

Report: Summary of Submissions by Submitter Number/Name

<b>Submitter Number:</b>	535	<b>Submitter:</b>	Lance Vervoort
<b>Organisation:</b>	Hamilton City Council		
<b>Point Number</b>	535.1		
<b>Summary of Decision Requested:</b>	<b>Retain</b> the intent of Section 1.5.5(f) Services and general infrastructure except for the amendments sought below; AND <b>Amend</b> Section 1.5.5(f) Services and general infrastructure to strengthen when and with whom. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.		
<b>Decision Reasons:</b>	<ul style="list-style-type: none"><li>• The submitter would invite stronger direction being stated to ensure a clear understanding of the importance of having dialogue with both iwi and adjoining councils.</li><li>• The submitter is particularly seeking direction from the Proposed District Plan on when users and potential consent applicants are to engage with the City on proposals within the City's Area of Interest.</li></ul>		
<b>Point Number</b>	535.2		
<b>Summary of Decision Requested:</b>	<b>Retain</b> Section 1.5.5(g) Services and general infrastructure.		
<b>Decision Reasons:</b>	<ul style="list-style-type: none"><li>• The submitter supports an integrated approach to growth and the need for greater planning for infrastructure, services, transportation and facilities.</li><li>• The submitter welcomes dialogue on how cross-boundary services (such as public transport) are provided to Huntly or Raglan residents who work in Hamilton, to minimise single car trips.</li></ul>		
<b>Point Number</b>	535.3		
<b>Summary of Decision Requested:</b>	<b>Retain</b> the intent of Section 1.5.6 Transport and logistics, except for the amendments sought below. AND <b>Amend</b> Section 1.5.6(a) Transport and logistics, by placing greater emphasis on the regional management of transport. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.		
<b>Decision Reasons:</b>	<ul style="list-style-type: none"><li>• The submitter supports the intent of issue 1.5.6 Transport and logistics but considers that greater emphasis needs to be placed on the regional management of transport.</li><li>• The submitter supports the statement that reads: "<i>There is a need to promote a more regional and holistic consideration of the interactions between land use and transport infrastructure.</i>"</li></ul>		
<b>Point Number</b>	535.4		
<b>Summary of Decision Requested:</b>	<b>Retain</b> Section 1.5.7(a) Natural Environment, except for the amendments sought below. AND <b>Amend</b> 1.5.7(a) Natural environment, by deleting the reference to "adjoining authorities" and replacing with "adjoining territorial authorities". AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.		
<b>Decision Reasons:</b>	<ul style="list-style-type: none"><li>• The term "adjoining authorities" is ambiguous whereas "adjoining territorial authorities" may provide clarity.</li></ul>		
<b>Point Number</b>	535.5		
<b>Summary of Decision Requested:</b>	<b>Amend</b> Section 1.12.1 Strategic direction, to provide an understanding of the location and forms of development that are sought and how the district will accommodate the growth projected in the National Policy Statement - Urban Development Capacity. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.		
<b>Decision Reasons:</b>			

- This section of the Proposed Plan is one of the key opportunities for Council to signal how it wishes to manage and grow its district.
- While there are some general references to the Future Proof Strategy, the need for master planning and the need to consider the National Policy Statement - Urban Development Capacity, this section could be strengthened to help the reader better understand any particular geographical focus and what forms of development Council wishes to foster. In particular - how Council intends on prioritising growth in its towns and villages, how it intends to accommodate the growth projected in work that has responded to the National Policy Statement - Urban Development Capacity and what way it is building in commitments to a compact urban form.

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**Point Number** 535.6

**Summary of Decision Requested:** **Amend** Section 1.12.3 Built environment, by identifying the growth areas and articulate the variety and location of housing types.  
AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- The three objectives provide a good starting point relating to a quality, planned built environment. However, these need to be strengthened and expanded to better articulate, for example, what variety of housing is sought, where and why.
- Without specifically identifying growth areas, there is the perception that a large variety of villages and towns are all earmarked for growth which may prove difficult to manage to avoid an 'anything, everywhere' built environment.

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**Point Number** 535.7

**Summary of Decision Requested:** **Retain** Policy 3.2.4 - Biodiversity Offsetting.

AND

**Add** to Chapter 22 Rural Zone a new subdivision rule that provides specifically for biodiversity offsetting, does not set a minimum lot size and requires the lot and any areas subdivided under such a framework to be restored and protected in perpetuity.

AND

**Add** to Chapter 23 Country Living Zone a new subdivision rule that provides specifically for biodiversity offsetting, does not set a minimum lot size and requires the lot and any areas subdivided under such a framework to be restored and protected in perpetuity.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- The submitter supports the concept and use of a biodiversity offsetting tool when in line with the criteria in the Waikato Regional Policy Statement and Appendix 6 in the Proposed Plan.
- Dialogue is also welcomed between Waikato District Council, Hamilton City Council and Waikato Region to investigate opportunities for potentially placing offsets generated within Hamilton City to locate within Waikato District, where appropriate rather than within Hamilton City.
- This type of subdivision rule would be a type of biodiversity offsetting tool.

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**Point Number** 535.8

**Summary of Decision Requested:** **Delete** Policy 3.2.6 (a)(iv) Providing for vegetation clearance.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- Any vegetation clearance within a Significant Natural Area is inappropriate because the protection of significant vegetation and significant habitats of indigenous fauna is a matter of national importance and should therefore not be eroded through a harvesting activity.

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**Point Number** 535.9

**Summary of Decision Requested:** **Retain** Chapter 4 Urban Environment subject to ensuring alignment between objectives, policies, rules and methods, including those that control the type and rate of development use with Hamilton's 'Area of Interest' (shown as a map attached to submission) in order to be consistent with Hamilton City Council's strategic land use plans and urban growth strategies, except for the amendments sought below

AND

**Amend** Chapter 4 Urban Environment to include objectives and policies which ensure that land use within the 'Area of Interest' (shown as a map attached to submission) is controlled and enabled at a rate which is consistent with and prioritises Hamilton City's strategic land use plans and urban growth strategies including avoidance of urban sprawl, inefficient land use and infrastructure and non-rural land uses.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- Sustainable management requires a cross boundary and integrated approach to strategic land use issues to ensure consistency with Hamilton City Council's strategic land use plans and urban growth strategies.

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**Point Number** 535.10

**Summary of Decision Requested:**

**Amend** Section 4.1 Strategic Direction, by creating a separate strategic direction for towns and villages.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- The objective and policy framework does not adequately differentiate between towns and villages. A Residential Zone and Village Zone create different forms of development and different ranges of effects. While there are some specific objectives and policies for various places, the overall strategic direction for villages and towns appears to be interchangeable and both are the primary focus of growth.
- The proposed Village zoning addressed in Chapter 4 would result in densities and characteristics that are similar to the Country Living Zone. This zoning is problematic for Te Kowhai, in particular, because the provisions will enable a large area of rural residential development near Hamilton's boundary with potential pressure on this city's infrastructure and services.

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**Point Number**

535.11

**Summary of Decision Requested:**

**Retain** Objective 4.1.1(b) Strategic Direction except for the amendments sought below

AND

**Amend** Objective 4.1.1(b) - Strategic Direction, so that it aligns with the medium and long term housing targets in the National Policy Statement - Urban Development Capacity plus a buffer for the 2018-2046 period.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- The submitter supports the intent of this objective but it needs to reflect the requirements of the National Policy Statement - Urban Development Capacity for housing over the medium and long term, including the required buffer.

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**Point Number**

535.12

**Summary of Decision Requested:**

**Retain** Objective 4.1.2 Urban growth and development except for the amendments sought below.

AND

**Add** to Objective 4.1.2 Urban growth and development, a table/map that identifies growth areas.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- The Proposed Plan appears to be relatively permissive for growth in and around all existing towns and villages. A map/table that identifies growth areas will provide parameters as to where these growth locations are.

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**Point Number**

535.13

**Summary of Decision Requested:**

**Retain** Policy 4.1.3(a) Location of development except for the amendments sought below.

AND

**Amend** Policy 4.1.3(a) Location of development as follows:

*(a) Subdivision and development of a residential, commercial and industrial nature is to occur within towns and villages where infrastructure and services can be efficiently and economically provided: in a coordinated manner with other development; and*

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- The requested expansion of Policy 4.1.3(a) will ensure that the Proposed Plan recognises that, even if infrastructure can be provided, this should be in the context of all other existing and planned infrastructure investment to ensure that growth is coordinated.
- Both clauses (a) and (b) need to be satisfied when considering the location of development.

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**Point Number**

535.14

**Summary of Decision Requested:**

**Retain** Policy 4.1.3(b) Location of development except for the amendments sought below.

AND

**Add** to Policy 4.1.3(b) Location of development a table/map that identifies the growth areas.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- Clarification could be provided as to what the urban growth location areas are.
- The reference to Future Proof is welcomed.

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**Point Number** 535.15

**Summary of Decision Requested:** **Retain** Policy 4.1.4 Staging of development.

**Decision Reasons:**

- The submitter supports the intent of this policy.
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**Point Number** 535.16

**Summary of Decision Requested:** **Retain** Policy 4.1.5 Density except for the amendments sought below.

AND

**Amend** Policy 4.1.5 Density, by including a greater range of densities, canvassing growth in both greenfield and fill areas;

AND

**Amend** subdivision rules as a consequential amendment.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- One of the key principles of the Waikato Regional Policy Statement and Future Proof is accommodating residential growth in existing towns. The submitter supports opportunities to grow these towns rather than additional greenfield areas.
  - While the density targets are supported, the policy needs to respond to the Housing and Business Development Capacity Assessment by including a greater range of densities.
  - The proposed densities should reflect greenfield growth and create infill opportunities within existing towns, including higher density housing in existing centres.
  - This amended policy could affect subdivision rules and multi-unit standards.
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**Point Number** 535.17

**Summary of Decision Requested:** **Amend** Policy 4.1.6 Commercial and industrial activities, so that it reads as a policy and reflects the difference between commercial and industrial activities, their intended location and management of effects.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- At present the wording does not provide clear directive to link into the Objective for Urban Environment.
  - The submitter seeks clarity through a well defined set of policies within 4.1.6 to reflect the difference between Commercial and Industrial activities, the intended locations for such activities, and management of effects.
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**Point Number** 535.18

**Summary of Decision Requested:** **Amend** Policy 4.1.16 Horotiu, to ensure that cross boundary impacts are included, particularly involving infrastructure, physical and social impacts on Hamilton;

AND

**Amend** the relevant objectives and policies to ensure that land around existing industrial nodes is safeguarded for future industrial use.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- The proposed zoning changes within Horotiu to accommodate additional residential development is opposed because the policy does not recognise Horotiu's location directly on the boundary with Hamilton. Instead, the focus is on connections with the existing village, avoiding impacts on the existing road networks and minimising or avoiding reverse sensitivity effects from strategic transport infrastructure that does not impact on the existing local road network.
  - Horotiu is one of the strategic industrial nodes identified in the Waikato Regional Policy Statement and Future Proof and the Proposed Plan does not appear to provide for any additional industrial land supply. Recent work to satisfy the requirements of the National Policy Statement - Urban Development Capacity suggests that additional industrial land is needed in Waikato in the longer term and it may therefore be prudent to safeguard land for future industrial use around these industrial nodes.
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**Point Number** 535.19

**Summary of Decision Requested:** **Amend** Policy 4.1.17 Te Kowhai, to ensure the type and quantum of growth at Te Kowhai is in accordance with the Waikato Regional Policy Statement and Future Proof and avoids effects on Hamilton.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- The submitter is concerned that the type and quantum of growth proposed for Te Kowhai is not in accordance with either Waikato Regional Policy Statement or Future Proof requirements.

- The impact of growth in this area has also not been considered with regards to potential impact on Hamilton's infrastructure, or how such effects would be mitigated.
- The policy is referring to residential development in the Village zoning, being with lower density (3000m<sup>2</sup> sections) serviced by on site non-reticulated wastewater, water and storm water networks, or higher density (1000m<sup>2</sup> sections) serviced by public reticulated networks.
- The policy also refers to the need to maintain open space character and rural landscape, while the village is still a key area of 'residential growth'.
- The policy, with its size requirements, reads more like a rule or implementation method.
- The quantum of potential development increases significantly from the existing plan and introduces a range of new areas including an Air Park subdivision, which were previously either zoned Rural or Country living.
- The submitter was not able to locate, within either in the Proposed Plan or the accompanying supporting information, what this quantum of new development could be.
- It would be helpful if Waikato District Council could supply data and its understanding as to how much growth will be provided for in this area, which would help us to better understand the impacts of the proposals.
- There is a mixed message created by the term 'residential growth', when in reality, the proposals appear to create a much bigger Country Living enclave on the outskirts of Hamilton is of concern to Hamilton City Council.
- Such large section sizes do not create the densities required for efficient, affordable and practical infrastructure such as reticulated networks or public transport. The lot sizes, even with the desire to control the location of future dwellings, will also not avoid issues with land fragmentation, should the area ever be fully urbanised in the future. The large increase in housing, has not been matched with a policy setting focused on place-making.
- The policy framework does not include mention of the need to consider cross-boundary effects, even though the village is very near the boundary with Hamilton.
- There is a significant difference between the subdivision rules, based on whether sites can or cannot be serviced with public infrastructure.
- It would therefore be helpful to understand what work has been done in terms of providing servicing solutions for 3-waters and what modelling and/or assessment has been undertaken to understand transport/traffic impacts of the two subdivision options. Such an analysis would provide better information as to how much subdivision can be expected in the area.

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**Point Number** 535.20

**Summary of Decision Requested:** **Retain** Objective 4.2.16 Housing options.

**Decision Reasons:**

- The submitter supports the focus on a range of housing options within the Residential Zone.

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**Point Number** 535.21

**Summary of Decision Requested:** **Amend** Policy 4.2.17 Housing types, by introducing a suite of policies including those on other housing types and high design quality.

AND

**Amend** the wider zone provisions as a consequential amendment.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- As Future Proof and the Waikato Regional Policy Statement seek compact development in existing towns and villages.
- The submitter seeks to better understand how and where growth will be accommodated.
- However the objective and policies are focused on maintaining the character of the Residential Zone.
- Duplex or multi-unit development may not necessarily maintain the status quo. Additional policies would allow focus on positive changes in terms of affordability and choice of housing.

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**Point Number** 535.22

**Summary of Decision Requested:** **Amend** Section 4.3 Village Zone, to better define the purpose of the Village Zone which has more alignment with the objectives and policies relating to rural amenity. The Village Zone needs to better consider cross-boundary impacts of growth.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- The submitter is concerned that the overall strategic direction of the Proposed Plan directs growth similarly to towns and villages.
- Preferably there would be a strong objective and policy framework to direct growth opportunities to existing towns, rather than comparatively large lots within the villages which would weaken sub-regional infrastructure planning for public transport and 3-waters.
- It would create densities that may make accommodating future growth projections difficult.
- Policies in Section 4.3 (e.g. 4.3.2- Character) are very similar to the those of section 5.6 Country living Zone.
- In many ways, the purpose of these two separate zones are very similar, and both, if occurring in the outskirts of Hamilton, cause some concern for Hamilton City Council. In the past, development within the Country living Zone has caused cross-boundary issues within Hamilton, including the road networks, provided little impetus to improve passenger transport patronage and placed strain on existing facilities. The new Village Zone, particularly when located in the outskirts of Hamilton, has the potential to have the same cross. boundary issues.
- Given the Village Zone (1000m<sup>2</sup> to 3000m<sup>2</sup>) accommodates smaller lot sizes than the Country Living Zone (5,000m<sup>2</sup>), the cross boundary impacts are arguably exacerbated.

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**Point Number** 535.23

**Summary of Decision Requested:** No specific decision sought, but submission opposes further growth in Te Kowhai and Policy 4.3.3 Future development Tuakau and Te Kowhai.

**Decision Reasons:**

- Growth is not opposed per se, just the type and amount included in the current proposal.

- The policy encourages future development in Te Kowhai when services are available, however the submitter questions if further growth as identified is appropriate at Te Kowhai.

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**Point Number** 535.24

**Summary of Decision Requested:** **Retain** Policy 4.6.3 Maintain a sufficient supply of industrial land.

**Decision Reasons:**

- As signalled in the Future Proof Strategy, industrial land supply for employment and economic benefit should be maintained to support the wider sub-regional needs.
- The National Policy Statement - Urban Development Capacity identifies the potential need, in the longer term, for additional industrial land in the Waikato.

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**Point Number** 535.25

**Summary of Decision Requested:** **Retain** Policy 4.6.4 Maintain industrial land for industrial purposes.

**Decision Reasons:**

- The policy supports the sub-regional need for industrial land to be managed and maintained and not lost to other non-industrial purposes, such as large format retail.

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**Point Number** 535.26

**Summary of Decision Requested:** **Retain** the intent of the objectives and polices in Section 4.7 Urban Subdivision and development subject to amendments to other rules.

**Decision Reasons:**

- The submitter supports the approach of Section 4.7 however the submitter is also submitting on a number of rules that relate directly to the intent of this suite of policies.
- Any changes to the rules may impact on the principles as set out in these policies.

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**Point Number** 535.27

**Summary of Decision Requested:** **Retain** Chapter 5 Rural Environment subject to ensuring alignment and giving effect to the Hamilton City Council 'Area of Interest' (shown as a map attached to submission) and the supporting objectives, policies, rules and methods. Objectives and policies are sought which ensure that land use within the 'Area of Interest' (shown as a map attached to submission) is controlled and enabled at a rate which is consistent with and prioritises Hamilton City Council's strategic land use plans and urban growth strategies including avoidance of urban sprawl, inefficient use of land and infrastructure and non-rural land uses.

**Decision Reasons:**

- Sustainable management requires a cross boundary and integrated approach to strategic land use issues.
- Objectives and policies are sought to ensure that land use within Hamilton's 'Area of Interest' is controlled and enabled at a rate which is consistent with the submitter's strategic land use plans and urban growth strategies that address the avoidance of urban sprawl, inefficient land use and infrastructure and non-rural land uses.

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**Point Number** 535.28

**Summary of Decision Requested:** **Retain** Objective 5.1.1 The rural environment, subject to ensuring alignment and giving effect to Hamilton's 'Area of Interest' and supporting objectives, policies, rules and methods. Objectives and policies are sought to ensure that activities within the 'Area of Interest' are controlled and enabled at a rate which is consistent with Hamilton City Council's strategic land use plans and urban growth strategies that address the avoidance urban sprawl, inefficient land use and non-rural land uses.

**Decision Reasons:**

- The submitter supports the intent of this objective which is to protect rural land.

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**Point Number** 535.29

**Summary of Decision Requested:** **Retain** Objective 5.2.1 Rural resources.

**Decision Reasons:**

- The submitter supports the intent of this objective which is to protect rural land.

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**Point Number** 535.30

**Summary of Decision Requested:** **Retain** Policy 5.2.2 High class soils.

**Decision Reasons:**

- The submitter supports the intent of this policy which is to protect rural land.
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**Point Number** 535.31

**Summary of Decision Requested:** **Retain** Policy 5.2.3 Effects of subdivision and development on soils as notified.

**Decision Reasons:**

- The submitter supports the intent of this policy which is to protect rural land.
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**Point Number** 535.32

**Summary of Decision Requested:** **Amend** the structure of the entire Proposed Plan and include usable cross-referencing between the objectives, policies and rules to enable easier use by the reader.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- The general layout is supported although there are opportunities for refinement and amendment.
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**Point Number** 535.33

**Summary of Decision Requested:** **Amend** the Proposed District Plan to reflect and relate to sub-regional growth data including the National Policy Statement on Urban Development Capacity.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- Work by Future Proof on the Housing and Business Development Capacity Assessment, as required by the National Policy Statement - Urban Development Capacity, is underway and there is an opportunity to amend the Proposed Plan to include the recent work on resulting growth projections and articulate the management of that growth.
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**Point Number** 535.34

**Summary of Decision Requested:** **Amend** Section 1.2 What is the purpose of the Waikato District Plan, by correcting the population figure for Hamilton City, so that the second to last sentence in clause (c) reads as follows:

*(c) ... The district is located between two large urban centres - Auckland, with a population of over 1 million and lies to the north, and Hamilton with a population of ~~over 110,000~~ more than 165,000, which lies to the south.*

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- The notified population figure of 110,000 is outdated as the 2017 figure for Hamilton City has been estimated to be more than 165,000.
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**Point Number** 535.35

**Summary of Decision Requested:** **Retain** Section 1.4.3.1(b) The Rural environment, except for the amendment sought below.

AND

**Amend** Section 1.4.3.1(b) The Rural environment, to include fragmentation of rural land.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- Ad hoc development on the city boundary can also have an adverse effect on future urban use and therefore the fragmentation of rural land needs to be included as an effect.
  - The submitter agrees that excessive rural lifestyle development can have adverse effects which should be avoided.
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**Point Number** 535.36

**Summary of Decision Requested:** **Retain** Section 1.4.3.2 (b) Protecting the rural environment.

**Decision Reasons:**

- The submitter supports the level of control on subdivision in the Rural and Country Living Zones within the 'Area of Interest' identified in the map provided with the submission.
  - It also supports the prevention of rural land fragmentation near the city boundary and limiting the extent of non-rural activities within the Rural Zone so that they instead establish within towns and villages where growth is anticipated.
  - Ad hoc development on the city's boundary impacts on existing infrastructure and creates demand for infrastructure that is not planned or funded which may then compromise efficient urbanisation.
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**Point Number** 535.37

**Summary of Decision Requested:** **Retain** the intent of Section 1.5.1 Compact urban development, except for the amendments sought below

AND

**Amend** Section 1.5.1(a) Compact urban development, italics below and either list or include a map of those towns and villages where growth is anticipated:

*(a) The Future Proof Strategy seeks a shift in the existing pattern of land use towards accommodating growth through a more compact urban form based on concentrating growth in and around Hamilton (67%) and the larger settlements of the district (21%).*

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- The Future Proof Strategy seeks that growth is emphasised in towns and selected villages, however Section 1.5.1 needs to make it clear that growth in the Waikato District is not intended to be concentrated around Hamilton's boundaries.
- The submitter supports the approach of ensuring compact urban development.

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**Point Number** 535.38

**Summary of Decision Requested:** **Retain** Section 1.5.1(b) Compact urban development.

**Decision Reasons:**

- The expressed settlement pattern is consistent with Future Proof and the Waikato Regional Policy Statement.

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**Point Number** 535.39

**Summary of Decision Requested:** **Retain** Section 1.5.1 (c) Compact urban development.

**Decision Reasons:**

- The submitter supports an integrated approach to growth and greater planning for infrastructure, services, transportation and facilities.
- Dialogue is welcomed on how cross boundary services (such as public transport) are provided, including the support of Huntly and Raglan residents who work in Hamilton, to minimise single car trips.

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**Point Number** 535.40

**Summary of Decision Requested:** **Retain** Section 1.5.2 Planning for urban growth and development.

**Decision Reasons:**

- The expressed settlement pattern is consistent with Future Proof and the Waikato Regional Policy Statement.

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**Point Number** 535.41

**Summary of Decision Requested:** **Retain** Section 1.5.3 Cross-boundary issues.

**Decision Reasons:**

- The need to work collaboratively is a significant sub-regional issue.
- The submitter endorses the approach of section 1.5.3 on this matter.

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**Point Number** 535.42

**Summary of Decision Requested:** **Amend** Section 1.5.4 (a) Urban growth, by deleting the phrase "harmonious cross boundary development" in the last sentence of clause (a), and reword in a way that provides greater clarity on how growth demands will not impact on or be caused by adjoining councils.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- The submitter is fully supportive of planned and integrated provision of regional services and the sustainable management of effects of development by neighbouring councils through strong and effect RMA planning mechanisms.

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**Point Number** 535.43

**Summary of Decision Requested:** **Retain** Section 1.5.4 (b) Urban growth.

**Decision Reasons:**



- The submitter fully agrees with the last sentence in clause (b) which reads: "Uncoordinated urban growth can adversely affect the quality, character and vitality of urban environments and undermine the efficient provision and utilisation of infrastructure and services."

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**Point Number** 535.44

**Summary of Decision Requested:** **Retain** Section 1.5.4(c) Urban growth.

**Decision Reasons:**

- Hamilton City Council supports the settlement pattern as it is consistent with Future Proof and the Waikato Regional Policy Statement.

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**Point Number** 535.45

**Summary of Decision Requested:** **Amend** Section 1.5.5(a) Services and general infrastructure, by clarifying what core services are anticipated to be shared and actively work together to discuss intentions and their implications for Hamilton City Council.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- The submitter is concerned what is meant by the sentence in clause (a) which reads: "Development patterns that promote the efficient use of new and existing infrastructure and services across boundaries can contribute significantly to improved cost effectiveness, to the general health and wellbeing of communities and help safeguard the environment ..."
- Separate service agreements and funding mechanisms agreed with Hamilton City Council would need to be secured if services are to be shared and there should be no assumption that this will occur.

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**Point Number** 535.46

**Summary of Decision Requested:** **Amend** Section 1.5.5(b) Services and general infrastructure, by clarifying what core services are anticipated to be shared and actively work together to understand what core services are anticipated to be shared and the implications of this on Hamilton City Council.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- The submitter is concerned what is implied by the sentence in clause (b) which reads: "It is important that the district share the provision of core services with neighbouring council service providers, particularly in the north and south."
- Separate service agreements and funding mechanisms agreed with Hamilton City Council would need to be secured if services are to be shared and there should be no assumption that this will occur.

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**Point Number** 535.47

**Summary of Decision Requested:** **Retain** Section 1.5.5(c) Services and general infrastructure.

**Decision Reasons:**

- The submitter supports a consistent approach to infrastructure and the effects of it across territorial boundaries.

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**Point Number** 535.48

**Summary of Decision Requested:** **Retain** Section 1.5.5 (d) Services and general infrastructure.

**Decision Reasons:**

- The submitter supports the need for a consistent approach to infrastructure and the effects of it across territorial boundaries.

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**Point Number** 535.49

**Summary of Decision Requested:** **Retain** Section 1.5.5(e) Services and infrastructure.

**Decision Reasons:**

- The submitter supports consultation between relevant parties when cross-boundary issues are considered.

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**Point Number** 535.50

**Summary of Decision Requested:** **Retain** Policy 5.3.3 Industrial and commercial activities.

**Decision Reasons:**

- The submitter supports the intent of this policy to protect rural land from industrial and commercial development, particularly within Hamilton's 'Area of Interest'.

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**Point Number** 535.51

**Summary of Decision Requested:** **Retain** Policy 5.3.8 Effects on rural character and amenity from rural subdivision.

**Decision Reasons:**

- The submitter supports the intent of this policy which is to protect rural character and amenity.

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**Point Number** 535.52

**Summary of Decision Requested:** **Retain** Policy 5.3.9 Non-rural activities.

**Decision Reasons:**

- The submitter supports the intent of this policy which is to manage non-rural activities in the Rural zone, particularly within Hamilton's 'Area of Interest'.

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**Point Number** 535.53

**Summary of Decision Requested:** **Retain** Objective 5.5.1 Hamilton's Urban Expansion Area.

**Decision Reasons:**

- The submitter supports this objective as it sets out a key mechanism to ensure the future urban development potential of the land in the identified areas is not compromised.

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**Point Number** 535.54

**Summary of Decision Requested:** **Amend** Objective 5.5.1(a) Hamilton's Urban Expansion Area, as follows:

(a) ~~Manage~~ **Avoid** subdivision, use and development within Hamilton's Urban Expansion Area to ensure that future urban development is not compromised.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- The current wording 'manage' does not provide appropriate direction and ability to protect land in the Urban Expansion Area from inappropriate subdivision, development and use and therefore future urban use can be compromised.
- The Urban Expansion area, with its objectives, policies and activity controls are key to ensuring a greater development potential in the future to occur in an integrated and functional manner.

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**Point Number** 535.55

**Summary of Decision Requested:** **Retain** Policy 5.6.8 Non-residential activities.

**Decision Reasons:**

- The submitter supports the intent of this policy which is to limit the establishment of non-residential activities in the Country Living Zone and therefore ensure that existing commercial centres are maintained.

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**Point Number** 535.56

**Summary of Decision Requested:** **Amend** Section 6.4 Infrastructure, Subdivision and Development, to add specific objectives and policies for wastewater and water after Policy 6.4.7.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- The Proposed District Plan does not contain specific policies on wastewater or water.
- Including policies relevant to waste and waste water are required to provide certainty during subdivision, land use or development.

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**Point Number** 535.57

**Summary of Decision Requested:** No specific decision sought, but submission opposes the objectives and policies in Chapter 9.2 Te Kowhai Airpark.

**Decision Reasons:**

- The range of activities proposed will not provide an appropriate level of development given the uncertainty of service availability.
- The range of activities proposed are not adequately justified or controlled by the associated rules.

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**Point Number** 535.58

**Summary of Decision Requested:** **Amend** Activity specific condition 14.1.1.1(a)(ii) relating to P1 Stormwater systems for new development or subdivision, to include a higher standard that is aligned with Hamilton City Council's requirements.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- The attenuation standard (10% annual exceedance probability (AEP)) is inadequate. Attenuation to at least 1% AEP of pre-development rates should be used when discharging upstream of a catchment shared with Hamilton City.
- If there are existing downstream/flooding issues, then further mitigation should be required so that Hamilton City Council's requirements are not compromised (such as its Comprehensive Stormwater Discharge Consent).

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**Point Number** 535.59

**Summary of Decision Requested:** **Amend** Activity specific condition 14.1.1.1(a)(iv) relating to P1 Stormwater systems for new development or subdivision, to clarify the meaning of the phrase "specific to the area".

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- It is unclear whether the phrase "specific to the area" creates a requirement to undertake local rainfall gauging where existing data is not "specific" enough, or whether the intent is to allow for the use of the "most relevant existing rainfall data".

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**Point Number** 535.60

**Summary of Decision Requested:** **Amend** Activity specific condition 14.1.1.1(a)(v) relating to P1 Stormwater systems for new development or subdivision, to clarify how the hierarchical permitted condition will be implemented. For example, what and who determines how the choice of stormwater measure moves down the hierarchy.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- Given the use of permitted conditions, there is no certainty that the stormwater treatment measures are appropriate to the particular catchment and its values. For example, what type of contaminants are an issue and will the treatment measures address them). The provision also needs to allow measures which ensure the protection and enhancement of the Waikato and Waipa rivers.

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**Point Number** 535.61

**Summary of Decision Requested:** **Amend** Activity specific control 14.1.1.3 relating to P3 Wastewater servicing for new development or subdivision, to clarify that the options are a hierarchy: clause (ii) - connection to a community-scale wastewater system and clause (iii) - a site-contained alternative method that complies with AS/NZS 1547:2012, are not allowed if the method set out in clause (i) - connection to a public, reticulated wastewater network is available.

AND

**Add** an equivalent rule for water servicing.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- Amend rule to ensure that if a reticulated wastewater network is available, this should be required before considering the other options set out in clauses (ii) and (iii).
- If development exceeds the capacity of the existing system, upgrades should be required before other options are used.
- An equivalent rule for water servicing would give clear guidance on water management at the time of subdivision.

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**Point Number** 535.62

**Summary of Decision Requested:** **Amend** Activity Specific condition 14.1.1.8 relating to P8 Stormwater ponds or wetlands, so it is relevant to the control of stormwater infrastructure.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- The sizing/design of stormwater infrastructure should not be constrained by building coverage rules in a zone which have not been developed with infrastructure in mind.
- The area to be calculated needs to be made clear. For example, there is uncertainty as to whether the surface area of standing water during normal flow should be calculated up to a design level (e.g. 10% annual exceedance probability), including all slopes, batters, etc.

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**Point Number** 535.63

**Summary of Decision Requested:** **Amend** Activity specific condition 14.12.1.8 (a)(i) relating to P8 Off-road pedestrian and cycle facilities, to provide for instances when the minimum width of 2 metres is not appropriate.

AND

**Amend** Activity specific condition 14.12.1.8 (a)(i) relating to P8 off-road pedestrian and cycle facilities, to define/clarify what is meant by "off-road pedestrian and cycling facilities".

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- There are some circumstances when off-road pedestrian and cycle facilities need to be wider than 2 metres (such as along arterial corridors or when forming, or connecting to, part of a wider network with a wider standard). Shared facilities should be at least 2.5 metres.
  - The rule is unclear as to whether the conditions only apply to facilities outside the road corridor or whether it also includes off-carriageway facilities located inside the road corridor.
- 

**Point Number** 535.64

**Summary of Decision Requested:** **Amend** Activity specific condition 14.12.1.8 (a)(iii) relating to P8 off-road pedestrian and cycle facilities, to clarify what effects this rule is managing.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- Pedestrian and cycling facilities do not generate bulk or dominance related effects.
  - Having to comply with a zone setback (particularly if off-road facilities are still within the road corridor) is an inefficient use of land.
- 

**Point Number** 535.65

**Summary of Decision Requested:** **Amend** Table 14.12.5.1 - Separation distances, to require compliance with more onerous district plan provisions of an adjoining District Plan.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- The amendment will improve consistency and avoid potential cross-boundary related effects, such as new vehicle accesses in the vicinity of an adjoining local authority.
- 

**Point Number** 535.66

**Summary of Decision Requested:** **Amend** Table 14.12.5.3 - Minimum sight distances, to require compliance with more onerous district plan provisions of an adjoining District Plan.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- The amendment will improve consistency and avoid potential cross-boundary related effects, such as new vehicle accesses in the vicinity of an adjoining local authority.
- 

**Point Number** 535.67

**Summary of Decision Requested:** **Amend** Table 14.12.5.6 - Road Hierarchy list, as follows:

- Clarifying whether the "Gordonton Road" length identified as a regional arterial is different to, or a duplicate of, the "Gordonton Road" length identified as an arterial;
- Adding the following roads as arterials: Kay Road (River Road to Borman Road (west)), Horsham Downs Road (Kay Road to Waikato Expressway/HCC boundary);
- Adding these roads as collectors: Exelby Road (SH39 to Hamilton City Council boundary), Rotokauri Road (Bagust Road to Hamilton City Council boundary), Kay Road (Borman Road (west) to Horsham Downs Road), Brymer Road (Rotokauri Road to Hamilton City Council boundary).

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- Inclusion of the listed roads as arterials or collectors will align with the road hierarchy in Hamilton City.
-

**Point Number** 535.68

**Summary of Decision Requested:** **Delete** 20.1.2 'D6 An office' and 'D7 A retail activity' from the list of discretionary activities.

AND

**Add** an office and a retailing activity to Rule 20.1.3 Non-Complying Activities, so that they are instead considered as non-complying activities.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- The relevant objective and policy contained in Chapter 4: Urban Environment are relatively directive that industrial land should not be lost to non-industrial activities, therefore it is more appropriate to match this with a non-complying status in the rules.
- Commercial activity should be directed to the town centres and business zones.
- The Hamilton City District Plan has a strong emphasis on keeping Industrial zones for industrial purposes.
- While it is not the expectation that adjoining districts have matching rules, in this instance, it would be preferable for a similar zoning approach be taken by Waikato District. It would seem appropriate there be some policy alignment to deliver on the Regional Policy Statement and Future Proof principles, by ensuring Hamilton remains the primary commercial hub of the sub-region.
- In industrial areas in Hamilton, industrial and office activities are non-complying activities to support the 'centres based' approach to business areas within the City are not impacted.

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**Point Number** 535.69

**Summary of Decision Requested:** **Retain** Chapter 22: Rural Zone subject to ensuring alignment and giving effect to the submitter's 'Area of Interest' (shown in map attached to submission) and supporting objectives, policies, rules and methods. Objectives and policies are sought which ensure that land use within the 'Area of Interest' (shown in map attached to submission) is controlled and enabled at a rate which is consistent with and prioritises Hamilton City Council's strategic land use plans and urban growth strategies including avoidance of urban sprawl, inefficient use of land and infrastructure and non-rural land uses.

**Decision Reasons:**

- Sustainable management requires a cross boundary and integrated approach to these strategic land use issues.
- Objectives and policies are therefore required to ensure that land use within Hamilton's 'Area of Interest' is controlled and enabled at a rate which is consistent with Hamilton City Council's strategic land use plans and urban growth strategies that address the avoidance of urban sprawl, inefficient land use and infrastructure and non-rural land uses.

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**Point Number** 535.70

**Summary of Decision Requested:** **Delete** the non-rural activities from Rule 22.1.5 NC4 Non-Complying Activities as they relate to the Urban Expansion Area.

AND

**Add** these activities to Rule 22.1.1 Prohibited as prohibited activities.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- Land within the Urban Expansion Area needs to be protected from incompatible land use otherwise it will compromise future urban development.
- This aim is supported by the 2005 Strategic Agreement on Future Urban Boundaries between Hamilton City Council and Waikato District Council.
- The section 32 analysis offers no sound reasoning as to why the status of these activities is proposed to be non-complying (rather than prohibited as per the Operative Waikato District Plan).
- Under the Operative Waikato District Plan, the Urban Expansion Policy Area has a number of prohibited activities to ensure that the future development of the areas is not compromised. During the consultation of the draft district plan, the prohibited activity list was reviewed and amended in consultation with HCC staff, increasing the activity status of some activities to a stricter prohibited activity status within the area.
- The notified Proposed Plan has not retained the prohibited activity status with the exception of subdivision, where an extra lot is created, with all non-rural activities now either non-complying or discretionary activities.
- The section 32 offers no sound reasoning as to why the activity status has been changed. HCC strongly disagrees with approach and the assumption for how the different non-rural activities were 'allocated' either non-complying or discretionary status.
- Non-complying activities were because of adverse effects, reverse sensitivity and incompatibility with urban uses in the future. Discretionary activities were applied where the use would be compatible with future urban use. The submitter does not consider this approach satisfactory at all because such activities have the potential to impact on the future ability to comprehensively plan for the area as a whole.

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**Point Number** 535.71

**Summary of Decision Requested:** **Delete** Rule 22.2.7 P2 Indigenous vegetation clearance inside a Significant Natural Area;

AND

**Delete** Rule 22.2.7 P6 Indigenous vegetation clearance inside a Significant Natural Area.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- Any vegetation clearance from a Significant Natural Area is not appropriate because the protection of significant vegetation and significant habitats of indigenous fauna is a matter of national importance and this should not be eroded through a harvesting activity.

---

**Point Number** 535.72

**Summary of Decision Requested:** **Retain** the prohibited activity status for Rule 22.4.1.1 PR1 Prohibited Subdivision.

AND

**Add** a clause to Rule 22.4.1.1 PI Prohibited subdivision as follows:

Any boundary relocation or rural hamlet subdivision.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- A prohibited activity status is imperative in the Urban Expansion Area to ensure that the objectives and policies for this area are achieved.
- The submitter supports prohibiting subdivision which results in the creation of any additional lots as this ensures the future urban development of the land is not compromised.
- Boundary relocations and rural hamlet subdivisions do not create additional lots but they still result in land fragmentation that will impede comprehensive future urban development.

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**Point Number** 535.73

**Summary of Decision Requested:** **Amend** Rule 22.4.1.2 RD1 (a) (ii) General subdivision, as follows:

*(a)(ii) The Record of Title to be subdivided must be at least ~~20~~ 40 hectares in area;*

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- Further fragmentation of land, particularly near Hamilton's boundary, is inappropriate because of impact on the city's infrastructure and demand for unplanned services.
- It is estimated that approximately 254 properties could be subdivided within Hamilton's 'Area of Interest' if the 20 ha parent lot size is retained.
- This number would reduce to approximately 119 properties using a 40 ha parent lot size.
- Increasing the threshold to 40 ha would be in line with Waipa District and would ensure the sustainable management of the 'Area of Interest' for future urban growth.

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**Point Number** 535.74

**Summary of Decision Requested:** **Retain** Chapter 23: Country Living Zone subject to ensuring alignment and giving effect to the submitter's 'Area of Interest' (shown in map attached to submission) and supporting objectives, policies, rules and methods. Objectives and policies are sought which ensure that land use within the 'Area of Interest' (shown in map attached to submission) is controlled and enabled at a rate which is consistent with and prioritises Hamilton City Council's strategic land use plans and urban growth strategies including avoidance of urban sprawl, inefficient use of land and infrastructure and non-rural land uses.

**Decision Reasons:**

- Sustainable management requires a cross boundary and integrated approach to strategic land use issues.
- Objectives and policies are sought to ensure that land use within this area if controlled and enabled at a rate which is consistent with Hamilton City Council's strategic land use plans and urban growth strategies that address the avoidance of urban sprawl, inefficient land use and infrastructure and non-rural land uses.

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**Point Number** 535.75

**Summary of Decision Requested:** **Amend** Rule 23.1.3 Discretionary Activities, to ensure existing commercial centres are maintained (currently listed as D3) in the Country Living Zone;

AND

**Add** objectives and policies as a consequential amendment.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- Almost all of the Country Living zone is located near Hamilton or main towns.
- It is therefore important to maintain the primacy of existing commercial centres in Hamilton and the main towns by restricting commercial activities in this zone or add objectives and policies that better direct commercial activities to zones that are more appropriate than the Country Living Zone.

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**Point Number** 535.76

**Summary of Decision Requested:** **Delete** Rule 23.2.8 P2 Indigenous vegetation clearance inside a Significant Natural Area.

AND

**Delete** Rule 23.2.8 P6 Indigenous vegetation clearance inside a Significant Natural Area.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- Any vegetation clearance from a Significant Natural Area is not appropriate.
- The protection of significant vegetation and significant habitats of indigenous fauna is a matter of national importance and therefore such vegetation should not be eroded through a harvesting activity.

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**Point Number** 535.77

**Summary of Decision Requested:** **Retain** the Prohibited Activity status of Rule 23.4.1 Prohibited subdivision, as notified.

**Decision Reasons:**

- A prohibited activity status for subdivision is imperative in the Urban Expansion Area to ensure that the objectives and policies for this area are achieved.

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**Point Number** 535.78

**Summary of Decision Requested:** **Retain** Chapter 24: Village Zone subject to ensuring alignment and giving effect to the submitter's 'Area of Interest' and supporting objectives, policies and rules and methods.

**Decision Reasons:**

- Objectives and policies are sought which ensure that land use within the Area of Interest is controlled and enabled at a rate which is consistent with the priorities of Hamilton City Council's strategic land use plans and urban growth strategies including avoidance of urban sprawl, insufficient use of land and infrastructure and non-rural land uses.
- Sustainable management requires a cross boundary and integrated approach to strategic land use issues.
- Objectives and policies are sought to ensure that land use within this area is controlled and managed at a rate that is consistent with Hamilton City Council's strategic land use plans and urban growth strategies that address the avoidance of urban sprawl, inefficient land use and infrastructure and non-rural land uses.

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**Point Number** 535.79

**Summary of Decision Requested:** **Delete** Rule 24.2.8 P2 Indigenous vegetation clearance inside a Significant Natural Area.

AND

**Delete** Rule 24.2.8 P6 Indigenous vegetation clearance inside a Significant Natural Area.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- The submitter does not consider any vegetation clearance within a Significant Natural Area is not appropriate.
- The protection of significant vegetation and significant habitats of indigenous fauna is a matter of national importance and therefore such vegetation should not be eroded through a harvesting activity.

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**Point Number** 535.80

**Summary of Decision Requested:** No specific decision sought, but submission opposes the subdivision provisions for Te Kowhai in Rule 24.4.2 Subdivision Te Kowhai and Tuakau.

**Decision Reasons:**

- The uncertainty about the servicing of these areas, makes quantifying and understanding the effects of the proposals on Hamilton's own infrastructure and the sub-regional land use pattern, difficult. The proposed low densities of the area, may make meeting the District's growth projections difficult.
- New areas have been included within the Village Zone which were previously zoned Rural or Country living without sufficient justification or comfort that the impacts of such development can be managed; or that the built form will deliver best results for delivering sustainable growth with a compact built urban form.
- Issues have been created in the past for Hamilton City, by the creation of rural residential enclaves on the City boundary - while this particular zone has a different name (i.e. Village Zone), it will still have the same, if not greater impacts across the boundary.

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**Point Number** 535.81

**Summary of Decision Requested:** No specific decision sought, but submission opposes the rules for Te Kowhai Airpark in Chapter 27: Te Kowhai Airpark Zone.

**Decision Reasons:**

- The submitter does not believe the range of activities proposed will provide an appropriate level of development in such an uncertain servicing setting. The range of activities proposed are not adequately justified or controlled by the associate rules (also refer to the submission point on Chapter 9).

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**Point Number** 535.82

**Summary of Decision Requested:** **Amend** Rule 27.1.1 P31 and P32 Activity Status Table, to ensure commercial zoning at the airpark does not increase in scale and risk impacting on established commercial centres within Hamilton City.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- Cafes and Restaurants, and Retail (up to 300m<sup>2</sup> within the four precincts), are provided for as a permitted activity in this zone on the outskirts of Hamilton.
- The submitter questions how this commercial hub fits within Waikato District's own aspirations for the main village of Te Kowhai and how well integrated these will be with the existing community.
- The submitter has concerns about the impact the Commercial zoning at the airpark will have on the nearby established commercial centres, particularly in relation to the permitted activity status of retail in the Airpark.
- It is also not immediately clear whether this is 300m<sup>2</sup> in total spread between the 4 precincts, or whether it is 1200m<sup>2</sup> of retail. Nevertheless, both of the quantum are questioned, but most particularly the larger one.
- Te Kowhai is not a major commercial centre, and any commercial activities proposed should be of a scale to serve the community within which it is located.

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**Point Number** 535.83

**Summary of Decision Requested:** **Amend** Rule 27.4.2 Subdivision Allotment Size, to simplify the subdivision framework and clarify what the infrastructure implications are, what quantum of development can occur and what effects are anticipated from subdivision within this zone.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- As this area is located very close to the boundary of Hamilton any subdivision increasing the number of urban lots has a strong potential for cross boundary impacts, particularly to Hamilton's roading, waters and community infrastructures.
- The proposal to allow a range of allotment sizes, ranging in size from 450m<sup>2</sup>, to 1000m<sup>2</sup> to 2500m<sup>2</sup> and 800m<sup>2</sup> (depending on the reticulation available, and the location within the precincts) indicates an intensity that may prove unacceptable when there is difficulty in providing all necessary services to the future intended residential of the area.
- There is no clear way to determine the overall maximum allotment number or what infrastructure would be provided.

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**Point Number** 535.84

**Summary of Decision Requested:** **Delete** Appendix 9 Te Kowhai Airfield Precincts Zoning.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- The proposal does not appear well connected to the Te Kowhai Village.
- The s32 mentions that the design has been altered to ensure better connectivity, but this is not immediately obvious from the plans contained within Appendix 9.
- It would be helpful for the development to better define itself in terms of integration and connectivity with Te Kowhai, particularly from an infrastructure and community services perspective. For example, at present the location of the access to the development potentially lends itself more to connectivity to Hamilton than it does to Te Kowhai.

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**Point Number** 535.85

**Summary of Decision Requested:** **Add** to Schedule 30.1 Historic Heritage Items St Paul's Methodist Church (which is to be shifted from its present location at London Street in Hamilton to Te Kowhai).

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- Resource consent has issued to develop the site at Te Kowhai with this church which is to be relocated from London Street in Hamilton.
- This building is currently listed in the Hamilton City District Plan as a heritage item (H61) and has regional heritage significance (refer to submission for details from Hamilton City Council's Built Heritage Inventory Form).

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**Point Number** 535.86

**Summary of Decision Requested:** **Retain** the extent of Country Living Zone as notified on the Planning Maps.

**Decision Reasons:**

- The submitter supports the amount of land zoned Country Living remaining static.

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**Point Number** 535.87



**Summary of Decision Requested:** **Amend** the planning maps by adding an overlay that illustrates the submitters 'Area of Interest' (shown as a map attached to submission) and potentially integrate this with Hamilton's Urban Expansion Area, and if appropriate the mapped Urban Expansion Area can be extended to give effect to the submitters 'Area of Interest' (shown as a map attached to submission).

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- The planning maps need to illustrate Hamilton City Council's 'Area of Interest' to support objectives, policies and rules sought for this area to ensure that land use within this area is controlled and enabled at a rate which is consistent with Hamilton City Council's strategic land use plans and urban growth strategies that address the avoidance of urban sprawl, inefficient land use and infrastructure and inappropriate land uses.
- Integration of Hamilton's Urban Expansion Area with this mapped 'Area of Interest' could be an efficient method of giving effect to this strategic land use intent.

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**Point Number** 535.88

**Summary of Decision Requested:** No specific decision sought, but the submission opposes the Te Kowhai Airpark Zoning.

**Decision Reasons:**

- The uncertainty about the servicing of these areas, makes quantifying and understanding the effects of the proposals on Hamilton's own infrastructure and the sub-regional land use pattern, difficult.
- The proposed low densities of the area, may make meeting the District's growth projections difficult.
- New areas have been included within the Village Zone which were previously zoned Rural or Country Living, without sufficient justification or comfort that the impacts of such development can be managed; or that the built form will deliver best results for delivering sustainable growth with a compact built urban form.
- Issues have been created in the past for Hamilton City, by the creation of rural residential enclaves on the City boundary - while this particular zone has a different name (i.e. Village Zone), it will still have the same, if not greater impacts across the boundary.

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**Point Number** 535.89

**Summary of Decision Requested:** No specific decision sought, but submission opposes the Te Kowhai Village Zoning.

**Decision Reasons:**

- The submitter opposes both the Airpark and Village Zoning. The uncertainty about the servicing of these areas, makes quantifying and understanding the effects of the proposals on Hamilton's own infrastructure and the sub regional land use pattern, difficult. The proposed low densities of the area, may make meeting the District's growth projections difficult.
- The Airpark does not appear well connected to the Village and would relate more to Hamilton than Te Kowhai due to ease of accessibility and connection.
- New areas have been included within the Village Zone which were previously zoned Rural or Country Living, without sufficient justification or comfort that the impacts of such development can be managed; nor that the built form will deliver best results for delivering sustainable growth with a compact built urban form.
- Issues have been created in the past for Hamilton City, by the creation of rural residential enclaves on the City boundary - while this particular zone has a different name (i.e. Village Zone), it will still have the same, if not greater impacts across the boundary.

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**Point Number** 535.90

**Summary of Decision Requested:** **Retain** the notified extent of residential growth at Ngaruawahia, provided that no further residential growth occurs along former State Highway 1.

**Decision Reasons:**

- The submitter supports new residential growth within Ngaruawahia, being one of the major towns within the District. However, the town has been gradually stretching and growing along the former State Highway. This has created a situation whereby Ngaruawahia is nearly contiguous with Horotiu, which over time will become contiguous with Hamilton as it grows to its Urban Limit.
- While not opposing the current Proposed Plan, it is requested that in accordance with the Waikato Regional Policy Statement and the Future Proof Strategy, which seek to avoid ribbon development along the road network; and plan for obvious gaps between towns, that no further growth along former State Highway 1 should be enabled.

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**Point Number** 535.91

**Summary of Decision Requested:** **Retain** the intent of Section 1.5.4 Urban growth except for the amendments outlined elsewhere in the submission.

**Decision Reasons:**

- The submitter supports the District's settlement pattern as it is consistent with Future Proof and the Regional Policy Statement.

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**Point Number** 535.92

**Summary of Decision Requested:** **Retain** the intent of Section 1.5.5 Services and general infrastructure, except for the amendments outlined elsewhere in the submission.

**Decision Reasons:**

- The submitter supports the intent of the issue subject to the specific amendments sought below.

**Point Number** 535.93

**Summary of Decision Requested:** No specific decision sought, but the submission opposes the extent of new residential zoning from Country Living Zone on Map 26.1 Horotiu, pending the satisfactory resolution of infrastructure implications, and addressing how future industrial needs in the southern areas of Waikato District will be met.

**Decision Reasons:**

- The 'live' Residential zoning at Horotiu is of concern to the submitter.
- It is not clear how the new growth will be serviced, and we wish to understand more about the intentions here.
- The proposed zoning change is directly adjacent to the City boundary and we feel it is appropriate to understand now the area will be serviced with wastewater and water supply, and how stormwater will be managed.
- The quantum of people living in the town could significantly increase, and given the proximity to the City, could place pressures on the City's physical and social infrastructure.
- Horotiu is one of the Strategic Employment Nodes in the sub-region, yet there are no plans to include any industrial growth in this location.
- The submitter acknowledges that the somewhat uncertain planning situation in the adjoining part of Hamilton, being Te Awa lakes, is probably contributing to some uncertainty for the future planning of Horotiu. While the City has signalled it supports a Special Housing Area at Te Awa Lakes, this has yet to be formally gazetted and a Plan Change process is currently on hold.
- It is not yet clear how these proposals will progress and over what timeframe.

**Point Number** 535.94

**Summary of Decision Requested:** **Add** the Hamilton City Council 'Area of Interest' map into the Proposed District Plan (as attached to the submission). This could take the form of an overlay;

AND

**Add** objectives and policies specific to the 'Area of Interest' which seek to avoid urban subdivision and development in rural zones and provide only for rural land uses in that zone;

AND

**Add** a supporting set of rules and methods including deploying a prohibited activity status for certain non-rural land uses and subdivision.

AND

Any consequential amendments and/or additional relief required to address the matters raised in the submission.

**Decision Reasons:**

- This Area of interest has been determined to be a rough indicator the area of the City's economic and social influence and represents its various communities of interest.
- This will enable the submitter to have an enhanced level of control and input into strategic land use planning and resource consenting of land uses within a defined area adjacent to the Hamilton City Council boundary within the Waikato District.
- The extent of the areas will be fine tuned as further analysis is undertaken.
- Objectives and policies area sought which ensure that land use within the Area of Interest is controlled and enabled at a rate which is consistent with and prioritises Hamilton City Council's strategic land use plans and urban growth strategies including avoidance of sprawl.
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