areas that are unlikely to be developed due to physical constraints for example the old sand pit in town and the area at the foot of the Hakarimata ranges. The zoning of some of this land is under consideration in the District Plan Review, we know that we do not have 68 years supply.</i>
Horotiu	0	0	0 Years
Te Kowhai	23	3	3 Years

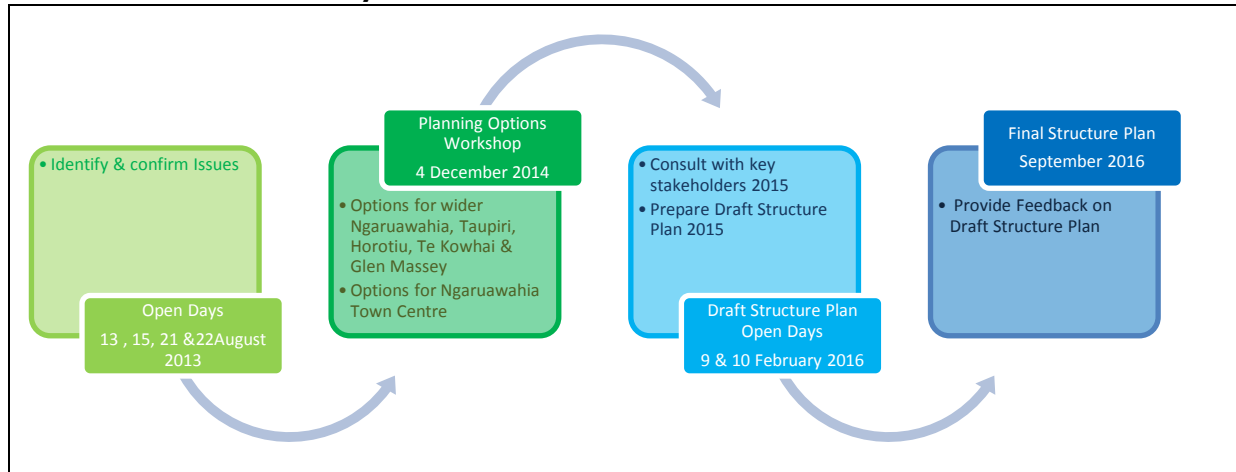
Table 4. Estimated development capacity and population yield tables for Ngaruawahia Structure Plan Stage 1 - 2016 – 2026

Cell No	Area	Proposed Zone	Net Developable Area and Density in dwelling units per ha	Average Household size/ Lots yielded	Population Yield
Stage 1 – 2016- 2026				2.7 people per household	
Taupiri					
Area T1a	5.7ha	Residential	65% developable 3.7ha x 12 du/ha	45 lots	121 people
Area T1b	2.9ha	Residential	80% developable 2.3ha x 12du/ha	28 lots	75 people
Area T1c	5.0ha	Residential	70% developable 3.5ha x 12du/ha	42 lots	113 people
Taupiri Stage 1. Subtotal	12.6ha	Residential	9.5ha x 12du/ha	115 lots	309 people
Ngaruawahia					
Area N1a	11.2ha	Residential	75% developable 8.4ha x 12du/ha	101 lots	273people
Area N1b	15.0ha	Rural residential	80% developable 12ha x 3du/ha	36 lots	97 people
Area N1c	2.7ha	Residential	80% developable 2.2ha x 12du/ha	26 lots	70 people
Area 4Nd	0.2ha	Business	-	-	-
Ngaruawahia Stage 1. Subtotal	13.9ha 15.0ha	Residential Rural residential	10.6ha x 12du/ha 12ha x 3du/ha	127lots 36 lots	343 people 97 people
Horotiu					
Area H1a	18.0ha	Rural residential	65% developable 11.7ha x 3du/ha	35 lots	94 people
Area H1b	5.7ha	Rural residential	75% developable 4.3ha x 3du/ha	13 lots	35 people
Area H1c	9.0ha	Residential	50% developable 4.5ha x 12du/ha	54 lots	145 people
Area H1d	1.0ha	Residential	20% developable 0.2ha x 12du/ha	2 lots	6 people
Area H1e	0.3ha	Residential	50% developable 0.1 du x 12du /ha	1 lot	3 people
Horotiu Stage 1. Subtotal	1.3ha 10.3ha	Residential Rural residential	4.8ha x 12du/ha 18ha x 3du/ha	57 lots 54 lots	154 people 129 people
Te Kowhai					
Area TK1a	13.8ha	Rural residential	80% developable 11.0ha x 3du/ha	33 lots	89 people
Area TK1b	27.9ha	Rural residential	80% developable 22.3ha x 3du/ha	67 lots	180 people
Te Kowhai Stage 1. Subtotal	42.7	Rural residential	33.3ha x3du/ha	100 lots	269 people
Stage 1: Estimated additional population provided for in Stage 1					1,301 people

3.7 Consultation and development of the Plan Change

The process of consulting and engaging with the local community, iwi and key stakeholders took place between 2013 and 2016 through a sequence of meetings, interviews, planning events including open days, and a planning options workshop. This engagement enabled an identification and confirmation of issues followed by an exploration of development options and finally the preparation of a draft structure plan. This led to Proposed PC17 being prepared as stage one of the structure plan process.

The Iterative Community Consultation Process



In addition consultation has been undertaken with the following parties through meetings and workshops.

- Ngaruawahia, Taupiri Community Boards and Te Kowhai community group
 - Workshops and reports
- directly affected land owners;
 - individual meetings, letters, emails, open days and workshops
- individual communities;
 - Open days
 - Notice, flyers, posters
- tangata whenua;
 - individual meetings
- stakeholders;
 - individual meetings, letters local community groups, service groups, local businesses,
- statutory bodies
 - NZTA
 - Futureproof partners
 - Waikato Regional Council
 - Ministry of Education
 - Service providers

During the public open days Council staff discussed the structure plan and subsequent plan change. Attendees were also provided with a feedback form to complete either at the open day or send into Council after. The feedback indicated broad support for the proposed plan change.

4 Consideration of submissions and further submissions

4.1 Introduction

This section contains a summary presentation of the submissions and further submissions received on PC 17. Submissions have been grouped under the Map Numbers to assist the Hearing Panel consider the submissions made and the Planning Officer's report.

The format of the Submissions table is as follows:

- the first line has details of the original submission;
- following lines detail any further submissions on that original submission. Further submission numbers are prefixed by FS and are in *Italic* font.
- blank cells differentiate between each original submission;

Example as follows:

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
100.1	John Doe	S	The proposed plan change is supported as the submitter considers it is relevant for the area.	xxxx
<i>FS161.2</i>	<i>Smith Enterprises</i>	<i>O</i>	<i>The submission is opposed as the further submitter considers it is not appropriate to rezone this land for lifestyle development.</i>	<i>xxxxx</i>
Next sub.				

4.2 Submission Topic Area

Submissions have been assessed in groups according to the following topic areas:

- 4.3 Plan Content
- 4.4 Map 1 Ngaruawahia New Residential – Great South Road, Map 2 Ngaruawahia New Residential – Great South Road and Map 6 Ngaruawahia New Residential – Rangimarie Road
- 4.5 Map 3 Ngaruawahia Business - Great South Road
- 4.6 Map 4 Ngaruawahia Country Living – River Road
- 4.7 Map 7 Taupiri

- 4.8 Map 8 Horotiu South and Map 9 Horotiu North
- 4.9 Map 10 Te Kowhai West and Map 11 Te Kowhai East
- 4.10 Map 12 Glen Massey
- 4.11 Maps not submitted on.

4.3 Plan Content

Discussion:

General content of Plan Change:

The work undertaken in the Ngaruawahia and Surrounding Villages Structure Plan (NSP) has identified areas in the Ngaruawahia township as well as the Taupiri, Horotiu, Te Kowhai and Glen Massey villages to be rezoned to provide for growth in the immediate future. Further areas have been considered in the structure plan document to provide for projected population growth for a further 20 years to 2046.

Section 1A of the Operative District Plan, sets out the Waikato District Growth Strategy for the Waikato District excluding the former Franklin area. This section has specific objectives and policies about managing population growth around towns and villages, where infrastructure and services can efficiently and economically be provided³ and ensuring that new growth areas are identified and planned⁴. The residential growth areas in PC17 connect to existing zoned or established residential development. In respect to residential growth in Ngaruawahia, the Ngaruawahia Golf Course and the Great South Road/NIMTR or features such as drains and roads (including paper roads) form an existing buffer edge and complement the policies and objectives of Chapter 1A of the District Plan.

Relevant sections of the District Plan such as Chapter 11 – Social, Cultural and Economic Wellbeing and Chapter 13 – Amenity Values seek to ensure that boundaries between towns and rural areas are clearly defined by a difference in development density, natural features and open space⁵. The identified residential growth areas will be functionally integrated with the existing settlements to ensure connectivity, and enhance amenity and social coherence. The proposed New Residential and Country Living zoning will allow for development at a rate consistent with the anticipated demand for housing linked to the expansion of employment opportunities both within and outside the district. In Ngaruawahia the Ngaruawahia Golf Course and Great South Road/ NIMTR boundary and Waikato River provide clearly defined areas where natural features and open space dominate over development density. In other parts of the Structure Plan area roads and gullies define where development may be contained.

³ Objective 1A.2.1 and policies 1A.2.2 and 1A.2.3

⁴ Policy 1A.2.4

⁵ Objective 11.2.1 and policy 11.2.3

Chapter 13 ensures that the amenity values of localities are maintained⁶. And this can be achieved through zoning. As previously identified, all growth areas are located adjacent to areas already used for residential purposes and while a shift to residential will be a change from the existing rural land uses, it is not out of keeping with the adjacent land uses. Conflict with the surrounding rural area will also be minimised by natural barriers defining the edge of the growth areas.

PC17 seeks to rezone a number of properties as the first stage of providing for future growth. The change is solely in respect of zoning and no changes to the New Residential, Country Living or Business Zones rule framework is proposed for any of these areas. This means that if PC17 is approved they will be able to be developed and used like any other similarly zoned property in the Waikato District. The expected development is therefore likely to be standard lot residential, lifestyle or business development.

Rationale for Plan Change 17:

The rationale for the plan change is summarised as follows:

The NSP has been progressing since 2014 and takes into account the wider Ngaruawahia area. The draft NSP endorses the need to provide for projected population growth in line with RPS policies 6.14⁷ and 6.19ⁱ and takes into account community aspirations. PC17 is only stage 1 of the proposed zoning changes identified in the draft structure plan. It addresses the immediate residential need for the next 10 years and reduces the risk of ad hoc private plan changes outside of an integrated community-wide planning approach. Long term needs will be addressed through the upcoming District Plan Review.

Urban limits: Apart from one area in Te Kowhai all proposed zone changes are inside current or proposed urban limits in accordance with the RPS.

Government directive: The Proposed National Policy Statement (PNPS) on Urban Development Capacity ensures local authorities in high population growth areas such as around Hamilton to provide adequately for development capacity to meet housing and business demand. PC 17 has taken the initiative by rezoning land to accommodate short term projections ahead of the PNPS becoming operative.

Impact on Hamilton City: Hamilton City and the northern Hamilton periphery are interlinked and should not be seen in isolation. This is largely due to the fact that the lower Waikato District does not have any large business or retail areas and much of the residents in the district southwards from Huntly will to some degree have some interdependence on Hamilton whether it be employment, retail, servicing or community facilities. Put in context, this is similar to those who travel out of Hamilton to neighbouring areas for employment or recreation. Overall, development in the Waikato area around Hamilton will benefit the wider Hamilton, Waikato district and the sub-regional economy.

PC 17 changes: A mixture of zone changes is proposed in 5 different areas and while not complete the main changes are addressed below:

- Ngaruawahia and Taupiri - land currently zoned rural to predominately residential with small areas of Country Living;

⁶ Objective 13.2 and policies 13.2.10 and 13.2.11.

⁷ Adopting Future Proof land use pattern – new urban development to occur within the Urban Limits.

- Te Kowhai - land currently zoned rural to Country Living;
- Horotiu – land currently zoned Industrial to Country Living; Rural to Residential or Rural to Country Living.
- Glen Massey changes are minimal and effect only Country Living areas.

These zone changes are all in line with providing for projected short term population growth. It is preferred that this rezoning is undertaken as a separate process to the District Plan review to enable the development potential of the growth areas to be released within the next year, as opposed to 3-5 years (at a minimum) if held until the District Plan review.

Refer to Attachment 2: Rationale for Plan Change 17 for full explanation.

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
31.1	Hamilton City Council	O	The proposed plan change is opposed as the submitter considers it should be held over and included in the District Plan Review. They would like to better understand the rationale, justification and requirement to rezone this land outside the District Plan Review process and is concerned that the general principles of both the RPS and the Future Proof Strategy are not adequately addressed by the proposed plan change	Reject. The submitter's point about delaying the plan change until the District Plan Review is noted. Council did consider this option but by the time the review process can enable the proposed rezoning to proceed there is a real risk that development will far outstrip the supply of suitably zoned land. Furthermore a number of private developers were likely to pursue private plan changes if this was to be the case. PC 17 is in line with the principles of the RPS and the Future Proof Strategy. The s32 details how regard has been given to both these documents. The purpose of the plan change is to provide for growth demands within the Ngaruawhia area in the short term. Refer to Attachment 2: Rationale of the Plan Change for further details.
FS3.2	Perjuli Developments Ltd	O	<i>In making an overarching submission in opposition, the submitter fails to recognise that land earmarked for rezoning is to cater for the projected population and household growth of Ngaruawahia over the next 10 years and on the basis that there is insufficient land already zoned for that purpose. Rezoning will assist Council in meeting expected population projects until 2024. If rezoning deferred further land would be unable to be developed for another 2-5 years and could result in a land supply shortage.</i>	Accept. The comments made by the further submitter are noted and align with the principles of the plan change.
FS8.2	Foster Develop Ltd	O	<i>The submission lodged by HCC is opposed in full as it does not</i>	Accept. The further submitter opposes the submission as

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
			<i>recognise the sustainability benefits of PC 17 as promoted by the Resource Management Act 1991, and any adverse effects resulting from proposed PC 17 are able to avoided, remedied or mitigated.</i>	they consider that the benefits of the plan change as notified outweigh the original submitters concerns.
FS42.4	Te Kowhai Community Group	O	<i>Local communities such as Horotiu, Taupiri, Te Kowhai etc need to be able to cater for their immediate and longer term growth needs. The proposed 46ha rezoning of Rural Land in the Te Kowhai area to Country Living is far more modest than the 2008 strategy which approved in principle an area many times larger than that proposed in PC 17. This much more modest proposal allows the Te Kowhai village some controlled growth, while also contributing to the welfare of the immediate area and Waikato District as a whole.</i>	Accept. The further submitter opposes the submission as they consider that the implementation of the plan change is beneficial as it allows for some initial growth until such time as the district plan review is completed.
32.1	Heritage New Zealand Pouhere Taonga	S	Ensure that the plan change considers the management of recorded and unrecorded archaeological sites by: Further investigation on sites, archaeological assessments, notes on the plan and information in Council's system.	Accept in part. The support of the submitter is acknowledged. The suggestions in the submission in regards to process are in the main already part of Council's requirements when development is being undertaken. However to allay the concerns of the submitter additional information in regards to archaeological sites around the district is being introduced into Council's systems and processes.
FS3.3	Perjuli Developments Ltd	O	<i>Individual investigations can be undertaken as part of the subdivision consent process and will consequently determine whether an archaeological authority is required and how this will affect development. This approach tailors the investigation to the site as opposed to blanket investigation for a number of sites. The WDP already contains limited information on archaeological sites. Developers work with qualified people who are well aware of obligations under the NZHPT Act 2014 who along with Council can advise developers on requirements.</i>	Accept. The further submitter's points are acknowledged.
40.4	Waikato Regional Council	O	Defer the entire plan change and undertake a more robust analysis.	Reject. The submitter's point about delaying the plan change until the District Plan Review is noted. Council did consider

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
				<p>this option but by the time the review process can enable the proposed rezoning to proceed there is a real risk that development will far outstrip the supply of suitably zoned land. Furthermore a number of private developers were likely to pursue private plan changes if this was to be the case.</p> <p>PC 17 is in line with the principles of the RPS and the Future Proof Strategy. As stated in the s32 this plan change implements stage 1 only of the changes detailed in the structure plan. This will provide for short term growth predictions with the longer term being implemented in the district plan review.</p> <p>Refer to Attachment 2: Rationale of the Plan Change for further details.</p>
FS3.4	Perjuli Developments Ltd	O	<i>In making an overarching submission in opposition, the submitter fails to recognise that land earmarked for rezoning is to cater for the projected population and household growth of Ngaruawahia over the next 10 years and on the basis that there is insufficient land already zoned for that purpose. Rezoning will assist Council in meeting expected population projects until 2024. If rezoning deferred further land would be unable to be developed for another 2-5 years and could result in a land supply shortage.</i>	Accept. The comments made by the further submitter are noted and align with the principles of the plan change.
FS15.6	Trevor G Reid	O	<i>Rezoning of Map 8 and 9 will benefit all concerned.</i>	Accept. The further submitter opposes the submission and supports the plan change
FS17.6	Kathleen M Reid	O	<i>Rezoning of Map 8 & 9 will benefit all concerned.</i>	Accept. The further submitter opposes the submission and supports the plan change
FS25.4	Gary Solly	O	<i>Rezoning of Map 9 will benefit all concerned.</i>	Accept. The further submitter opposes the submission and supports the plan change
FS46.4	Barry Brooks	O	<i>The rezoning of Maps 8 & 9 will benefit all concerned</i>	Accept. The further submitter opposes the submission and supports the plan change
FS47.4	Fay Marie Brooks	O	<i>The rezoning of Maps 8 & 9 will benefit all concerned</i>	Accept. The further submitter opposes the submission and supports the plan change

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
43.1	NZ Transport Agency	S	Retain the plan change as notified.	Accept. The submitter supports the plan change as they consider it responds to immediate development needs as a first step to structure planning.
45.1	EL & R Ching	O	Delete the plan change as notified and retain current Operative District Plan zoning as the submitter is concerned of the impacts on rates.	Reject. The submitter's reason for opposition to the plan change is noted. The impact of rates falls outside the structure plan process and should the submitter have concerns on any changes to their rates because of the change of zone they should make contact with Council's rates officers to discuss.

4.4 Ngaruawahia

**Map 1 - Ngaruawahia New Residential – Great South Road,
Map 2 - Ngaruawahia New Residential – Great South Road 2 and
Map 6 - Ngaruawahia New Residential – Rangimarie Road**

Discussion

This section of the plan change proposes to rezone three areas (total area approximately 22.6ha) from Rural Zone to New Residential Zone. The three areas have been identified in preparation of the Draft Ngaruawahia and Surrounding Villages Structure Plan and consultation with the local community to cater for the projection population and household growth in Ngaruawahia over the next 10 years due to current lack of supply of suitably zoned land to cater for such growth. Although only two of these proposed growth areas are subject to submissions (maps 1 and 6) the 3 areas shown on maps 1, 2 and 6 are discussed as a whole for reasons of context.

As shown on maps 1 & 2, two proposed growth areas are located on the northern side of Great South Road, directly south of the Waikato River, east of Croall Crescent and west of the Ngaruawahia Golf Course. These two growth areas will essentially extend residential development from its current eastern edge at Croall Crescent to the Ngaruawahia Golf Course. This proposed extension will link an isolated pocket of Living Zone land that adjoins the golf course and which has recently been developed for residential purposes. The land as shown on Map 1 makes up the majority of this proposed extension and is approximately 8.4ha. It is the only area subject to the submission.

The third proposed growth area as shown in Map 6 is located on the eastern side of Rangimarie Road and directly south of an existing New Residential Zone. The western most boundary of this block is delineated by a gully that flows from north-east to south-west towards the Waipa River. This area is approximately 2.7ha in size.

Evidence in the property market suggests that in recent years demand has far outstripped supply. For example, Stage 1 of a recent development adjacent to the Ngaruawahia Golf Course that borders these northern growth areas (identified in map 1) created 39 residential lots ranging in size from 544m² to 860m². These lots were offered to the market in mid-2015 and within two weeks sale and purchase agreements for all the lots had been secured. This high uptake is reflective of the following factors:

- The lots are located on the southern side of Ngaruawahia and are close to Hamilton and Horotiu and the associated employment opportunities;
- The lots are located in proximity of the Waikato River, the future Waikato River trails network and Ngaruawahia golf course which all provide an increased level of amenity to the development over and above infill development in Ngaruawahia or development to the north of Hamilton;
- The opening of the Ngaruawahia Section of the Waikato Expressway has resulted in the reduction in traffic volumes on Great South Road;
- Lack of other vacant residential lots within Ngaruawahia; and
- Affordability of residential property on the market.

The developer advises that there is similar interest in the balance of their development (stage 2 onwards and which is subject to this plan change) and which is projected to create a further 109 residential lots.

Based on expected population growth, the proposed rezoning of these three growth areas will help meet expected population projections until 2024. In this regard, PC17 addresses the immediate short term needs and is consistent with the Draft National Policy Statement on Urban Development Capacity.

The three landowners identified within these areas identified on Maps 1 & 6 fully support the change of zone. In regards to Map 6 the landowner seeks an extension of the proposed area and this is discussed in the response to submissions below.

Infrastructure: All areas proposed for change are within serviced areas although the high-level network capacity modelling carried out recently for Central Districts indicated that there are network capacity issues. Any further development (larger than 10-15 lots) need to carry out further modelling to ascertain what capacity upgrades are required or if there is a need for a new pump station. Therefore the staged approach to rezoning is appropriate and aligns with LTP outcomes.

Map 1 The approximate area proposed to be rezoned is 8.4ha

Map 6 The approximate area proposed to be rezoned is 2.7ha

Map 1 Ngaruawahia New Residential – Great South Road,

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
3.1	Perjuli Development Ltd	S	Retain the proposed rezoning as shown on Map 1.	Accept. This submitter is supportive of the proposed change of zone for this area and considers that this will be beneficial to the Ngaruawahia Community.

Ngaruawahia New Residential – Rangimarie Road - Map 6 -

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
11.1	John and Margherita Allan	Not stated	Amend the proposed rezoning of 25 Rangimarie Road as shown on Map 6 for the entire property to New Residential	Reject. While the submitter is supportive of the proposed change of zone on their property they consider that the entire property should be rezoned to New Residential as opposed to restricting the rezoning to the front part of the property only. They consider that a more connected development will be achieved by rezoning the entire property at once. The point the submitter is making is noted, however during consultation with the submitter there was no indication from them that they wished to have all the property rezoned at once. Discussions concluded that this would be better left as stage 2 of future changes as this would allow them time to consider options for their future. It is noted that the property is bisected by a large gully system and as alluded to in the submission of 33.1 and 44.1 the boundary will be aligned with the base of this gully for clarity. The gully system in this area is extensive and forms an integral part of stormwater management for the area. Any development around the gully and its environs needs to take into account this very sensitive environment. As the structure plan document shows the entire property will over time be developed for residential it is anticipated that initial development in stage 1 will take a wider view and design will provide for

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
				future connectivity of latter stages. It is considered that the current land supply as identified in the plan change will meet expected projects for the next 10 years and the area identified as stage 2 is not required at this time.
33.1	McCracken Surveys Ltd	O	Amend on Map 6 all proposed Country Living zone boundaries and redefine them to be at the bottom of the terrace edge and include land that is lower level terrace and low lying.	Accept in part. The submitter has concerns with split zones over properties and this is noted. In respect of the area of land subject to Map 6 the area to be rezoned will be New Residential not Country Living. In line with the submitters comments however and to provide clarity for development the area to be rezoned will be demarcated as the base of the gully and this will be defined at the time of survey plans being drawn.
36.1	Ross Johnston	Not stated	That covenants be applied to any changes in the Rangimarie Road area to ensure houses are constructed new and substandard housing is avoided.	Reject. The submitters point is noted in regards to ensuring the amenity of the area is upheld. However, Council is not at liberty to apply covenants as the submitter requests as it is beyond our powers. However it is possible for a developer to apply these types of covenants when developing areas of land and the submitter should consider approaching individual landowners prior to development and voice his concerns.
44.1	CKL Planning Engineering Surveying	S	Supports the proposed zone changes as shown on Map 6 and requests changes to the proposed zone boundaries to align with existing cadastral boundaries to: a) ensure there is no ambiguity as to the extent of different zones; and b) avoid the potential for a prohibited activity status being triggered pursuant to Rule 25.5(e) of the DP. There should be some high level structure planning within the new growth areas undertaken to ensure subsequent subdivision and development occurs in an integrated and connected manner.	Accept in part. The submitter has concerns with split zones over properties and this is noted. In respect of the area of land subject to Map 6 the area to be rezoned will be New Residential not Country Living. In line with the submitter's comments and to provide clarity for development the area to be rezoned will be demarcated as the bottom of the gully and this will be defined at the time of survey plans being drawn.

4.5 Ngaruawahia Business – Great South Road - Map 3

Discussion

One property on Great South Road is proposed to be rezoned from Industrial Zone to Business Zone. It is considered that establishing industrial activity on this vacant site would be likely to result in a loss of amenity for the adjacent residential area directly opposite the site across Great South Road. It was considered that a Business Zone would provide for a more compatible environment and better amenity than an industrial activity.

The majority of the business activity which provides the essential services for the town is located in the Jesmond Street/Great South Road area. With the proposed extension of residential development towards Hamilton the change to business zone on the Great South Road property would provide an opportunity for a neighbourhood level of business to establish and provide services for the residents in the growing southern quadrant of the town. This change would complement services already available in the centre of Ngaruawahia and be in line with the typical neighbourhood level businesses for convenience retail found in residential areas.

During the consultation on the Plan Change, Council staff had telephone discussions with the then owner of the land identified in Map 3. These discussions focused on the change to business and the owner was in agreement with this change. During the notification of the plan change the land was sold for sale and Council learnt that the purchaser had not been advised of the proposed change of zone and that it was the purchasers intention of developing under the Industrial Zone rules. Currently part of the site is in the process of being developed as an industrial activity. Council has discussed the possibility of part of the site being used for business activities at a later stage and the submitter was not averse to that. The current building design is of a standard that could be re-purposed for business should this occur at a later time.

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
5.1	Mark de Lautour	Not stated	Retain the land as Light Industrial as currently zoned in the Operative District Plan.	<p>Accept. The submitter's point is valid in that he purchased the land according to its zoning of industrial and has been caught up in the proposed plan change process and was not made aware of any proposed changes.</p> <p>The land will be kept as Industrial with the possibility of rezoning part of the area in the DP review as Business. Council suggests that the submitter works with them to achieve a mutually satisfactory outcome.</p>
FS5.2	Mark de Lautour	S	Support - Further information - The site is located between a recently established VW mechanic and panel beating workshop and Council's closed landfill (Hail) site, a railway and a busy regional arterial road. Given the surrounding environment Light Industrial use seems most appropriate.	<p>Accept. The submitter provided further information as a further submission in regards to his reasoning as to why this site should remain zoned as Industrial and this is acknowledged.</p>

			<i>Council's s32 analysis report appears to be light in terms of justification for the proposed rezoning the existing activities on business zoned land with Ngaruawahia appear to have been struggling for a long period of time and there isn't any commercial evidence or research demonstrating a shortage of business zoned land.</i>	
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4.6 Ngaruawahia Country Living – River Road - Map 4

Discussion

Several properties along River Road are proposed to be rezoned from Rural Zone to Country Living Zone. The purpose of this change is to provide Country Living opportunities in an area without services in close proximity to a range of employment and facilities located in the nearby urban area. The zone provides for a lifestyle choice of larger lots and also acts as a transition between the urban and rural zones.

The proposed area is on the southern periphery of the existing residential development on River Road and shares a common boundary with an operating intensive chicken farm. For odour sensitive reasons the area is not suitable for full residential activities. Between this area proposed for rezoning and the operating chicken farm there is a block of approximately 6.6ha which is to remain as Rural Zone for the immediate future to provide a buffer between the chicken farm and future development in the short term avoiding reverse sensitivity issues. During consultation, the owners of the chicken farm made it clear that they wished to keep the farm operating. Along with that the owners of the adjacent property to the north of the chicken farm also indicated the desire that their property remain as Rural Zone as they are in the process of undertaking papakaainga development on the site.

The area proposed to be rezoned is approximately 15 ha.

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
41.1	Alstra (2012) Limited	Neutral	The submitter requests that should there be any further changes proposed to Map 4 through submissions that they are considered if it is likely to be detrimental to the existing operation on their site.	Accept. The submitter is neutral on the plan change and their points are noted in regards to consideration of any change which could be detrimental to the continuing operation of the adjoining site.

4.7 Taupiri - Map 7

Discussion

Taupiri is located on the eastern bank of the Waikato River approximately 7 minutes north-east of Ngaruawahia. The landscape surrounding Taupiri is dominated by the presence of Mount Taupiri the sacred burial ground for Maori of the Waikato iwi. The existing Taupiri town centre is small with a limited mix of retail and service uses. The new Ngaruawahia bypass located east of the village has diverted the through traffic away from the main part of the village and has created an opportunity for Taupiri to attract new residents. Anticipated population growth in the structure plan study, supports the potential role of Taupiri providing for a village lifestyle option for people willing to commute either north to Auckland or south to Hamilton/Te Rapa and this will be enhanced once the Huntly portion of the expressway is completed.

Rezone Rural to New Residential: A portion of a 87 ha rural property at 15 Murphy Lane is proposed to be rezoned from Rural Zone to New Residential Zone To provide for future development. The proposed area is defined by an extensive gully system and is adjacent to current residential areas and services. This landowner has been working with the Council through the structure plan and plan change process as they consider that this is an opportunity that will be of considerable benefit to the Taupiri community as a whole.

In addition, it is proposed to rezone a 7 properties on the south of the village (opposite Kainui Road) from rural to New Residential Zone to reflect current residential use of the sites. The majority of the sites are larger than what would be expected in a residential area and while there may be an opportunity for some redevelopment it will depend on the aspirations of individual landowners.

Rezone Living Zone to Country Living Zone: This area of land is accessed off Te Putu and Gordonton Road and currently zoned Living Zone. The defined Living Zone is part of a 14ha of land, the rest of which is zoned Country Living Zone which results in one holding having multiple zones. This land has been zoned Living Zone for a number of years but the opportunity to develop has never been taken up. During consultation with the owners of the property they indicated that they had no desire to develop this land for suburban residential development under the Living Zone rules and it was decided to have one zone over the entire block. The owners considered that the amenity of the area and ultimately the Taupiri community would be better served by larger lots and for this reason requested that the entire block of land be zoned Country Living. Council supported this request and proposed that the land identified in Map 7 (accessed off Te Putu and Gordonton Road be rezoned to Country Living Zone. This would provide for one standard of development over the entire site should the owners wish this to occur. Since notification of the plan change the landowners reviewed their options and lodged a submission to have the site rezoned to New Residential and not Country Living.

All areas proposed for change are within serviced areas although the high-level network capacity modelling carried out recently for Central Districts indicated that there are network capacity issues. Any further development (larger than 10-15 lots) need to carry out further modelling to ascertain what capacity upgrades are required or if there is a need for a new pump station. Therefore the staged approach to rezoning is appropriate and aligns with LTP outcomes.

The approximate area proposed to be rezoned is 8.7 ha New Residential as illustrated on the map 7.

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
I.1	Howard Lovell	S	Retain the proposed changes to New Residential at 15 Murphy Lane as shown on Map 7.	Accept. The submitter is the landowner of the property at 15 Murphy Lane and supports the change of zone.
FS1.2	Howard Lovell	S	<i>Support with amendments - Area to be rezoned should be extended to take in significant additional area as it is considered that there will be substantial additional growth in Taupiri and seeks extended area to be rezoned. In the event the area is limited to that as notified then the eastern boundary should be extended to take in the gully/low lying areas which is suggested should be filled. To restrict residential development to irregular shaped parcel of land would result in a very inefficient subdivision layout/irregular shaped lots and multiple minor access lanes to rear lots.</i>	<p>Accept in Part. This submission is subject to a Legal Opinion, See Attachment 1.</p> <p>This is a further submission by the landowner on his original submission and they now seek an extension on the area of land proposed to be rezoned.</p> <p>In regards to the extended area, Council has sought a legal opinion on this and this needs to be considered by the Hearing Panel. It is considered that the current land supply as identified in the plan change will meet expected projects for the next 10 years and the area identified by the submitter is not required in the short to medium term. It is noted that the Structure Plan document provides details of stage 2 development areas and this extended area has been included in this staging and with this in mind it is anticipated that initial development in stage 1 will take a wider view and any design will provide for future connectivity of latter stages.</p> <p>The point raised in regards to an inefficient subdivision layout has been noted. The property is bisected by a large gully system and in line with other submissions where the gully system is prominent in other areas of the plan change, and in line with the submitters comments in providing clarity for development the area to be rezoned will be demarcated as the base of the gully and this will be defined at the time of survey plans being drawn. In relation to filling of the gully, it should be noted that this gully system is significant to the wider catchment for stormwater control and no modelling has been carried out to ascertain the effects of filling. Further consideration of these effects will need to be addressed at time of subdivision. Refer to Attachment 4</p>

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
				Amend on Map 7 the identified land at 15 Murphy Lane to incorporate the lower reaches of the gully.
2.1	Howard, Blair and Loryn Lovell	O	Amend the zoning as shown on Map 7 for 48 Te Putu Street, Taupiri from Country Living Zone to New Residential.	<p>Accept. As has been indicated in the preceding discussion on Map 7, the submitters have requested that the zoning of their property be amended to New Residential to provide consistency to the area and development opportunities which will enable the Taupiri community to grow. Council is agreeable to this request and will rezone the land accordingly.</p> <p>Amend on Map 7 the land shown as 48 Te Putu Street, Taupiri from Country Living to New Residential.</p>
4.1	Rudy and Annelies van Dam	O	Amend the proposed zoning of the Te Putu Street property as shown on Map 7 from Country Living to New Residential.	<p>Accept. The submitter opposes the plan change in regard to the proposed zoning of the property at 48 Te Putu Street as it is considered that it should be rezoned to New Residential. In line with submission 2.1 this proposed rezoning will be amended to reflect the land as New Residential and not Country Living.</p> <p>Amend on Map 7 the land shown as 48 Te Putu Street, Taupiri from Country Living to New Residential.</p>
4.2	Rudy and Annelies van Dam	S	Retain the proposed rezoning of 15 Murphy Lane as shown on Map 7 with additional carparking for the rugby club: AND Upgrade the entrance to Murphy Lane.	Accept in Part. The submitter supports the proposed zone changes for the property at 15 Murphy Lane subject to the landowner providing additional carparking and upgrading the intersection at Murphy Lane/Gordonton Road. The submitters concerns are valid however the plan change is not able to address these issues. These issues will need to be addressed at the time an application for consent is lodged.
4.3	Rudy and	S	Extend the zone changes as shown on Map 7 to include 2277	Reject. This submission is subject to a Legal Opinion,

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
	Annelies van Dam		Gordonton Road and rezone from Rural Zone to Country Living Zone.	See Attachment 1. The submitter supports the intent of the plan change but wishes to see an extension of the area to be rezoned to Country Living to include their property at 2277 Gordonton Road. They have a number of reasons detailed in their submission as to why this should occur however during consultation and at this point in time the area indicated in the submission has not been considered for any proposed changes either for residential development or for business development. Any rezoning of Country Living would be disconnected to that which is currently proposed for change or any stage 2 changes and neither have there been any discussions with any stakeholders in regards to a Expressway service centre. Refer to Legal Opinion for full discussion.
7.1	Janene Harris	S	Retain the proposed zoning as shown on Map 7.	Accept. The submitter supports the proposed changes as shown on Map 7.
23.1	Cameron Scott	S	Supports the proposed rezoning changes as shown on Map 7, Taupiri.	Accept. The submitter supports the proposed changes as shown on Map 7.
27.1	Doug and Maria Barker	S	Supports the proposed rezoning as shown on Map 7, Taupiri.	Accept. The submitter supports the proposed changes as shown on Map 7.
39.1	Caroline Landon	S	Supports the proposed changes as shown on Map 7, Taupiri and include their property at 162 Great South Road, Taupiri in the Taupiri Community Board boundary.	Accept. The submitter supports the proposed changes as shown on Map 7. In regards to the comment on their property being included in the Taupiri Community Board boundary this has been passed onto the appropriate staff for consideration.
44.2	CKL Planning	S	Supports the proposed zone changes as shown on Map 7, Taupiri	Accept in part. The submitter supports the plan change.

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
	Engineering Surveying		and requests changes to the proposed zone boundaries to align with existing cadastral boundaries to: a) ensure there is no ambiguity as to the extent of different zones; and b) avoid the potential for a prohibited activity status being triggered pursuant to Rule 25.5(e) of the DP. There should be some high level structure planning within the new growth areas undertaken to ensure subsequent subdivision and development occurs in an integrated and connected manner.	The submitters point is valid in that demarcation of land not aligned with cadastral boundaries is problematic. In line with the submitter's comments and to provide clarity for development the area to be rezoned will be demarcated as the bottom of the gully and this will be defined at the time of survey plans being drawn.

4.8 Horotiu

Map 8 – Horotiu South and

Map 9 – Horotiu North.

Context

Horotiu is located approximately 15 minutes' drive north of Hamilton and is the on/off point for access to the Ngaruawahia Bypass which connects to the Waikato Expressway and acts as the boundary between Hamilton City and Waikato District. Currently there are approximately 800 residents and there is a mixture of residential development clustered around the freezing works as well as lifestyle development focused around Horotiu Bridge Road. A key focal point for residents is the Horotiu Primary School and dairy. There is limited recreation comprising of a skatepark and a dog exercise area. This area is an important access point to the Te Awa Cycle Way.

Due to its location adjacent to the Horotiu Interchange on the Te Rapa Bypass and access to the North Trunk rail line Horotiu has been identified as a strategic industrial area in the RPS. In line with its strategic perspective, zoning in Horotiu is predominantly industrial comprising of either the 'Heavy Industrial Zone' or 'Industrial Park Zone'. The last district plan review resulted in a substantial area of land rezoned for industrial use which now operates as Horotiu Industrial Park.

The only other zoning in the area is either Rural with small areas of Country Living and Residential. Due to the lack of suitably zoned land there has been limited residential development in the Horotiu area over the past years. Two key aspects of PC17 are to introduce zones that reflect the current landuses and the need to provide for growth. The biggest change introduced by PC17 is rezoning an existing undeveloped area that is currently zoned industrial around the primary school that is incompatible with the existing school and adjacent residential land uses on Horotiu Bridge Road.

Rather than ignore the advancement of industrial activities, the Horotiu community wish to see their village grow and capitalise on the opportunities for potentially more residential and business activities in line with the development of the industrial park.

Horotiu North - Map 9

Rezone Rural to New Residential Zone

Part of the proposed New Residential rezoning is to better acknowledge the existing residential use of the area in the vicinity of the Great South Road, Washer Road and Horotiu Bridge Road that are zoned Rural. Although the majority of these properties have limited development potential, there are three larger properties in the Washer Road/Horotiu Bridge Road triangle that do have some capacity for redevelopment. The rezoning of these larger lots has the potential to provide some additional residential capacity needed to support projected anticipated population growth in Horotiu that is in line with the growth in employment opportunities available in the adjacent Northgate Industrial Park and the Te Rapa area. This change in zoning better reflects the character of the area currently.

New development will need to be aligned with the provision of wastewater services in the LTP. Landowners indicated during consultation that potential development would be of a nature that in keeping with the character of the Horotiu village. There is the potential for approximately 57 residential lots to be created.

The approximate area proposed to be rezoned is 10.3 ha.

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
14.2	The Ministry of Education (Horotiu Primary School)	S	Supports the proposed rezoning of properties as shown on Map 9 as this provides the opportunity to improve the amenity of the area more in keeping with a school and community environment. There are concerns regarding the potential of increased traffic and the related effects on the school. Need to consider measures to calm and control increased traffic impacts from the expected increased growth in the area such as lowering of speed limit and provision of a pedestrian crossing in front of the school.	Accept. The submitters support is acknowledged. The points in regards to increased traffic volumes and effects are valid. Their concerns will be forwarded onto the Roding Manager for a response. The submitter is encouraged to contact the Roding Manager to discuss further their concerns.
FS30.4	Northgate Industrial Park	O	<i>Rezoning will remove 28.8ha of land previously identified as available for industrial development post 2021. This land has direct linkage to a bigger industrial development picture for the Waikato Region that was developed in the Future Proof sub-regional growth strategy and which has been adopted in the WRPS. The allocation for Horotiu will be reduced from 150ha to 121ha from 2010 to 2061 and the implications have not</i>	Reject. The further submitter's point in regards to rezoning from Industrial Zone is not valid for this area as the area subject to this map is currently Rural Zone. The effects of traffic and noise on residential activities in the New Residential Zone are acknowledged. It should be

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			<p>been addressed in s32. It may be premature to rezone the land until it has been established through the higher order process that the land is no longer needed for industrial purposes and therefore the rezoning should be deferred.</p> <p>The introduction of Country Living and New Living on the northern side of Great South Road will enable more activities that are sensitive to the effects from industrial activities (i.e. noise and traffic) to establish. The establishment of such land uses needs to be considered and assessed against the impact that development will have on industrial development that is planned. One of the direct implications will be that the measurement point for permitted activity noise levels will change significantly. Currently rule 24B.19 states that noise should be measured at zone boundaries not the boundary of the site that generates the noise. By removing the zoning on the northern side the point for noise measurement also changes. This could affect existing industrial activities or other activities that are planned to establish with the Horotiu Industrial Park. The extent of this rezoning needs to be further considered in light of these potential reverse sensitivity effects and until that assessment has been undertaken it is the submitters preference that the land maintains a rural zoning.</p>	<p>noted that all of these properties proposed to be rezoned are currently used for residential activities and landowners are aware of the effects of noise and traffic on their lifestyle. There is approximately 10ha proposed to be rezoned. There is some topography restraints that will impact on any development as well as which the landowner envisages larger residential lots of approx. 800sqm and approximately 57 lots. Under the Building Act it is now a requirement for new houses to have double glazing. Taking these restraints into account there is likely to be a lower level of development which will help mitigate some of the submitters concerns over noise. While no changes to rules were made with this plan change consideration could be given to acoustic insulation as a requirement in new development adjacent to Great South Road.</p> <p>The further submitter is correct in that rule 24B.19 measures noise from the zone boundary. However, it is considered that noise effects from any industrial activity from the Horotiu Industrial Park are likely to be negligible compared with the likely noise effects of vehicle traffic on Great South Road therefore the impact on where noise is measured will be minimal.</p>
15.2	Trevor G Reid	S	Supports the proposed rezoning as shown on Map 9, Horotiu	Accept. The submitters support for the change of zone is acknowledged.
FS30.6	Northgate Industrial Park	O	Rezoning will remove 28.8ha of land previously identified as available for industrial development post 2021. This land has direct linkage to a bigger industrial development picture for the Waikato Region that was developed in the Future Proof sub-regional growth strategy and which has been adopted in the WRPS. The allocation for Horotiu will be reduced from 150ha to 121ha from 2010 to 2061 and the implications have not been addressed in s32. It may be premature to rezone the land until it has been established through the higher order process that the land is no	<p>Reject. The further submitter's point in regards to rezoning from Industrial Zone is not valid for this area as the area subject to this map is currently Rural Zone.</p> <p>The effects of traffic and noise on residential activities in the New Residential Zone are acknowledged. It should be noted that all of these properties proposed to be rezoned are currently used for residential activities and landowners</p>

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			<p>longer needed for industrial purposes and therefore the rezoning should be deferred.</p> <p><i>The introduction of Country Living and New Living on the northern side of Great South Road will enable more activities that are sensitive to the effects from industrial activities (i.e. noise and traffic) to establish. The establishment of such land uses needs to be considered and assessed against the impact that development will have on industrial development that is planned. One of the direct implications will be that the measurement point for permitted activity noise levels will change significantly. Currently rule 24B.19 states that noise should be measured at zone boundaries not the boundary of the site that generates the noise. By removing the zoning on the northern side the point for noise measurement also changes. This could affect existing industrial activities or other activities that are planned to establish with the Horotiu Industrial Park. The extent of this rezoning needs to be further considered in light of these potential reverse sensitivity effects and until that assessment has been undertaken it is the submitters preference that the land maintains a rural zoning.</i></p>	<p>are aware of the effects of noise and traffic on their lifestyle. There is approximately 10ha proposed to be rezoned. There is some topography restraints that will impact on any development as well as which the landowner envisages larger residential lots of approx. 800sqm and approximately 57 lots. Under the Building Act it is now a requirement for new houses to have double glazing. Taking these restraints into account there is likely to be a lower level of development which will help mitigate some of the submitters concerns over noise. While no changes to rules were made with this plan change consideration could be given to acoustic insulation as a requirement in new development adjacent to Great South Road.</p> <p>The further submitter is correct in that rule 24B.19 measures noise from the zone boundary. However, it is considered that noise effects from any industrial activity from the Horotiu Industrial Park are likely to be negligible compared with the likely noise effects of vehicle traffic on Great South Road therefore the impact on where noise is measured will be minimal.</p>
16.1	Collette Brown	S	Supports the plan change in respect of the Horotiu Area	Accept. The submitters support for the change of zone is acknowledged.
FS30.7	Northgate Industrial Park	O	Rezoning will remove 28.8ha of land previously identified as available for industrial development post 2021. This land has direct linkage to a bigger industrial development picture for the Waikato Region that was developed in the Future Proof sub-regional growth strategy and which has been adopted in the WRPS. The allocation for Horotiu will be reduced from 150ha to 121ha from 2010 to 2061 and the implications have not been addressed in s32. It may be premature to rezone the land until it has been established through the higher order process that the land is no longer needed for industrial purposes and therefore the rezoning should	<p>Reject. The further submitter's point in regards to rezoning from Industrial Zone is not valid for this area as the area subject to this map is currently Rural Zone.</p> <p>The effects of traffic and noise on residential activities in the New Residential Zone are acknowledged. It should be noted that all of these properties proposed to be rezoned are currently used for residential activities and landowners are aware of the effects of noise and traffic on their lifestyle. There is approximately 10ha proposed to be rezoned.</p>

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			<p>be deferred.</p> <p><i>The introduction of Country Living and New Living on the northern side of Great South Road will enable more activities that are sensitive to the effects from industrial activities (i.e. noise and traffic) to establish. The establishment of such land uses needs to be considered and assessed against the impact that development will have on industrial development that is planned. One of the direct implications will be that the measurement point for permitted activity noise levels will change significantly. Currently rule 24B.19 states that noise should be measured at zone boundaries not the boundary of the site that generates the noise. By removing the zoning on the northern side the point for noise measurement also changes. This could affect existing industrial activities or other activities that are planned to establish with the Horotiu Industrial Park. The extent of this rezoning needs to be further considered in light of these potential reverse sensitivity effects and until that assessment has been undertaken it is the submitters preference that the land maintains a rural zoning.</i></p>	<p>There is some topography restraints that will impact on any development as well as which the landowner envisages larger residential lots of approx. 800sqm and approximately 57 lots. Under the Building Act it is now a requirement for new houses to have double glazing. Taking these restraints into account there is likely to be a lower level of development which will help mitigate some of the submitters concerns over noise. While no changes to rules were made with this plan change consideration could be given to acoustic insulation as a requirement in new development adjacent to Great South Road.</p> <p>The further submitter is correct in that rule 24B.19 measures noise from the zone boundary. However, it is considered that noise effects from any industrial activity from the Horotiu Industrial Park are likely to be negligible compared with the likely noise effects of vehicle traffic on Great South Road therefore the impact on where noise is measured will be minimal.</p>
17.2	Kathleen M Reid		Supports the proposed rezoning as shown on Map 9, Horotiu.	Accept. The submitters support for the change of zone is acknowledged.
FS30.10	Northgate Industrial Park	O	<p><i>Rezoning will remove 28.8ha of land previously identified as available for industrial development post 2021. This land has direct linkage to a bigger industrial development picture for the Waikato Region that was developed in the Future Proof sub-regional growth strategy and which has been adopted in the WRPS. The allocation for Horotiu will be reduced from 150ha to 121ha from 2010 to 2061 and the implications have not been addressed in s32. It may be premature to rezone the land until it has been established through the higher order process that the land is no longer needed for industrial purposes and therefore the rezoning should be deferred.</i></p> <p><i>The introduction of Country Living and New Living on the northern side of</i></p>	<p>Reject. The further submitter's point in regards to rezoning from Industrial Zone is not valid for this area as the area subject to this map is currently Rural Zone.</p> <p>The effects of traffic and noise on residential activities in the New Residential Zone are acknowledged. It should be noted that all of these properties proposed to be rezoned are currently used for residential activities and landowners are aware of the effects of noise and traffic on their lifestyle. There is approximately 10ha proposed to be rezoned. There is some topography restraints that will impact on any development as well as which the landowner envisages</p>

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			<i>Great South Road will enable more activities that are sensitive to the effects from industrial activities (i.e. noise and traffic) to establish. The establishment of such land uses needs to be considered and assessed against the impact that development will have on industrial development that is planned. One of the direct implications will be that the measurement point for permitted activity noise levels will change significantly. Currently rule 24B.19 states that noise should be measured at zone boundaries not the boundary of the site that generates the noise. By removing the zoning on the northern side the point for noise measurement also changes. This could affect existing industrial activities or other activities that are planned to establish with the Horotiu Industrial Park. The extent of this rezoning needs to be further considered in light of these potential reverse sensitivity effects and until that assessment has been undertaken it is the submitters preference that the land maintains a rural zoning.</i>	<p>larger residential lots of approx. 800sqm and approximately 57 lots. Under the Building Act it is now a requirement for new houses to have double glazing. Taking these restraints into account there is likely to be a lower level of development which will help mitigate some of the submitters concerns over noise. While no changes to rules were made with this plan change consideration could be given to acoustic insulation as a requirement in new development adjacent to Great South Road.</p> <p>The further submitter is correct in that rule 24B.19 measures noise from the zone boundary. However, it is considered that noise effects from any industrial activity from the Horotiu Industrial Park are likely to be negligible compared with the likely noise effects of vehicle traffic on Great South Road therefore the impact on where noise is measured will be minimal.</p>
18.2	Gavin Crook	S	Supports the proposed rezoning as shown on Map 9, Horotiu	Accept. The submitters support for the change of zone is acknowledged.
FS30.12	Northgate Industrial Park	O	<p><i>Rezoning will remove 28.8ha of land previously identified as available for industrial development post 2021. This land has direct linkage to a bigger industrial development picture for the Waikato Region that was developed in the Future Proof sub-regional growth strategy and which has been adopted in the WRPS. The allocation for Horotiu will be reduced from 150ha to 121ha from 2010 to 2061 and the implications have not been addressed in s32. It may be premature to rezone the land until it has been established through the higher order process that the land is no longer needed for industrial purposes and therefore the rezoning should be deferred.</i></p> <p><i>The introduction of Country Living and New Living on the northern side of Great South Road will enable more activities that are sensitive to the effects from industrial activities (i.e. noise and traffic) to establish. The</i></p>	<p>Reject. The further submitter's point in regards to rezoning from Industrial Zone is not valid for this area as the area subject to this map is currently Rural Zone.</p> <p>The effects of traffic and noise on residential activities in the New Residential Zone are acknowledged. It should be noted that all of these properties proposed to be rezoned are currently used for residential activities and landowners are aware of the effects of noise and traffic on their lifestyle. There is approximately 10ha proposed to be rezoned. There is some topography restraints that will impact on any development as well as which the landowner envisages larger residential lots of approx. 800sqm and approximately 57 lots. Under the Building Act it is now a requirement for</p>

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			<p>establishment of such land uses needs to be considered and assessed against the impact that development will have on industrial development that is planned. One of the direct implications will be that the measurement point for permitted activity noise levels will change significantly. Currently rule 24B.19 states that noise should be measured at zone boundaries not the boundary of the site that generates the noise. By removing the zoning on the northern side the point for noise measurement also changes. This could affect existing industrial activities or other activities that are planned to establish with the Horotiu Industrial Park. The extent of this rezoning needs to be further considered in light of these potential reverse sensitivity effects and until that assessment has been undertaken it is the submitters preference that the land maintains a rural zoning.</p>	<p>new houses to have double glazing. Taking these restraints into account there is likely to be a lower level of development which will help mitigate some of the submitters concerns over noise. While no changes to rules were made with this plan change consideration could be given to acoustic insulation as a requirement in new development adjacent to Great South Road.</p> <p>The further submitter is correct in that rule 24B.19 measures noise from the zone boundary. However, it is considered that noise effects from any industrial activity from the Horotiu Industrial Park are likely to be negligible compared with the likely noise effects of vehicle traffic on Great South Road therefore the impact on where noise is measured will be minimal.</p>
19.2	Mark Reid	S	Supports the proposed rezoning as shown on Map 9, Horotiu	Accept. The submitters support for the change of zone is acknowledged.
FS30.14	Northgate Industrial Park	O	<p>Rezoning will remove 28.8ha of land previously identified as available for industrial development post 2021. This land has direct linkage to a bigger industrial development picture for the Waikato Region that was developed in the Future Proof sub-regional growth strategy and which has been adopted in the WRPS. The allocation for Horotiu will be reduced from 150ha to 121ha from 2010 to 2061 and the implications have not been addressed in s32. It may be premature to rezone the land until it has been established through the higher order process that the land is no longer needed for industrial purposes and therefore the rezoning should be deferred.</p> <p>The introduction of Country Living and New Living on the northern side of Great South Road will enable more activities that are sensitive to the effects from industrial activities (i.e. noise and traffic) to establish. The establishment of such land uses needs to be considered and assessed against the impact that development will have on industrial development</p>	<p>Reject. The further submitter's point in regards to rezoning from Industrial Zone is not valid for this area as the area subject to this map is currently Rural Zone.</p> <p>The effects of traffic and noise on residential activities in the New Residential Zone are acknowledged. It should be noted that all of these properties proposed to be rezoned are currently used for residential activities and landowners are aware of the effects of noise and traffic on their lifestyle. There is approximately 10ha proposed to be rezoned. There is some topography restraints that will impact on any development as well as which the landowner envisages larger residential lots of approx. 800sqm and approximately 57 lots. Under the Building Act it is now a requirement for new houses to have double glazing. Taking these restraints into account there is likely to be a lower level of</p>

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			<i>that is planned. One of the direct implications will be that the measurement point for permitted activity noise levels will change significantly. Currently rule 24B.19 states that noise should be measured at zone boundaries not the boundary of the site that generates the noise. By removing the zoning on the northern side the point for noise measurement also changes. This could affect existing industrial activities or other activities that are planned to establish with the Horotiu Industrial Park. The extent of this rezoning needs to be further considered in light of these potential reverse sensitivity effects and until that assessment has been undertaken it is the submitters preference that the land maintains a rural zoning.</i>	development which will help mitigate some of the submitters concerns over noise. While no changes to rules were made with this plan change consideration could be given to acoustic insulation as a requirement in new development adjacent to Great South Road. The further submitter is correct in that rule 24B.19 measures noise from the zone boundary. However, it is considered that noise effects from any industrial activity from the Horotiu Industrial Park are likely to be negligible compared with the likely noise effects of vehicle traffic on Great South Road therefore the impact on where noise is measured will be minimal.
20.1	Matt Bulbeck	S	Supports the proposed rezoning as shown on Map 9, Horotiu	Accept. The submitters support for the change of zone is acknowledged.
FS30.15	Northgate Industrial Park	O	<i>Rezoning will remove 28.8ha of land previously identified as available for industrial development post 2021. This land has direct linkage to a bigger industrial development picture for the Waikato Region that was developed in the Future Proof sub-regional growth strategy and which has been adopted in the WRPS. The allocation for Horotiu will be reduced from 150ha to 121ha from 2010 to 2061 and the implications have not been addressed in s32. It may be premature to rezone the land until it has been established through the higher order process that the land is no longer needed for industrial purposes and therefore the rezoning should be deferred.</i> <i>The introduction of Country Living and New Living on the northern side of Great South Road will enable more activities that are sensitive to the effects from industrial activities (i.e. noise and traffic) to establish. The establishment of such land uses needs to be considered and assessed against the impact that development will have on industrial development that is planned. One of the direct implications will be that the measurement point for permitted activity noise levels will change</i>	Reject. The further submitter's point in regards to rezoning from Industrial Zone is not valid for this area as the area subject to this map is currently Rural Zone. The effects of traffic and noise on residential activities in the New Residential Zone are acknowledged. It should be noted that all of these properties proposed to be rezoned are currently used for residential activities and landowners are aware of the effects of noise and traffic on their lifestyle. There is approximately 10ha proposed to be rezoned. There are some topography restraints that will impact on any development as well as which the landowner envisages larger residential lots of approx. 800sqm and approximately 57 lots. Under the Building Act it is now a requirement for new houses to have double glazing. Taking these restraints into account there is likely to be a lower level of development which will help mitigate some of the submitters concerns over noise.

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			<i>significantly. Currently rule 24B.19 states that noise should be measured at zone boundaries not the boundary of the site that generates the noise. By removing the zoning on the northern side the point for noise measurement also changes. This could affect existing industrial activities or other activities that are planned to establish with the Horotiu Industrial Park. The extent of this rezoning needs to be further considered in light of these potential reverse sensitivity effects and until that assessment has been undertaken it is the submitters preference that the land maintains a rural zoning.</i>	The further submitter is correct in that rule 24B.19 measures noise from the zone boundary. However, it is considered that noise effects from any industrial activity from the Horotiu Industrial Park are likely to be negligible compared with the likely noise effects of vehicle traffic on Great South Road therefore the impact on where noise is measured will be minimal.
21.1	Trudy Bulbeck	S	Supports the proposed rezoning as shown on Map 9, Horotiu	Accept. The submitters support for the change of zone is acknowledged.
FS30.16	Northgate Industrial Park	O	<p><i>Rezoning will remove 28.8ha of land previously identified as available for industrial development post 2021. This land has direct linkage to a bigger industrial development picture for the Waikato Region that was developed in the Future Proof sub-regional growth strategy and which has been adopted in the WRPS. The allocation for Horotiu will be reduced from 150ha to 121ha from 2010 to 2061 and the implications have not been addressed in s32. It may be premature to rezone the land until it has been established through the higher order process that the land is no longer needed for industrial purposes and therefore the rezoning should be deferred.</i></p> <p><i>The introduction of Country Living and New Living on the northern side of Great South Road will enable more activities that are sensitive to the effects from industrial activities (i.e. noise and traffic) to establish. The establishment of such land uses needs to be considered and assessed against the impact that development will have on industrial development that is planned. One of the direct implications will be that the measurement point for permitted activity noise levels will change significantly. Currently rule 24B.19 states that noise should be measured at zone boundaries not the boundary of the site that generates the noise. By removing the zoning on the northern side the point for noise measurement also changes. This could affect existing industrial activities</i></p>	<p>Reject. The further submitter's point in regards to rezoning from Industrial Zone is not valid for this area as the area subject to this map is currently Rural Zone.</p> <p>The effects of traffic and noise on residential activities in the New Residential Zone are acknowledged. It should be noted that all of these properties proposed to be rezoned are currently used for residential activities and landowners are aware of the effects of noise and traffic on their lifestyle. There is approximately 10ha proposed to be rezoned. There are some topography restraints that will impact on any development as well as which the landowner envisages larger residential lots of approx. 800sqm and approximately 57 lots. Under the Building Act it is now a requirement for new houses to have double glazing. Taking these restraints into account there is likely to be a lower level of development which will help mitigate some of the submitters concerns over noise. As mentioned earlier, the noise effects of vehicle traffic on Great South Road are likely to considerably exceed any noise from the industrial area on the other side of the road.</p>

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			<i>or other activities that are planned to establish with the Horotiu Industrial Park. The extent of this rezoning needs to be further considered in light of these potential reverse sensitivity effects and until that assessment has been undertaken it is the submitters preference that the land maintains a rural zoning.</i>	The further submitter is correct in that rule 24B.19 measures noise from the zone boundary. However, it is considered that noise effects from any industrial activity from the Horotiu Industrial Park are likely to be negligible compared with the likely noise effects of vehicle traffic on Great South Road therefore the impact on where noise is measured will be minimal.
22.2	Rochelle Douglas	S	Supports the proposed rezoning as shown on Map 9, Horotiu	Accept. The submitters support for the change of zone is acknowledged.
FS30.18	Northgate Industrial Park	O	<p><i>Rezoning will remove 28.8ha of land previously identified as available for industrial development post 2021. This land has direct linkage to a bigger industrial development picture for the Waikato Region that was developed in the Future Proof sub-regional growth strategy and which has been adopted in the WRPS. The allocation for Horotiu will be reduced from 150ha to 121ha from 2010 to 2061 and the implications have not been addressed in s32. It may be premature to rezone the land until it has been established through the higher order process that the land is no longer needed for industrial purposes and therefore the rezoning should be deferred.</i></p> <p><i>The introduction of Country Living and New Living on the northern side of Great South Road will enable more activities that are sensitive to the effects from industrial activities (i.e. noise and traffic) to establish. The establishment of such land uses needs to be considered and assessed against the impact that development will have on industrial development that is planned. One of the direct implications will be that the measurement point for permitted activity noise levels will change significantly. Currently rule 24B.19 states that noise should be measured at zone boundaries not the boundary of the site that generates the noise. By removing the zoning on the northern side the point for noise measurement also changes. This could affect existing industrial activities or other activities that are planned to establish with the Horotiu Industrial Park. The extent of this rezoning needs to be further considered in light of</i></p>	<p>Reject. The further submitter's point in regards to rezoning from Industrial Zone is not valid for this area as the area subject to this map is currently Rural Zone.</p> <p>The effects of traffic and noise on residential activities in the New Residential Zone are acknowledged. It should be noted that all of these properties proposed to be rezoned are currently used for residential activities and landowners are aware of the effects of noise and traffic on their lifestyle. There is approximately 10ha proposed to be rezoned. There is some topography restraints that will impact on any development as well as which the landowner envisages larger residential lots of approx. 800sqm and approximately 57 lots. Under the Building Act it is now a requirement for new houses to have double glazing. Taking these restraints into account there is likely to be a lower level of development which will help mitigate some of the submitters concerns over noise. While no changes to rules were made with this plan change consideration could be given to acoustic insulation as a requirement in new development adjacent to Great South Road.</p> <p>The further submitter is correct in that rule 24B.19 measures noise from the zone boundary. However, it is</p>

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			<i>these potential reverse sensitivity effects and until that assessment has been undertaken it is the submitters preference that the land maintains a rural zoning.</i>	considered that noise effects from any industrial activity from the Horotiu Industrial Park are likely to be negligible compared with the likely noise effects of vehicle traffic on Great South Road therefore the impact on where noise is measured will be minimal.
25.1	Gary Solly	S	Supports the proposed rezoning as shown on Map 9, Horotiu	Accept. The submitters support for the change of zone is acknowledged.
FS30.19	Northgate Industrial Park	O	<p><i>Rezoning will remove 28.8ha of land previously identified as available for industrial development post 2021. This land has direct linkage to a bigger industrial development picture for the Waikato Region that was developed in the Future Proof sub-regional growth strategy and which has been adopted in the WRPS. The allocation for Horotiu will be reduced from 150ha to 121ha from 2010 to 2061 and the implications have not been addressed in s32. It may be premature to rezone the land until it has been established through the higher order process that the land is no longer needed for industrial purposes and therefore the rezoning should be deferred.</i></p> <p><i>The introduction of Country Living and New Living on the northern side of Great South Road will enable more activities that are sensitive to the effects from industrial activities (i.e. noise and traffic) to establish. The establishment of such land uses needs to be considered and assessed against the impact that development will have on industrial development that is planned. One of the direct implications will be that the measurement point for permitted activity noise levels will change significantly. Currently rule 24B.19 states that noise should be measured at zone boundaries not the boundary of the site that generates the noise. By removing the zoning on the northern side the point for noise measurement also changes. This could affect existing industrial activities or other activities that are planned to establish with the Horotiu Industrial Park. The extent of this rezoning needs to be further considered in light of these potential reverse sensitivity effects and until that assessment has been undertaken it is the submitters preference that the land maintains a</i></p>	<p>Reject. The further submitter's point in regards to rezoning from Industrial Zone is not valid for this area as the area subject to this map is currently Rural Zone.</p> <p>The effects of traffic and noise on residential activities in the New Residential Zone are acknowledged. It should be noted that all of these properties proposed to be rezoned are currently used for residential activities and landowners are aware of the effects of noise and traffic on their lifestyle. There is approximately 10ha proposed to be rezoned. There is some topography restraints that will impact on any development as well as which the landowner envisages larger residential lots of approx. 800sqm and approximately 57 lots. Under the Building Act it is now a requirement for new houses to have double glazing. Taking these restraints into account there is likely to be a lower level of development which will help mitigate some of the submitters concerns over noise. While no changes to rules were made with this plan change consideration could be given to acoustic insulation as a requirement in new development adjacent to Great South Road.</p> <p>The further submitter is correct in that rule 24B.19 measures noise from the zone boundary. However, it is considered that noise effects from any industrial activity from the Horotiu Industrial Park are likely to be negligible</p>

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
			<i>rural zoning.</i>	compared with the likely noise effects of vehicle traffic on Great South Road therefore the impact on where noise is measured will be minimal.
26.2	Ports of Auckland	S	Supports the proposed rezoning in so far as it relates to Map 9 Horotiu but as the plan change allows more activities that are sensitive to the effects of noise to establish close to proposed industrial activities they consider that additional mitigation measures such as insulation of buildings needs to be undertaken.	Accept. The submitters support for the plan change is acknowledged. In regards to more activities sensitive to noise establishing in close proximity to industrial activities is valid and mitigation needs to be considered. The Building Act standards ensure double glazing will provide a degree of mitigation. Consideration could be given to acoustic insulation as a requirement to any new development on the Great South Road.
30.2	Northgate Industrial Park	O	<p>Opposes the proposed rezoning as shown on Map 9 for the following reasons; a) the rezoning will remove 28.8ha of land that was identified for industrial development post 2021 which has a direct linkage to a bigger industrial development picture held in Future Proof from 150ha to 121ha and the submitter does not consider that the implications are reflected in s32;</p> <p>b) the rezoning is premature until the review of the Future Proof strategy has been completed;</p> <p>c) there are provisions for a 5 metre wide buffer strip of landscaping along the boundary of the Horotiu Primary School to mitigate adverse effects on this site;</p> <p>d) the introduction of Country Living and New Living on the northern side of Great South Road will enable more activities that are sensitive to the effects from industrial activities to be established;</p> <p>e) the measurement point for permitted noise levels will change</p>	<p>Reject. The submitter's point in regards to rezoning from Industrial Zone is not valid for this area as the area subject to this map is currently Rural Zone. Points of submission dealt as follows:</p> <p>a) The proposed rezoning will remove approximately 13ha of industrial zoned land rather than the 28.8ha indicated in the submission. The proposed rezoning is to better reflect the existing residential nature of the affected area and provide for a more compatible mix of activities around the Horotiu Primary School.</p> <p>b) PC17 is stage 1 of the wider structure plan proposals and is in line with recommendations already provided to FP.</p> <p>c) A 5m buffer is not considered adequate buffer on the boundary of the Horotiu Primary School to mitigate the effects of industrial activities.</p> <p>d) Great South Road itself provides good separation from the proposed New Residential as shown for Horotiu North (Map9).</p> <p>e) It is acknowledge that the noise measurement boundary will change, however, it is considered that noise effects</p>

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
			<p>significantly as current rules state that noise should be measured at zone boundaries, not the boundary of the site that generates the noise and this could affect existing industrial activities or other activities that establish within the Horotiu Industrial Park;</p> <p>f) the rezoning of the land as per Map 9 from 'Rural' to 'New Residential' increases the number of sensitive receivers in proximity of the Horotiu Industrial Park and the Great South Road intersection.</p> <p>Delete the proposed rezoning changes as shown on Map 9, Horotiu and retain the area as currently zoned in the Operative District Plan</p>	<p>from any industrial activity from the Horotiu Industrial Park are likely to be negligible compared with the likely noise effects of vehicle traffic on Great South Road therefore the impact on where noise is measured will be minimal.</p> <p>f) Great South Road provides good separation between the proposed new residential activities and Horotiu Industrial Park.</p>
FS15.3	Trevor G Reid	O	<i>There is a need for residential housing which will be beneficial to Northgate Industrial Park.</i>	Accept. The further submitter opposes the submission and supports the plan change as it will provide residential housing.
FS16.4	Collette Brown	O	<i>Proceed with Plan Change 17, Map 8, as this would be beneficial for the community.</i>	Accept. The further submitter opposes the submission and supports the plan change as it will benefit the community.
FS17.3	Kathleen M Reid	O	<i>Map 9 to be rezoning to residential to benefit school and Northgate Industrial Park.</i>	Accept. The further submitter opposes the submission and supports the plan change as it will be beneficial to the community.
FS25.2	Gary Solly	O	<i>Rezoning of Map 9 will benefit all concerned. Current noise levels in the area are not an issue.</i>	Accept. The further submitter opposes the submission and supports the plan change as it will benefit the community. Current noise levels are not an issue.
FS46.2	Barry Brooks	O	<i>The proposed rezoning Map 9 will benefit all concerned.</i>	Accept. The further submitter opposes the submission and supports the plan change as it will benefit the community.
FS47.2	Fay Marie Brooks	O	<i>The rezoning of Map 9 will benefit all concerned.</i>	Accept. The further submitter opposes the submission and supports the plan change as it will benefit the community.
31.3	Hamilton City Council	O	The submitter considers that the s32 growth projection table does not warrant the need to rezone the areas as shown on Map 9, Horotiu as they consider there is a discrepancy between the projected growth numbers and what is proposed to be delivered by the notified rezoning in Horotiu. The proposed plan change should be held and considered in a more holistic approach in the district	Reject. The submitter has concerns over the amount of projected growth and the amount of land notified for change. The submitters concerns have been addressed in Attachment 2: Rationale of the Plan Change which should be read in conjunction with all of the submitter's points.

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
			plan review.	
FS8.4	Foster Develop Ltd	O	The submission lodged by HCC is opposed in full as it does not recognise the sustainability benefits of PC 17 as promoted by the Resource Management Act 1991, and any adverse effects resulting from proposed PC 17 are able to avoided, remedied or mitigated.	Accept. The s further submitter opposes the submission as they consider that the benefits of the plan change as notified outweigh the original submitters concerns.
FS15.5	Trevor G Reid	O	Rezoning will benefit all concerned	Accept. The further submitter opposes the submission and supports the plan change as it will benefit the community.
FS17.5	Kathleen M Reid	O	Rezoning of Map 9 will benefit the community.	Accept. The further submitter opposes the submission and supports the plan change as it will benefit the community.
FS25.3	Gary Solly	O	The rezoning of Map 9 will benefit all concerned.	Accept. The further submitter opposes the submission and supports the plan change as it will benefit the community.
FS42.6	Te Kowhai Community Group	O	Local communities such as Horotiu, Taupiri, Te Kowhai etc need to be able to cater for their immediate and longer term growth needs. The proposed 46ha rezoning of Rural Land in the Te Kowhai area to Country Living is far more modest than the 2008 strategy which approved in principle an area many times larger than that proposed in PC 17. This much more modest proposal allows the Te Kowhai village some controlled growth, while also contributing to the welfare of the immediate area and Waikato District as a whole.	Accept. The further submitter opposes the submission as they consider that the implementation of the plan change is beneficial as it allows for some initial growth until such time as the district plan review is completed.
FS46.3	Barry Brooks	O	The proposed rezoning of Map 9 will benefit all concerned.	Accept. The further submitter opposes the submission and supports the plan change as it will benefit the community.
FS47.3	Fay Marie Brooks	O	The rezoning of Map 9 will benefit all concerned.	Accept. The further submitter opposes the submission and supports the plan change as it will benefit the community.
31.7	Hamilton City Council	O	The submitter opposes the proposed rezoning as shown on Map 9 as they wish to better understand the rationale behind the proposed change. They consider that the proposed rezoning is at odds with Future Proof and the RPS that's stipulates there is clear separation of urban areas as well as the removal of industrial land as shown in Table 6-2 and that development close to the city will put pressure on Hamilton to cater for these new residents without any support to do so. The submitter would like to understand how Waikato District Council plans to support the increase in	<p>Reject. The submitter has concerns over the amount of projected growth and the amount of land notified for change. The submitters concerns have been addressed in Attachment 2: Rationale of the Plan Change which should be read in conjunction with all of the submitter's points.</p> <p>New Residential Zone – All areas proposed for change are within serviced areas although the high-level network capacity modelling carried out recently for Central Districts</p>

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
			<p>population and in particular how the Village is to be upgraded to provide a sense of community living and well-being. In regards to particular zones the submitter has concerns on:</p> <p>a) New Residential Zone - the level of infrastructure available to service the proposed new areas as this will have a direct impact on the lot size provided and the potential yield within the area;</p> <p>b) Country Living - this is opposed as it is adjacent to the Hamilton City Boundary and put further pressure on Hamilton's infrastructure;</p> <p>c) Business Zone - this rezoning represents a business centre on the edge of Hamilton's Industrial area and that the general rules of the zone provide little restraint in development and that this is better addressed during the review to ensure a holistic approach to business hierarchy through the district. The proposed plan change should be held and considered as part of the upcoming District Plan Review.</p>	<p>indicated that there are network capacity issues. Any further development (larger than 10-15 lots) need to carry out further modelling to ascertain what capacity upgrades are required or if there is a need for a new pump station. Therefore the staged approach to rezoning is appropriate and aligns with LTP outcomes.</p> <p>Country Living Zone – As stated in the Rationale of the Plan Change all development anywhere within the Hamilton periphery will have some impact on Hamilton's infrastructure. It is considered that the potential benefits of the proposed changes are small and will provide greater benefit to the wider sub-regional economy are considered to outweigh any perceived negative infrastructure effects.</p> <p>Business Zone – The area proposed to be rezoned as Business in the Horotiu area is localised and serves the immediate vicinity only and likely will have no impact on any similar areas in Hamilton. The proposed area is approximately 2.5ha and it is envisaged that the activities in this zone will be of low level convenience retail to meet immediate needs of any future residential and any related business activities that support the expanding industrial area.</p>
FS8.8	Foster Develop Ltd	O	<i>The submission lodged by HCC is opposed in full as it does not recognise the sustainability benefits of PC 17 as promoted by the Resource Management Act 1991, and any adverse effects resulting from proposed PC 17 are able to avoided, remedied or mitigated.</i>	Accept. The further submitter opposes the submission as they consider that the benefits of the plan change as notified outweigh the original submitters concerns.
FS16.6	Collette Brown	O	<i>To proceed with Plan Change 17, Map 8, as this would be beneficial for the community.</i>	Accept. The further submitter opposes the submission and supports the plan change as it will benefit the community.
FS42.10	Te Kowhai Community Group	O	<i>Local communities such as Horotiu, Taupiri, Te Kowhai etc need to be able to cater for their immediate and longer term growth needs. The proposed 46ha rezoning of Rural Land in the Te Kowhai area to Country Living is far more modest than the 2008 strategy which approved in principle an area many times larger than that proposed in PC 17. This</i>	Accept. The further submitter opposes the submission as they consider that the implementation of the plan change is beneficial as it allows for some initial growth until such time as the district plan review is completed.

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
			<i>much more modest proposal allows the Te Kowhai village some controlled growth, while also contributing to the welfare of the immediate area and Waikato District as a whole.</i>	
46.1	Barry Brooks	S	Supports the proposed zone changes as shown on Map 9, Horotiu	Accept. The submitters support for the plan change is acknowledged.
FS30.20	Northgate Industrial Park	O	<p><i>Rezoning will remove 28.8ha of land previously identified as available for industrial development post 2021. This land has direct linkage to a bigger industrial development picture for the Waikato Region that was developed in the Future Proof sub-regional growth strategy and which has been adopted in the WRPS. The allocation for Horotiu will be reduced from 150ha to 121ha from 2010 to 2061 and the implications have not been addressed in s32. It may be premature to rezone the land until it has been established through the higher order process that the land is no longer needed for industrial purposes and therefore the rezoning should be deferred.</i></p> <p><i>The introduction of Country Living and New Living on the northern side of Great South Road will enable more activities that are sensitive to the effects from industrial activities (i.e. noise and traffic) to establish. The establishment of such land uses needs to be considered and assessed against the impact that development will have on industrial development that is planned. One of the direct implications will be that the measurement point for permitted activity noise levels will change significantly. Currently rule 24B.19 states that noise should be measured at zone boundaries not the boundary of the site that generates the noise. By removing the zoning on the northern side the point for noise measurement also changes. This could affect existing industrial activities or other activities that are planned to establish with the Horotiu Industrial Park. The extent of this rezoning needs to be further considered in light of these potential reverse sensitivity effects and until that assessment has been undertaken it is the submitters preference that the land maintains a rural zoning.</i></p>	<p>Reject. The further submitter's point in regards to rezoning from Industrial Zone is not valid for this area as the area subject to this map is currently Rural Zone.</p> <p>The effects of traffic and noise on residential activities in the New Residential Zone are acknowledged. It should be noted that all of these properties proposed to be rezoned are currently used for residential activities and landowners are aware of the effects of noise and traffic on their lifestyle. There is approximately 10ha proposed to be rezoned. There is some topography restraints that will impact on any development as well as which the landowner envisages larger residential lots of approx. 800sqm and approximately 57 lots. Under the Building Act it is now a requirement for new houses to have double glazing. Taking these restraints into account there is likely to be a lower level of development which will help mitigate some of the submitters concerns over noise. While no changes to rules were made with this plan change consideration could be given to acoustic insulation as a requirement in new development adjacent to Great South Road.</p> <p>The further submitter is correct in that rule 24B.19 measures noise from the zone boundary. However, it is considered that noise effects from any industrial activity from the Horotiu Industrial Park are likely to be negligible compared with the likely noise effects of vehicle traffic on Great South Road therefore the impact on where noise is</p>

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
				measured will be minimal.
47.1	Fay Marie Brooks	S	Supports the proposed zone changes as shown on Map 9, Horotiu	Accept. The submitters support for the plan change is acknowledged.
FS30.21	Northgate Industrial Park	O	<p><i>Rezoning will remove 28.8ha of land previously identified as available for industrial development post 2021. This land has direct linkage to a bigger industrial development picture for the Waikato Region that was developed in the Future Proof sub-regional growth strategy and which has been adopted in the WRPS. The allocation for Horotiu will be reduced from 150ha to 121ha from 2010 to 2061 and the implications have not been addressed in s32. It may be premature to rezone the land until it has been established through the higher order process that the land is no longer needed for industrial purposes and therefore the rezoning should be deferred.</i></p> <p><i>The introduction of Country Living and New Living on the northern side of Great South Road will enable more activities that are sensitive to the effects from industrial activities (i.e. noise and traffic) to establish. The establishment of such land uses needs to be considered and assessed against the impact that development will have on industrial development that is planned. One of the direct implications will be that the measurement point for permitted activity noise levels will change significantly. Currently rule 24B.19 states that noise should be measured at zone boundaries not the boundary of the site that generates the noise. By removing the zoning on the northern side the point for noise measurement also changes. This could affect existing industrial activities or other activities that are planned to establish with the Horotiu Industrial Park. The extent of this rezoning needs to be further considered in light of these potential reverse sensitivity effects and until that assessment has been undertaken it is the submitters preference that the land maintains a rural zoning.</i></p>	<p>Reject. The further submitter's point in regards to rezoning from Industrial Zone is not valid for this area as the area subject to this map is currently Rural Zone.</p> <p>The effects of traffic and noise on residential activities in the New Residential Zone are acknowledged. It should be noted that all of these properties proposed to be rezoned are currently used for residential activities and landowners are aware of the effects of noise and traffic on their lifestyle. There is approximately 10ha proposed to be rezoned. There is some topography restraints that will impact on any development as well as which the landowner envisages larger residential lots of approx. 800sqm and approximately 57 lots. Under the Building Act it is now a requirement for new houses to have double glazing. Taking these restraints into account there is likely to be a lower level of development which will help mitigate some of the submitters concerns over noise. While no changes to rules were made with this plan change consideration could be given to acoustic insulation as a requirement in new development adjacent to Great South Road.</p> <p>The further submitter is correct in that rule 24B.19 measures noise from the zone boundary. However, it is considered that noise effects from any industrial activity from the Horotiu Industrial Park are likely to be negligible compared with the likely noise effects of vehicle traffic on Great South Road therefore the impact on where noise is measured will be minimal.</p>

Horotiu South - Map 8

Rezone

- Industrial Zone to Business Zone or Country Living Zone
- Rural Zone to Country Living Zone
- Rural Zone to New Residential.

During the last district plan review in 2004 the Horotiu area was subject to a number of submissions and intensive negotiations followed through the appeal process in regards to the Horotiu Industrial Park. These negotiations also included the land to the east of Great South Road in the vicinity of Horotiu Bridge and Washer Roads. The appeal process resulted in Industrial Zoning over much of the area bounded by Great South Road, Horotiu Bridge Road and Waikato Expressway regardless of the residential and school activities that were actually occurring on the site.

Rezone Industrial to Country Living

Horotiu School is situated on Horotiu Bridge Road in the Rural Zone. However two thirds of the surrounding properties are zoned Industrial. Rule 24B.20 provides for a 5m planted buffer strip along the boundary. Ministry of Education representatives indicated during consultation that they would prefer that surrounding land uses were of a residential nature as they are more in keeping with the school environment. Their concerns were of the effects of noise and traffic associated with industrial activities would have on the children. When industrial activities occur there is to be a 5m planted buffer as screening around the school however this is not considered sufficient to avoid all effects from any future industrial activities.

The residents in this area gave a strong indication through initial consultation and subsequent workshops that they would like their land to be zoned as New Residential or Country Living. They consider the change to a residential environment would better reflect the existing residential environment and allow some opportunity for growth.

The proposed rezoning to Country Living better reflects and aligns with the current lifestyle found in that area. This proposed change will provide a transition to the industrial area west of Great South Road as well as providing a large lot lifestyle choice on the periphery of the Hamilton boundary.

Rezone Industrial to Business

With expected industrial and residential growth there is a need to provide for accessible convenience retail and some related business activities for the surrounding areas. Currently there is only one local dairy/takeaway retail activity operating. The proposed plan change introduces two small areas to be rezoned from Industrial Zone to Business Zone to cater for the anticipated future needs of the residents and workers of Horotiu.

Rezone Rural to Country Living

There are a small number of properties in this area which are zoned Rural. Effectively these are large lot lifestyle developments as would be found in the Country Living Zone. This area is not considered as rural in nature. The change of zoning for these few properties from Rural to Country Living would better reflect the current and intended use of the sites and provide consistency for the zoning in the area.

It should be noted that not all of the area as discussed above will be available for further development as under the current rule regulations many properties are not large enough to further develop and the school occupies approximately 2ha. This proposed zoning change in the majority of cases simply reflects the current use of the site.

Rezone Industrial to New Residential

There are 3 lots each of approximately 1000sqm situated on Great South Road. These small lots are and have been used for residential activities for a number of years. Individually these lots are not large enough to undertake an industrial activity and this change of zone is reflecting their existing use.

Approximately 13.5ha is proposed to be rezoned from Industrial to - 10.2ha Country Living
3ha for Business and
0.3ha New Residential.

Approximately 15ha is proposed to be rezoned from Rural to Country Living and approximately 54 lots.

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
6.1	Beverage Developments Ltd	S	Submitter generally supports the changes in respect of Horotiu. However they consider that their property at 6004 Great South Road, Horotiu should be included and the zoning should be extended to include the three properties immediately north of Park Road, 6004, 6010 and 6018 Great South Road and zoning amended from Rural to Business as: the lots are smaller and not suitable for rural, there is residential development close by, one property used to be run as a business, with growth there is a need for more business land and the infrastructure will shortly be	Reject. This submission is subject to a Legal Opinion, See Attachment I. The submitter's support for the plan change and the request for the inclusion of their property is acknowledged. The three properties referred to are disconnected from the main area of where development is proposed to occur and there has not been any consideration of developing a business precinct in this area at this time.

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
			available.	
10.1	Carmen Allen	Not Stated	The submitter considers that as the properties in Kernott Road are currently used for residential purposes and generally they are below that which is considered suitable for Country Living Zone and for this reason they request that numbers 4, 6 and 18 Kernott Road, Horotiu are rezoned to New Residential. This change of zone would also provide some additional capacity, albeit diminutive, to support the anticipated population growth in the area.	Reject. The submitter's request is noted. The point on lot size is valid. The proposed change to Country Living from Rural is to reflect the current activity that is occurring on those sites. The majority of surrounding sites are larger and it is appropriate that these sites remain in Country Living as they are in keeping with the character of the area.
14.1	The Ministry of Education (Horotiu Primary School)	S	Supports the proposed rezoning of 93, 93A and 95 Horotiu Bridge Road as shown on Map 8 as this provides the opportunity to improve the amenity of the area more in keeping with a school and community environment. However there are concerns regarding the potential of increased traffic and the related effects on the school. The submitter has raised these issues with Council before especially in relation to the 70km speed which they do not consider to be suitable in the environment. They would like to retain the proposed rezoning as shown on Map 8, Horotiu; and Consider measures to calm and control increased traffic impacts from the expected increased growth in the area such as lowering of speed limit and provision of a pedestrian crossing in front of the school.	Accept. The submitters support is acknowledged. The points in regards to increased traffic volumes and effects are valid. Their concerns will be forwarded onto the Roding Manager for a response. The submitter is encouraged to contact the Roding Manager to discuss further their concerns.
FS30.3	Northgate Industrial Park	O	<i>Rezoning will remove 28.8ha of land previously identified as available for industrial development post 2021. This land has direct linkage to a bigger industrial development picture for the Waikato Region that was developed in the Future Proof sub-regional growth strategy and which has been adopted in the WRPS. The allocation for Horotiu will be reduced from 150ha to 121ha from 2010 to 2061 and the implications have not been addressed in s32. It may be premature to rezone the land until it has been established through the higher order process that</i>	Reject. The further submitter's point is acknowledged. The effects of traffic and noise on residential activities in the New Residential Zone are acknowledged. It should be noted that all of these properties proposed to be rezoned are currently used for residential activities and landowners are aware of the effects of noise and traffic on their lifestyle. There is approximately 10ha

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
			<p><i>the land is no longer needed for industrial purposes and therefore the rezoning should be deferred.</i></p> <p><i>The introduction of Country Living and New Living on the northern side of Great South Road will enable more activities that are sensitive to the effects from industrial activities (i.e. noise and traffic) to establish. The establishment of such land uses needs to be considered and assessed against the impact that development will have on industrial development that is planned. One of the direct implications will be that the measurement point for permitted activity noise levels will change significantly. Currently rule 24B.19 states that noise should be measured at zone boundaries not the boundary of the site that generates the noise. By removing the zoning on the northern side the point for noise measurement also changes. This could affect existing industrial activities or other activities that are planned to establish with the Horotiu Industrial Park. The extent of this rezoning needs to be further considered in light of these potential reverse sensitivity effects and until that assessment has been undertaken it is the submitters preference that the land maintains a rural zoning.</i></p>	<p>proposed to be rezoned. There are some topography restraints that will impact on any development as well as which the landowner envisages larger residential lots of approx. 800sqm and approximately 57 lots. Under the Building Act it is now a requirement for new houses to have double glazing. Taking these restraints into account there is likely to be a lower level of development which will help mitigate some of the submitters concerns over noise. While no changes to rules were made with this plan change consideration could be given to acoustic insulation as a requirement in new development adjacent to Great South Road.</p> <p>The further submitter is correct in that rule 24B.19 measures noise from the zone boundary. However, it is considered that noise effects from any industrial activity from the Horotiu Industrial Park are likely to be negligible compared with the likely noise effects of vehicle traffic on Great South Road therefore the impact on where noise is measured will be minimal.</p>
15.1	Trevor G Reid	S	Supports the proposed rezoning as shown on Map 8, Horotiu	Accept. The submitters support for the change of zone is acknowledged.
FS30.5	Northgate Industrial Park	O	Rezoning will remove 28.8ha of land previously identified as available for industrial development post 2021. This land has direct linkage to a bigger industrial development picture for the Waikato Region that was developed in the Future Proof sub-regional growth strategy and which has been adopted in the WRPS. The allocation for Horotiu will be reduced from 150ha to 121ha from 2010 to 2061 and the implications have not been addressed in s32. It may be premature to rezone the land until it has been established through the higher order process that the land is no longer needed for industrial purposes and therefore the	<p>Reject. The further submitter's point is acknowledged.</p> <p>The effects of traffic and noise on residential activities in the New Residential Zone are acknowledged. It should be noted that all of these properties proposed to be rezoned are currently used for residential activities and landowners are aware of the effects of noise and traffic on their lifestyle. There is approximately 10ha proposed to be rezoned. There is some topography restraints that will impact on any development as well</p>

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
			<p><i>rezoning should be deferred.</i></p> <p><i>The introduction of Country Living and New Living on the northern side of Great South Road will enable more activities that are sensitive to the effects from industrial activities (i.e. noise and traffic) to establish. The establishment of such land uses needs to be considered and assessed against the impact that development will have on industrial development that is planned. One of the direct implications will be that the measurement point for permitted activity noise levels will change significantly. Currently rule 24B.19 states that noise should be measured at zone boundaries not the boundary of the site that generates the noise. By removing the zoning on the northern side the point for noise measurement also changes. This could affect existing industrial activities or other activities that are planned to establish with the Horotiu Industrial Park. The extent of this rezoning needs to be further considered in light of these potential reverse sensitivity effects and until that assessment has been undertaken it is the submitters preference that the land maintains a rural zoning.</i></p>	<p>as which the landowner envisages larger residential lots of approx. 800sqm and approximately 57 lots. Under the Building Act it is now a requirement for new houses to have double glazing. Taking these restraints into account there is likely to be a lower level of development which will help mitigate some of the submitters concerns over noise. While no changes to rules were made with this plan change consideration could be given to acoustic insulation as a requirement in new development adjacent to Great South Road.</p> <p>The further submitter is correct in that rule 24B.19 measures noise from the zone boundary. However, it is considered that noise effects from any industrial activity from the Horotiu Industrial Park are likely to be negligible compared with the likely noise effects of vehicle traffic on Great South Road therefore the impact on where noise is measured will be minimal.</p>
16.2	Collette Brown	S	Supports the proposed rezoning as shown on Map 8	Accept. The submitters support for the change of zone is acknowledged.
FS30.8	Northgate Industrial Park	O	<p><i>Rezoning will remove 28.8ha of land previously identified as available for industrial development post 2021. This land has direct linkage to a bigger industrial development picture for the Waikato Region that was developed in the Future Proof sub-regional growth strategy and which has been adopted in the WRPS. The allocation for Horotiu will be reduced from 150ha to 121ha from 2010 to 2061 and the implications have not been addressed in s32. It may be premature to rezone the land until it has been established through the higher order process that the land is no longer needed for industrial purposes and therefore the rezoning should be deferred.</i></p>	<p>Reject. The further submitter's point is acknowledged.</p> <p>The effects of traffic and noise on residential activities in the New Residential Zone are acknowledged. It should be noted that all of these properties proposed to be rezoned are currently used for residential activities and landowners are aware of the effects of noise and traffic on their lifestyle. There is approximately 10ha proposed to be rezoned. There is some topography restraints that will impact on any development as well as which the landowner envisages larger residential lots of approx. 800sqm and approximately 57 lots. Under</p>

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
			<i>The introduction of Country Living and New Living on the northern side of Great South Road will enable more activities that are sensitive to the effects from industrial activities (i.e. noise and traffic) to establish. The establishment of such land uses needs to be considered and assessed against the impact that development will have on industrial development that is planned. One of the direct implications will be that the measurement point for permitted activity noise levels will change significantly. Currently rule 24B.19 states that noise should be measured at zone boundaries not the boundary of the site that generates the noise. By removing the zoning on the northern side the point for noise measurement also changes. This could affect existing industrial activities or other activities that are planned to establish with the Horotiu Industrial Park. The extent of this rezoning needs to be further considered in light of these potential reverse sensitivity effects and until that assessment has been undertaken it is the submitters preference that the land maintains a rural zoning.</i>	<p>the Building Act it is now a requirement for new houses to have double glazing. Taking these restraints into account there is likely to be a lower level of development which will help mitigate some of the submitters concerns over noise.</p> <p>The further submitter is correct in that rule 24B.19 measures noise from the zone boundary. However, it is considered that noise effects from any industrial activity from the Horotiu Industrial Park are likely to be negligible compared with the likely noise effects of vehicle traffic on Great South Road therefore the impact on where noise is measured will be minimal.</p>
17.1	Kathleen M Reid	S	Supports the proposed rezoning as shown on Map 8, Horotiu	Accept. The submitters support for the change of zone is acknowledged.
FS30.9	Northgate Industrial Park	O	<p>Rezoning will remove 28.8ha of land previously identified as available for industrial development post 2021. This land has direct linkage to a bigger industrial development picture for the Waikato Region that was developed in the Future Proof sub-regional growth strategy and which has been adopted in the WRPS. The allocation for Horotiu will be reduced from 150ha to 121ha from 2010 to 2061 and the implications have not been addressed in s32. It may be premature to rezone the land until it has been established through the higher order process that the land is no longer needed for industrial purposes and therefore the rezoning should be deferred.</p> <p><i>The introduction of Country Living and New Living on the northern side of Great South Road will enable more activities that are sensitive to the effects from industrial activities (i.e. noise and traffic) to establish. The</i></p>	<p>Reject. The further submitter's point is acknowledged.</p> <p>The effects of traffic and noise on residential activities in the New Residential Zone are acknowledged. It should be noted that all of these properties proposed to be rezoned are currently used for residential activities and landowners are aware of the effects of noise and traffic on their lifestyle. There is approximately 10ha proposed to be rezoned. There is some topography restraints that will impact on any development as well as which the landowner envisages larger residential lots of approx. 800sqm and approximately 57 lots. Under the Building Act it is now a requirement for new houses to have double glazing. Taking these restraints into</p>

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			<i>establishment of such land uses needs to be considered and assessed against the impact that development will have on industrial development that is planned. One of the direct implications will be that the measurement point for permitted activity noise levels will change significantly. Currently rule 24B.19 states that noise should be measured at zone boundaries not the boundary of the site that generates the noise. By removing the zoning on the northern side the point for noise measurement also changes. This could affect existing industrial activities or other activities that are planned to establish with the Horotiu Industrial Park. The extent of this rezoning needs to be further considered in light of these potential reverse sensitivity effects and until that assessment has been undertaken it is the submitters preference that the land maintains a rural zoning.</i>	<p>account there is likely to be a lower level of development which will help mitigate some of the submitters concerns over noise.</p> <p>The further submitter is correct in that rule 24B.19 measures noise from the zone boundary. However, it is considered that noise effects from any industrial activity from the Horotiu Industrial Park are likely to be negligible compared with the likely noise effects of vehicle traffic on Great South Road therefore the impact on where noise is measured will be minimal.</p>
18.1	Gavin Crook	S	Supports the proposed rezoning as shown on Map 8, Horotiu.	Accept. The submitters support for the change of zone is acknowledged.
FS30.1 1	Northgate Industrial Park	O	<p>Rezoning will remove 28.8ha of land previously identified as available for industrial development post 2021. This land has direct linkage to a bigger industrial development picture for the Waikato Region that was developed in the Future Proof sub-regional growth strategy and which has been adopted in the WRPS. The allocation for Horotiu will be reduced from 150ha to 121ha from 2010 to 2061 and the implications have not been addressed in s32. It may be premature to rezone the land until it has been established through the higher order process that the land is no longer needed for industrial purposes and therefore the rezoning should be deferred.</p> <p>The introduction of Country Living and New Living on the northern side of Great South Road will enable more activities that are sensitive to the effects from industrial activities (i.e. noise and traffic) to establish. The establishment of such land uses needs to be considered and assessed against the impact that development will have on industrial development that is planned. One of the direct implications will be that the</p>	<p>Reject. The further submitter's point is acknowledged.</p> <p>The effects of traffic and noise on residential activities in the New Residential Zone are acknowledged. It should be noted that all of these properties proposed to be rezoned are currently used for residential activities and landowners are aware of the effects of noise and traffic on their lifestyle. There is approximately 10ha proposed to be rezoned. There is some topography restraints that will impact on any development as well as which the landowner envisages larger residential lots of approx. 800sqm and approximately 57 lots. Under the Building Act it is now a requirement for new houses to have double glazing. Taking these restraints into account there is likely to be a lower level of development which will help mitigate some of the submitters concerns over noise.</p>

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			<i>measurement point for permitted activity noise levels will change significantly. Currently rule 24B.19 states that noise should be measured at zone boundaries not the boundary of the site that generates the noise. By removing the zoning on the northern side the point for noise measurement also changes. This could affect existing industrial activities or other activities that are planned to establish with the Horotiu Industrial Park. The extent of this rezoning needs to be further considered in light of these potential reverse sensitivity effects and until that assessment has been undertaken it is the submitters preference that the land maintains a rural zoning.</i>	The further submitter is correct in that rule 24B.19 measures noise from the zone boundary. However, it is considered that noise effects from any industrial activity from the Horotiu Industrial Park are likely to be negligible compared with the likely noise effects of vehicle traffic on Great South Road therefore the impact on where noise is measured will be minimal.
19.1	Mark Reid	S	Supports the proposed rezoning as shown on Map 8, Horotiu	Accept. The submitters support for the change of zone is acknowledged.
FS30.1 3	Northgate Industrial Park	O	<p><i>Rezoning will remove 28.8ha of land previously identified as available for industrial development post 2021. This land has direct linkage to a bigger industrial development picture for the Waikato Region that was developed in the Future Proof sub-regional growth strategy and which has been adopted in the WRPS. The allocation for Horotiu will be reduced from 150ha to 121ha from 2010 to 2061 and the implications have not been addressed in s32. It may be premature to rezone the land until it has been established through the higher order process that the land is no longer needed for industrial purposes and therefore the rezoning should be deferred.</i></p> <p><i>The introduction of Country Living and New Living on the northern side of Great South Road will enable more activities that are sensitive to the effects from industrial activities (i.e. noise and traffic) to establish. The establishment of such land uses needs to be considered and assessed against the impact that development will have on industrial development that is planned. One of the direct implications will be that the measurement point for permitted activity noise levels will change significantly. Currently rule 24B.19 states that noise should be measured at zone boundaries not the boundary of the site that generates the</i></p>	<p>Reject. The further submitter's point is acknowledged.</p> <p>The effects of traffic and noise on residential activities in the New Residential Zone are acknowledged. It should be noted that all of these properties proposed to be rezoned are currently used for residential activities and landowners are aware of the effects of noise and traffic on their lifestyle. There is approximately 10ha proposed to be rezoned. There is some topography restraints that will impact on any development as well as which the landowner envisages larger residential lots of approx. 800sqm and approximately 57 lots. Under the Building Act it is now a requirement for new houses to have double glazing. Taking these restraints into account there is likely to be a lower level of development which will help mitigate some of the submitters concerns over noise.</p> <p>The further submitter is correct in that rule 24B.19 measures noise from the zone boundary. However, it</p>

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			<i>noise. By removing the zoning on the northern side the point for noise measurement also changes. This could affect existing industrial activities or other activities that are planned to establish with the Horotiu Industrial Park. The extent of this rezoning needs to be further considered in light of these potential reverse sensitivity effects and until that assessment has been undertaken it is the submitters preference that the land maintains a rural zoning.</i>	is considered that noise effects from any industrial activity from the Horotiu Industrial Park are likely to be negligible compared with the likely noise effects of vehicle traffic on Great South Road therefore the impact on where noise is measured will be minimal.
22.1	Rochelle Douglas	S	Supports the proposed rezoning as shown on Map 8, Horotiu.	Accept. The submitters support for the change of zone is acknowledged.
F30.17	Northgate Industrial Park	O	<p><i>Rezoning will remove 28.8ha of land previously identified as available for industrial development post 2021. This land has direct linkage to a bigger industrial development picture for the Waikato Region that was developed in the Future Proof sub-regional growth strategy and which has been adopted in the WRPS. The allocation for Horotiu will be reduced from 150ha to 121ha from 2010 to 2061 and the implications have not been addressed in s32. It may be premature to rezone the land until it has been established through the higher order process that the land is no longer needed for industrial purposes and therefore the rezoning should be deferred.</i></p> <p><i>The introduction of Country Living and New Living on the northern side of Great South Road will enable more activities that are sensitive to the effects from industrial activities (i.e. noise and traffic) to establish. The establishment of such land uses needs to be considered and assessed against the impact that development will have on industrial development that is planned. One of the direct implications will be that the measurement point for permitted activity noise levels will change significantly. Currently rule 24B.19 states that noise should be measured at zone boundaries not the boundary of the site that generates the noise. By removing the zoning on the northern side the point for noise measurement also changes. This could affect existing industrial activities or other activities that are planned to establish with the Horotiu</i></p>	<p>Reject. The further submitter's point is acknowledged.</p> <p>The effects of traffic and noise on residential activities in the New Residential Zone are acknowledged. It should be noted that all of these properties proposed to be rezoned are currently used for residential activities and landowners are aware of the effects of noise and traffic on their lifestyle. There is approximately 10ha proposed to be rezoned. There is some topography restraints that will impact on any development as well as which the landowner envisages larger residential lots of approx. 800sqm and approximately 57 lots. Under the Building Act it is now a requirement for new houses to have double glazing. Taking these restraints into account there is likely to be a lower level of development which will help mitigate some of the submitters concerns over noise.</p> <p>The further submitter is correct in that rule 24B.19 measures noise from the zone boundary. However, it is considered that noise effects from any industrial activity from the Horotiu Industrial Park are likely to be negligible compared with the likely noise effects of</p>

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			<i>Industrial Park. The extent of this rezoning needs to be further considered in light of these potential reverse sensitivity effects and until that assessment has been undertaken it is the submitters preference that the land maintains a rural zoning.</i>	vehicle traffic on Great South Road therefore the impact on where noise is measured will be minimal.
26.1	Ports of Auckland	S	The submitter supports the proposed rezoning in so far as it relates to Map 8, Horotiu but as the plan change allows more activities that are sensitive to the effects of noise to establish close to proposed industrial activities they consider that additional mitigation measures such as insulation of buildings needs to be undertaken. This would be consistent with district plan objectives 13.4.1 and policy 13.4.2. This will enable future residential and business growth within Horotiu to maintain a reasonable level of acoustic amenity for residents (not to be applied retrospectively).	Accept. The submitter's support for the plan change is acknowledged. In regards to more activities sensitive to noise establishing in close proximity to industrial activities is valid and mitigation needs to be considered. The Building Act standards ensure double glazing will provide a degree of mitigation. Consideration could be given to acoustic insulation as a requirement to any new development on the Great South Road.
29.1	Gloria Hoddle	Not Stated	The submitter owns property on the corner of Horotiu Bridge Road/Great South Road that it is proposed to be rezoned to Business as shown on Map 8, as well as the adjoining property at 6243 Great South Road that is proposed to be rezoned to Country Living as shown on Map 8. They submit that both these properties should be rezoned as Business for the following reasons: the proposed change to 6243 Great South Road does not reflect the current and historic use of the site, existing use rights could be lost, there are a large number of existing large sheds and usability of these could be restricted, potential contamination issues due to the historic and current use, the site will be required for safe access to the adjoining corner site. If the current industrial zoning is not retained they would prefer to see these both sites rezoned as business.	Accept. The submitter's reasons in respect of the two adjoining properties on the corner of Horotiu Bridge Road/Great South Road and 6243 Great South Road are acknowledged. The reasons of existing business use and the need to consider access to the corner property merit accepting the submission and rezone both properties as business.
30.1	Northgate Industrial Park	O	The submitter opposes the proposed rezoning as shown on Map 8 for the following reasons: a) the rezoning will remove 28.8ha of land that was identified for	Reject. The submitters opposition is noted and dealt as follows: a) The proposed rezoning will remove approximately

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
			<p>industrial development post 2021 which has a direct linkage to a bigger industrial development picture held in Future Proof from 150ha to 121ha and the implications are not reflected in s32;</p> <p>b) the rezoning is premature until the review of the Future Proof strategy has been completed;</p> <p>c) there are provisions for a 5 metre wide buffer strip of landscaping along the boundary of the Horotiu Primary School to mitigate adverse effects on this site;</p> <p>d) the change of zone will enable more activities that are sensitive to the effects from industrial activities to be established;</p> <p>e) the measurement point for permitted noise levels will change and this could affect existing industrial activities or other activities that establish within the Horotiu Industrial Park;</p> <p>f) the rezoning of the land as per Map 9 from 'Rural' to 'New Residential' increases the number of sensitive receivers in proximity of the Horotiu Industrial Park and the Great South Road intersection.</p>	<p>13ha of industrial zoned land rather than the 28.8ha indicated in the submission. The proposed rezoning is to better reflect the existing residential nature of the affected area and provide for a more compatible mix of activities around the Horotiu Primary School;</p> <p>b) PC17 is stage 1 of the wider structure plan proposals and is in line with recommendations already provided to FP;</p> <p>c) A 5m buffer is not considered adequate buffer on the boundary of the Horotiu Primary School to mitigate the effects of industrial activities;</p> <p>d) Great South Road itself provides good separation from the proposed Country Living as shown for Horotiu South (Map8);</p> <p>e) It is acknowledged that the noise measurement boundary will change, however, it is considered that noise effects from any industrial activity from the Horotiu Industrial Park are likely to be negligible compared with the likely noise effects of vehicle traffic on Great South Road therefore the impact on where noise is measured will be minimal;</p> <p>f) Great South Road provides good separation between the proposed new residential or lifestyle activities and Horotiu Industrial Park.</p>
FS15.4	Trevor G Reid	O	<i>Rezoning of Map 8 will benefit all concerned.</i>	Accept. The further submitter opposes the submission and supports the plan change as it will benefit the community.
FS16.3	Collette Brown	O	<i>To proceed with Plan Change 17, Map 8, as this would be beneficial for the community.</i>	Accept. The further submitter opposes the submission and supports the plan change as it will benefit the community.
FS17.4	Kathleen M Reid	O	<i>Rezoning of Map 8 will benefit all concerned.</i>	Accept. The further submitter opposes the submission and supports the plan change as it will benefit the

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
				community.
31.2	Hamilton City Council	O	The submitter considers that the s32 growth projection table does not warrant the need to rezone the areas as shown on Map 8, Horotiu as they consider there is a discrepancy between the projected growth numbers and what is proposed to be delivered by the notified rezoning in Horotiu. The plan change should be held and considered as part of the upcoming District Plan Review.	Reject. The submitter has concerns over the amount of projected growth and the amount of land notified for change. The submitters concerns have been addressed in Attachment 2: Rationale of the Plan Change which should be read in conjunction with all of the submitter's points.
FS8.3	Foster Develop Ltd	O	<i>The submission lodged by HCC is opposed in full as it does not recognise the sustainability benefits of PC 17 as promoted by the Resource Management Act 1991, and any adverse effects resulting from proposed PC 17 are able to avoided, remedied or mitigated.</i>	Accept. The further submitter opposes the submission as they consider that the benefits of the plan change as notified outweigh the original submitters concerns.
FS42.5	Te Kowhai Community Group	O	<i>Local communities such as Horotiu, Taupiri, Te Kowhai etc need to be able to cater for their immediate and longer term growth needs. The proposed 46ha rezoning of Rural Land in the Te Kowhai area to Country Living is far more modest than the 2008 strategy which approved in principle an area many times larger than that proposed in PC 17. This much more modest proposal allows the Te Kowhai village some controlled growth, while also contributing to the welfare of the immediate area and Waikato District as a whole.</i>	Accept. The further submitter opposes the submission as they consider that the implementation of the plan change is beneficial as it allows for some initial growth until such time as the district plan review is completed.
31.6	Hamilton City Council	O	Opposes the proposed rezoning as shown on Map 8 as they wish to better understand the rationale behind the proposed change. The proposed rezoning is at odds with Future Proof and the RPS that stipulates there is clear separation of urban areas, the removal of industrial land as shown in Table 6-2 and development close to the city putting pressure on Hamilton to cater for these new residents without any support to do so. Need to understand what the plans are to support the increase in population. The submitter has concerns on: a) New Residential Zone - the level of infrastructure available to service the proposed new areas as this will have a direct impact on the lot size provided and the potential yield within the area;	Reject. The submitter has concerns over the amount of projected growth and the amount of land notified for change. The submitters concerns have been addressed in Attachment 2: Rationale of the Plan Change which should be read in conjunction with all of the submitter's points. New Residential Zone – All areas proposed for change are within serviced areas although the high-level network capacity modelling carried out recently for Central Districts indicated that there are network capacity issues. Any further development (larger than

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
			<p>b) Country Living - this is opposed as it is adjacent to the Hamilton City Boundary and puts further pressure on Hamilton's infrastructure;</p> <p>c) Business Zone - this rezoning represents a business centre on the edge of Hamilton's Industrial area and that the general rules of the zone provide little restraint in development and is better addressed during the review to ensure a holistic approach to business hierarchy through the district. The proposed plan change should be held and considered as part of the upcoming District Plan Review.</p>	<p>10-15 lots) need to carry out further modelling to ascertain what capacity upgrades are required or if there is a need for a new pump station. Therefore the staged approach to rezoning is appropriate and aligns with LTP outcomes.</p> <p>Country Living Zone – As stated in the Rationale of the Plan Change all development anywhere within the Hamilton periphery will have some impact on Hamilton's infrastructure. It is considered that the potential benefits of the proposed changes are small and will provide greater benefit to the wider sub-regional economy are considered to outweigh any perceived negative infrastructure effects.</p> <p>Business Zone – The area proposed to be rezoned as Business in the Horotiu area is localised and serves the immediate vicinity only and likely will have no impact on any similar areas in Hamilton. The proposed area is approximately 2.5ha and it is envisaged that the activities in this zone will be of low level convenience retail to meet immediate needs of any future residential and any related business activities that support the expanding industrial area.</p>
FS8.7	Foster Develop Ltd	O	<i>The submission lodged by HCC is opposed in full as it does not recognise the sustainability benefits of PC 17 as promoted by the Resource Management Act 1991, and any adverse effects resulting from proposed PC 17 are able to avoided, remedied or mitigated.</i>	Accept. The further submitter opposes the submission as they consider that the benefits of the plan change as notified outweigh the original submitters concerns.
FS16.5	Collette Brown	O	<i>Proceed with Plan Change 17, Map 8, as this would be beneficial for the community.</i>	Accept. The further submitter opposes the submission and supports the plan change as it will benefit the community.
FS42.9	Te Kowhai Community	O	<i>Local communities such as Horotiu, Taupiri, Te Kowhai etc need to be able to cater for their immediate and longer term growth needs. The</i>	Accept. The further submitter opposes the submission as they consider that the implementation of the plan

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
	Group		<i>proposed 46ha rezoning of Rural Land in the Te Kowhai area to Country Living is far more modest than the 2008 strategy which approved in principle an area many times larger than that proposed in PC 17. This much more modest proposal allows the Te Kowhai village some controlled growth, while also contributing to the welfare of the immediate area and Waikato District as a whole.</i>	change is beneficial as it allows for some initial growth until such time as the district plan review is completed.
37.1	RM & DR Kempthorne	Not Stated	Submitter would like amendments to the proposed rezoning as shown on Map 8, Horotiu for 6243 Great South Road to Business as they are prospective purchasers of this land. The proposed purchase of this land and the adjacent land corner Horotiu Bridge Road, is conditional on the zoning permitting commercial use of the property. It is considered that 6243 Great South Road may not be suitable for Country Living as its current and past use is sale and servicing of motor vehicles that there could be potential issues of soil contamination. This property may need to be utilised to provide safe access to the corner site and it would be safer and more practical for both sites to be Business Zone. Align the zoning of 6243 Great South Road to Business Zone the same as that of the property on the corner of Horotiu Bridge Road/Great South Road.	Accept. The submitter's reasons in respect of the two adjoining properties on the corner of Horotiu Bridge Road/Great South Road and 6243 Great South Road are acknowledged. The reasons of existing business use and the need to consider access to the corner property merit accepting the submission and rezone both properties as business.

4.9 Te Kowhai

Discussion

Te Kowhai is generally considered in the context of the Hamilton surrounds as a desirable place to live as the settlement is conveniently located 15km north west of Hamilton City. The township includes both the 'Country Living Zone' and 'Living Zone', with a small 'Business' area and the surrounding area is zoned Rural. Te Kowhai is without reticulated water and waste water service services and due to the distance of the settlement from the nearest existing Council services in Horotiu, there are no Council plans to provide the settlement with such services in the foreseeable future. In addition the existing zoned land for Country Living is practically fully subscribed so there is very little opportunity currently for further growth to occur at Te Kowhai

without the rezoning of additional greenfield land. There is significant pressure for the Council to provide additional zoned Country Living to accommodate this demand.

To accommodate growth in the short term two areas have been identified, both adjacent to existing development and the existing village. Te Kowhai East is adjacent to existing development and is central to the village. Te Kowhai West adjoins the very popular Te Otamanui Lagoon walkway and is adjacent to another zoned Country Living area. Both areas are well positioned to the existing village and facilities and have sufficient capacity to accommodate anticipated growth for the short term.

Submitters support the proposed rezoning and there are two requests for additional areas to be included in the plan change, one on Map 10 and the other on Map 11. A submitter has requested that the Te Kowhai Aerodrome which is situated on the outskirts of the village also be included in the plan change. However, a further submitter has concerns over the potential zoning of additional land such as the airfield outside that already proposed.

The approximate area proposed to be rezoned for Country Living is approximately 41.6 ha approximate 100 lots at 3000m².

General Context

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
8.1	Foster Develop Ltd	S	Supports the plan change as shown on Maps 10 and 11 but requests that the scope of rezoning be extended to include land in the immediate environs of the Te Kowhai airfield (include rural land between Te Kowhai airfield and Limmer Road (State Highway 39) encompassing Lots 1-4 DP 434641, Lot 5 DP 387354 and Lot 1 DPS 88922 and rezone to a mixture of Airpark Residential A, Airpark, Residential B and Airfield Zone or equivalent.	<i>Reject. This submission is subject to a Legal Opinion, See Attachment 1</i> The submitter requests that their land be included as part of this plan change and their submission details their desires to develop the Te Kowhai airfield as an Airpark which would encompass residential development, both Country Living and apartments while allowing for the airpark to continue as a viable commercial enterprise. While the submission provides the outline of their proposal it does not contain enough detailed information on how this is to be achieved. Nor is there any evidence of any consultation being undertaken or any consideration of effects that could be associated with this change. Further information needs to be provided before a change of this nature could be considered and it is recommended that the submitter work with Council towards providing information for possibly including

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
				changes in the district plan review.
FS31.10	Hamilton City Council	O	<i>This submission seeks to increase the area of land to be rezoned as part of Plan Change 17 in Te Kowhai. Hamilton City Council initially opposed the proposed plan change as shown in Maps 10 and 11 as it has concerns with the proposed rezoning of rural land to Country Living around Te Kowhai Village. Similarly HCC has concerns with the rezoning of more rural land outside of the land already proposed for rezoning. HCC questions whether the requested rezoning in submission 8.1 is within the scope of Plan Change 17 and whether WDC has jurisdiction to consider this submission.</i>	Accept. The further submitters concerns are noted and the issue of scope has been addressed in the response to the submitter.
42.3	Te Kowhai Community Group	S	<p>Generally supports the proposed changes as notified for Te Kowhai and notes:</p> <p>a) concerns over providing for the school expansion taking into account the projected population growth,</p> <p>b) there is no provision for growth at the southern end of the village and considers that the property at 669 Horotiu Road should be included as:</p> <ul style="list-style-type: none"> • there is a need for additional public amenity land and part of this property would be suitable, • the village green is becoming a de facto school playing field due to the lack of area in the school grounds themselves, • that the remainder of the property at 669 Horotiu Road is rezoned to allow the southern cell to remain connected to the village, • link up the Airfield directly to the village and connect to the village green. 	<p>Accept in part. While the submitter supports the plan change they raise concerns in relation to accommodating expansion both for the school and for recreation facilities and these issues were raised at community consultation. Their concerns in regard to the school expansion are valid however as part of consultation Council staff have spoken with Ministry of Education staff about the communities concerns. The Ministry acknowledge that the school is restrained in land area and are working on ways to deal with this as they have a number of options, but as yet have not committed as to what these are likely to be.</p> <p>While the structure plan will provide more details on the need to rezone additional land, this plan change itself has been restricted to the north as the first stage of any changes. Stage 1 has been undertaken to ensure that there is land available to allow the village to respond to current growth pressures. The area to the south referred to in this submission is covered in detail in the structure plan document and is noted as being for development in stage 2. There are issues in relation to extending development to the Airfield vicinity and these</p>

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
				will need to be addressed before development can occur.

Te Kowhai West - Map 10

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
24.1	LA & DAT Coombes	S	<p>The submitter supports the proposed rezoning as shown on Map 10 but seeks amendments to the property boundaries to Lots 1 and 2 DPS 18706 as they are currently defined to include all the submitters land and not exclude the wetland area for the following reasons:</p> <p>a) existing cadastral boundaries create a definitive delineation;</p> <p>b) all the adjoining land to the south currently zoned Country Living contain the gully system and the proposed walkway and this should apply to these areas;</p> <p>c) the district plan already has areas of Country Living Zone which contain gully areas, this change would provide consistency;</p> <p>d) Country Living over the full extent can provide:</p> <ul style="list-style-type: none"> • all allotments with access to the gully (wetland) area that improves amenity values. • expand opportunities for maintenance and enhancement of the gully system by future owners. • direct access to the proposed extension of the Te Otamanui Walkway by future owners. • additional potential dwelling sites on either the upper or the middle terraces, both of which are not subject to the 100 year flood lever. <p>e) future issues of ownership and maintenance of the residual land arises;</p> <p>f) the additional land will help meet anticipated demand specifically after the sand mining operation granted for this property has been completed which will result in a more uniform land contour.</p>	<p>Accept. The submitter has raised the point in respect of partially zoning lots where no definitive delineation is available such as a cadastral boundary. The reasons raised in the submitter's submission are valid and it is appropriate that the proposed areas to be rezoned align with the cadastral boundary of the submitter's property as well as the adjoining property.</p> <p>Amend Map 10 to align the proposed Country Living Zone boundary with the cadastral boundary.</p>

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
			This change should be extended to all the properties proposed for rezoning as shown on Map 10 to the full extent of the cadastral boundaries taking into account the wetland and gully. Refer submission for map.	
31.4	Hamilton City Council	O	The submitter considers that the s32 growth projection table does not warrant the need to rezone the areas as shown on Map 10, Te Kowhai and there is a discrepancy between the projected growth numbers and what is proposed to be delivered by the notified rezoning in Te Kowhai. The proposed plan change is held and considered as part of the upcoming District Plan Review.	Reject. The submitter has concerns over the amount of projected growth and the amount of land notified for change. The submitter's concerns have been addressed in Attachment 2: Rationale of the Plan Change which should be read in conjunction with all of the submitter's points.
FS8.5	Foster Develop Ltd	O	<i>The submission lodged by HCC is opposed in full as it does not recognise the sustainability benefits of PC 17 as promoted by the Resource Management Act 1991, and any adverse effects resulting from proposed PC 17 are able to avoided, remedied or mitigated.</i>	Accept. The further submitter opposes the submission as they consider that the benefits of the plan change as notified outweigh the original submitter's concerns.
FS42.7	Te Kowhai Community Group	O	<i>Local communities such as Horotiu, Taupiri, Te Kowhai etc need to be able to cater for their immediate and longer term growth needs. The proposed 46ha rezoning of Rural Land in the Te Kowhai area to Country Living is far more modest than the 2008 strategy which approved in principle an area many times larger than that proposed in PC 17. This much more modest proposal allows the Te Kowhai village some controlled growth, while also contributing to the welfare of the immediate area and Waikato District as a whole.</i>	Accept. The further submitter opposes the submission as they consider that the implementation of the plan change is beneficial as it allows for some initial growth until such time as the district plan review is completed.
31.8	Hamilton City Council	O	The submitter opposes the proposed rezoning as shown on Map 10, Te Kowhai as they consider that with only minor community infrastructure residents are likely to rely on Hamilton to service their needs placing further pressure on Hamilton's physical and community assets. Future Proof identifies Te Kowhai as a rural village with reticulated services and as such expects any new housing to be delivered at a density of 8-10 dwellings per ha and the proposed Country Living fails to meet this standard providing a gross density of 2 dwellings per ha. The submitter suggests there is	Reject. One of the reasons why the submitter opposes the proposed changes is because they consider that residents will likely rely on Hamilton to service their needs which in turn will place pressure on Hamilton's assets. This is acknowledged but as discussed in the Rationale of the Plan Change (Attachment 2) this relates to all areas on the Hamilton periphery and not restricted to changes in the Te Kowhai area. It is inherent that as Hamilton is the main employment, retail and

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
			little pressure to rezone due to the low growth projections and consider that anecdotal pressure needs to be tested and determined for sound decision making and that a wider strategic approach would ensure a better outcome for the area. The proposed plan change should be held and considered as part of the upcoming District Plan Review.	entertainment hub residents outside Hamilton will avail themselves of these facilities. The point made in regards to the expectation from Future Proof that development density would be 8-10 dwellings per ha is acknowledged but it has to be noted that this density is not achievable as the Te Kowhai area does not have reticulated services. Therefore the density of 2 dwellings per ha is reasonable given that all wastewater and stormwater services are required to be provided on site. The submitters concerns have been addressed in Attachment 2: Rationale of the Plan Change which should be read in conjunction with all of the submitter's points.
FS8.9	Foster Develop Ltd	O	<i>The submission lodged by HCC is opposed in full as it does not recognise the sustainability benefits of PC 17 as promoted by the Resource Management Act 1991, and any adverse effects resulting from proposed PC 17 are able to avoided, remedied or mitigated.</i>	Accept. The further submitter opposes the submission as they consider that the benefits of the plan change as notified outweigh the original submitters concerns.
FS42.11	Te Kowhai Community Group	O	<i>Local communities such as Horotiu, Taupiri, Te Kowhai etc need to be able to cater for their immediate and longer term growth needs. The proposed 46ha rezoning of Rural Land in the Te Kowhai area to Country Living is far more modest than the 2008 strategy which approved in principle an area many times larger than that proposed in PC 17. This much more modest proposal allows the Te Kowhai village some controlled growth, while also contributing to the welfare of the immediate area and Waikato District as a whole.</i>	Accept. The further submitter opposes the submission as they consider that the implementation of the plan change as it allows some initial growth until such time as the district plan review is completed.
33.2	McCracken Surveys Ltd	O	Opposes the current proposed zoned boundaries as shown on Map 10, that are interpreted to be located only at the upper edge of the upper remnant flood terraces as they consider that these boundaries be redefined to be at the bottom of the terrace edge and include land that is lower level terrace and low lying land. Maps	Accept. The submitter has raised the point in respect of partially zoning lots where no definitive delineation is available such as a cadastral boundary. The reasons raised in the submitter's submission are valid and it is appropriate that the proposed areas to be rezoned align

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
			<p>2, 4, 8 and 9 the proposed zone boundary includes upper and lower terraces as well as lowlying land. They consider that the boundaries should be expanded within the Country Living Zone for the following reasons:</p> <p>a) lower terraces and low lying land provide opportunities for stormwater disposal to natural water courses and avoids the need for easements;</p> <p>b) the plan change assumes construction is not possible or desired on or near terrace edges which is not a tenable assumption;</p> <p>c) lower terrace areas can achieve viable building platforms thus expanding building site options;</p> <p>d) there are existing examples within the Waikato District where Country Living zones fully contain upper and lower terraces, lowlying land and gully areas and these areas should be consistent;</p> <p>e) Country Living zoning over a wider land extent can provide improved amenity levels and opportunities for maintenance and enhancement of the area. Amend all proposed Country Living zone boundaries and</p>	<p>with the cadastral boundary of the properties referred in the submission.</p> <p>Amend Map 10 to align the proposed Country Living Zone boundary with the cadastral boundary.</p>
35.1	MRG Cor Trust	S	<p>Supports the proposed rezoning in Te Kowhai although has concerns of the potential traffic effects. A structure plan should be undertaken for the area to ensure future subdivision occurs in an integrated manner and guide location of roads and footpaths.</p>	<p>Accept in Part. The submitter's points in regards to traffic are valid. As part of the Structure Plan, a traffic management report was commissioned which has provided detail on how traffic should be managed within these growth areas. Overall with the modest amount of growth and the low density of development that traffic issues will be minor. The report has provided options on how best to provide for the additional traffic in each of the rezoned areas.</p>
42.1	Te Kowhai Community Group	S	<p>Generally supports the proposed changes as shown on Map 10 and notes the following:</p> <p>a) development which borders the Te Otamanui Walkway must make provision for public access from any sub-dividable property</p>	<p>Accept in part. The submitter generally supports the plan change. The following responds to the points raised:</p> <p>a) public access to the walkway will be considered at the time of any subdivision consent,</p>

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
			<p>directly onto the Walkway with minimum being for pedestrian access and maintenance access.</p> <p>b) the rezoned land as shown on Map 10 does not coincide with property boundaries and there is concern that the remaining land will become unmanageable.</p> <p>c) rezoned land to have quality layout with plenty of open space with a minimum lot size of 5000sqm.</p>	<p>b) in line with other submissions the boundaries as shown on Map 10 will be aligned with the cadastral boundaries,</p> <p>c) current district plan rules for the Country Living Zone have a minimum lot size of 5000sqm. This may be subject to change during the district plan review.</p>
44.3	CKL Planning Engineering Surveying	S	<p>Supports the proposed zone changes as shown on Map 10 with changes to the proposed zone boundaries to align with existing cadastral boundaries to:</p> <p>a) ensure there is no ambiguity as to the extent of different zones;</p> <p>b) avoid the potential for a prohibited activity status being triggered pursuant to Rule 25.5(e) of the DP.</p> <p>High level structure planning within the new growth areas should be undertaken to ensure subsequent subdivision and development occurs in an integrated and connected manner.</p>	<p>Accept in part. The submitters point is valid in that demarcation of land not aligned with cadastral boundaries is problematic as there is no physical definitive delineation. It is appropriate that the proposed areas to be rezoned align with the cadastral boundary of the properties referred to in the submission.</p> <p>Amend Map 10 to align the proposed Country Living Zone boundary with the cadastral boundary.</p>

Te Kowhai East - Map 11

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
9.1	Paramjeet Singh	O	<p>Seeks the inclusion of their property at 689 Te Kowhai Road. The property is west of the gas pipeline and naturally fits in with the other proposed area to the north. The south of the property is naturally marked by a gully.</p>	<p>Reject. This submission is subject to a Legal Opinion, See Attachment I.</p> <p>The submitter seeks to have the proposed zoning extended to include their land. It is acknowledged that the property is in close proximity to land already proposed to be rezoned however there are two other properties that are accessed by right of ways before the submitters land. To extend the zone to include the property referred to in the submission it would be</p>

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
				necessary to include the additional two properties as well and none of these properties were considered for inclusion in Stage 1 when the plan change was being formulated. Before development could be undertaken on these properties there would need to be work undertaken to address access considerations and to ensure that development on the 3 sites occurred in an integrated manner. This integration and comprehensive work was not considered necessary nor undertaken for Stage 1.
31.5	Hamilton City Council	O	The s32 growth projection table does not warrant the need to rezone the areas as shown on Map 11 and the submitter considers there is a discrepancy between the projected growth numbers and what is proposed to be delivered by the notified rezoning in Te Kowhai. The proposed plan change should be held and considered as part of the upcoming District Plan Review.	Reject. The submitter has concerns over the amount of projected growth and the amount of land notified for change. The submitters concerns have been addressed in Attachment 2: Rationale of the Plan Change which should be read in conjunction with all of the submitter's points.
FS8.6	Foster Develop Ltd	O	<i>The submission lodged by HCC is opposed in full as it does not recognise the sustainability benefits of PC 17 as promoted by the Resource Management Act 1991, and any adverse effects resulting from proposed PC 17 are able to avoided, remedied or mitigated.</i>	Accept. The further submitter opposes the submission as they consider that the benefits of the plan change as notified outweigh the original submitters concerns.
FS42.8	Te Kowhai Community Group	O	<i>Local communities such as Horotiu, Taupiri, Te Kowhai etc need to be able to cater for their immediate and longer term growth needs. The proposed 46ha rezoning of Rural Land in the Te Kowhai area to Country Living is far more modest than the 2008 strategy which approved in principle an area many times larger than that proposed in PC 17. This much more modest proposal allows the Te Kowhai village some controlled growth, while also contributing to the welfare of the immediate area and Waikato District as a whole.</i>	Accept. The further submitter opposes the submission as they consider that the implementation of the plan change is beneficial as it allows for some initial growth until such time as the district plan review is completed.
31.9	Hamilton City Council	O	Opposes the proposed rezoning as shown on Map 11 as they consider that with only minor community infrastructure residents are likely to rely on Hamilton to service their needs placing further	Reject. One of the reasons why the submitter opposes the proposed changes is because they consider that residents will likely rely on Hamilton to service their

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
			pressure on Hamilton's physical and community assets. Future Proof identifies Te Kowhai as a rural village with reticulated services and as such expects any new housing to be delivered at a density of 8-10 dwellings per ha and the proposed Country Living fails to meet this standard providing a gross density of 2 dwellings per ha. They suggest there is little pressure to rezone due to the low growth projections and consider that anecdotal pressure needs to be tested and determined for sound decision making and that a wider strategic approach would ensure a better outcome for the area. The proposed plan change should be held and considered as part of the upcoming District Plan Review.	<p>needs which in turn will place pressure on Hamilton's assets. This is acknowledged but as discussed in the Rationale of the Plan Change (Attachment 2) this relates to all areas on the Hamilton periphery and not restricted to changes in the Te Kowhai area. It is inherent that as Hamilton is the main employment, retail and entertainment hub residents outside Hamilton will avail themselves of these facilities.</p> <p>The point made in regards to the expectation from Future Proof that development density would be 8-10 dwellings per ha is acknowledged but it has to be noted that this density is not achievable as the Te Kowhai area does not have reticulated services. Therefore the density of 2 dwellings per ha is reasonable given that all wastewater and stormwater services are required to be provided on site.</p> <p>The submitters concerns have been addressed in Attachment 2: Rationale of the Plan Change which should be read in conjunction with all of the submitter's points.</p>
FS8.10	Foster Develop Ltd	O	<i>The submission lodged by HCC is opposed in full as it does not recognise the sustainability benefits of PC 17 as promoted by the Resource Management Act 1991, and any adverse effects resulting from proposed PC 17 are able to avoided, remedied or mitigated.</i>	Accept. The further submitter opposes the submission as they consider that the benefits of the plan change as notified outweigh the original submitters concerns.
FS42.12	Te Kowhai Community Group	O	<i>Local communities such as Horotiu, Taupiri, Te Kowhai etc need to be able to cater for their immediate and longer term growth needs. The proposed 46ha rezoning of Rural Land in the Te Kowhai area to Country Living is far more modest than the 2008 strategy which approved in principle an area many times larger than that proposed in PC 17. This much more modest proposal allows the Te Kowhai village some controlled growth, while also contributing to the welfare of the immediate area and Waikato District as a whole.</i>	Accept. The further submitter opposes the submission as they consider that the implementation of the plan change is beneficial as it allows for some initial growth until such time as the district plan review is completed.

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
35.2	MRG Cor Trust	S	Supports the proposed rezoning in Te Kowhai although has concerns of the potential traffic effects and considers that a structure plan should be undertaken for the area to ensure future subdivision occurs in an integrated manner and guide location of roads and footpaths.	Accept in Part. The submitter's points in regards to traffic are valid. As part of the Structure Plan, a traffic management report was commissioned which has provided detail on how traffic should be managed within these growth areas. Overall with the modest amount of growth and the low density of development that traffic issues will be minor. The report has provided options on how best to provide for the additional traffic in each of the rezoned areas.
42.2	Te Kowhai Community Group	S	The submitter generally supports the proposed changes as shown on Map 11 and notes the following: a) the community envision a small precinct within this designated area for a 'Business Zone' as with the predicted population growth provision must be made for similar service facilities as that already found in the village. b) any rezoned land to have quality layout with plenty of open space with a minimum lot size of 5000sqm.	Accept in part. The submitter generally supports the plan change. The following responds to the points raised: a) it is acknowledged for the village to grow additional business land will need to be rezoned. As PC 17 is addressing short term residential growth only it was considered that and changes to accommodate business growth would be best addressed after the Structure Plan document is adopted and in line with the District Plan Review, b) current district plan rules for the Country Living Zone have a minimum lot size of 5000sqm. This may be subject to change during the district plan review.

4.10 Glen Massey - Map 12

Discussion:

In previous district plan reviews approximately 57 ha of land was identified and zoned for Country Living. This zone has been in force for a number of years but has never been developed. The land is part of a large farm some of which has topographical challenges that would limit the actual potential for Country Living development. When considering this plan change Council staff reviewed the current zoning and considered that boundaries could be redrawn to reflect the actual developable area which would mean that approximately 40ha of land being rezoned to Rural from Country Living. Regardless of topography the submitter has raised the point about the practical ability of identifying the proposed plan change area when proposing any subdivision when not aligned to cadastral boundaries.

Sub No	Submitter	S/O	Submission Summary	Recommendation on Submission
44.4	CKL Planning Engineering Surveying	S	Supports the proposed zone changes as shown on Map 12 and requests changes to the proposed zone boundaries to align with existing cadastral boundaries to: a) ensure there is no ambiguity as to the extent of different zones; and b) avoid the potential for a prohibited activity status being triggered pursuant to Rule 25.5(e) of the DP c) some high level structure planning within the new growth areas should be undertaken to ensure subsequent subdivision and development occurs in an integrated and connected manner.	Accept in part. The submitters point is valid in that demarcation of land not aligned with cadastral boundaries is problematic in respect of this property as there is no defined topography restraint in the area considered for rezoning. As this area does not appear to be under pressure nor has the landowner expressed any interest in undertaking development, the staff consider that the proposed change as notified is revoked and the Country Living area as currently shown in the District Plan is retained.

4.11 Maps not submitted on

Apart from submissions that have been lodged in relation to the context or relate to the whole of the plan change, two maps were not subject to direct submissions. These are:

Map 2 – Ngaruawahia New Residential – Great South Road;
Map 5 – Ngaruawahia Business – Galileo Street.

5 Recommendations

The following table summarises the recommendations as they pertain to each map. Where changes are recommended to PC17 as notified these are shown in **Red**.

Map Number	Current Zone	PC17 Proposed Zone	Recommended Zone or change
Map 1 Ngaruawahia New Residential – Great South Road	Rural	New Residential	New Residential
Map 2 Ngaruawahia New Residential – Great South Road	Rural	New Residential	New Residential
Map 3 Ngaruawahia Business - Great South Road	Industrial	Business	Industrial
Map 4 Ngaruawahia Country Living – River Road	Rural	Country Living	Country Living
Map 5 Ngaruawahia Business – Galileo Street	Residential	Business	Business
Map 6 Ngaruawahia New Residential – Rangimarie Road	Rural	New Residential	New Residential. Boundary of the amended zone to be the base of the gully and determined at time of survey.
Map 7 Taupiri	Rural	New Residential	New Residential Boundary of the amended zone to be the base of the gully and determined at time of survey.
Map 7 Taupiri	Residential/Country Living	Country Living	New Residential
Map 8 Horotiu South	Industrial	Business	Business Amend to include 6243 Great South Road.
Map 8 Horotiu South	Industrial	Country Living	Country Living Amend to exclude 6243 Great South Road.
Map 8 Horotiu South	Rural	Country Living	Country Living
Map 8 Horotiu South	Rural	New Residential	New Residential

Map Number	Current Zone	PCI7 Proposed Zone	Recommended Zone or change
Map 9 Horotiu North	Rural	New Residential	New Residential
Map 10 Te Kowhai West	Rural	Country Living	Country Living Amend to align zoning with cadastral boundaries.
Map 11 Te Kowhai East	Rural	Country Living	Country Living
Map 12 Glen Massey	Country Living	Rural/Country Living	Country Living

ⁱ Review the need for amendments to maps and tables in 6C and 6D.