

Appendix C - APL Submission and Further Submission

SUBMISSION ON THE PROPOSED WAIKATO DISTRICT PLAN UNDER CLAUSE 6 OF THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991

To: Waikato District Council
Private Bag 544
Ngaruawahia 3742
districtplan@waidc.govt.nz

Name of Submitter: Ambury Properties Limited

Address: c/- Bloxam Burnett & Olliver
PO Box 9041
Hamilton 3240
Attention: John Olliver

Scope of submission

1. This is a submission on behalf of Ambury Properties Limited (**Ambury**) on the Proposed Waikato District Plan (**Proposed Plan**). The Proposed Plan was notified by the Waikato District Council (**Council**) on Wednesday 18 July 2018.
2. This submission seeks Industrial, Business and Residential zoning of land at Ohinewai (on Planning Map 14), amendments to related objectives and policies, and seeks the inclusion of a new structure plan for Ohinewai in Appendix 13 of the Proposed Plan.

Trade competition

3. Ambury could not gain an advantage in trade competition through this submission.

Background to Ambury Properties Limited

4. Ambury is the property owning associate of New Zealand Comfort Group Limited (**NZCG**), the manufacturer of Sleepyhead, Sleepmaker, Serta, Tattersfield and Design Mobil Beds along with Dunlop Foams and Sleepyhead flooring underlay. They also produce a wide range of related products including pillows, mattresses, drapes, furniture and other soft furnishings. In addition they manufacture a wide range of foam products for domestic, industrial and healthcare purposes. NZCG is a third generation New Zealand owned manufacturing business founded in 1935. It is owned by two brothers

who pride themselves in New Zealand-based manufacturing. NZCG is dedicated to building and maintaining a highly skilled and robust local manufacturing capability, using locally sourced components wherever possible. The manufacturing operations are currently based at several locations in Auckland. Ambury has been investigating options to consolidate all of their operations onto one site. It has searched extensively in Auckland and the Waikato for a suitable site.

5. Ambury has identified a suitable property on the corner of Lumsden Road and Tahuna Road, Ohinewai (Allotment 405, Lots 1 and 2 DPS 29288 and Lots 1-3 474347) (**Property**). This Property is currently zoned Rural in both the operative Waikato District Plan and Proposed Plan.
6. There are several drivers for Ambury's relocation and consolidation on a single site:
 - (a) As a major manufacturer that is importing raw materials and distributing and exporting products, NZCG wishes to be located adjacent to the North Island Main Trunk Railway Line (**NIMTR**) as it receives and distributes goods through both Auckland and Tauranga Ports. NZCG has strong exports to China and Australia. Ambury was unable to find any suitable sites adjacent to the NIMTR in Auckland.
 - (b) The consolidation of all of NZCG's operations onto one site leads to a requirement for a site of 30-35ha. No suitable sites of this size were identified in Auckland.
 - (c) NZCG has a very strong family-based worker culture, with many families having worked for NZCG for several generations. NZCG has been increasingly concerned at the inability of its employees and their families to find affordable housing in Auckland. The company intends to set up a scheme to assist their families into housing ownership as part of their employment. The cost of housing in Auckland meant this was not feasible.
 - (d) The Ohinewai/Huntly area is attractive to NZCG because of the strong local employment base. They are committed to a wide ranging technical training programme covering IT, chemical and mechanical engineering, trades and marketing. They are keen to work with local

schools, other educational institutions and Waikato-Tainui to develop the appropriate technical and professional staff skills within the local labour force.

Key submissions

7. Ambury is generally supportive of the Proposed Plan, however, the Rural zoning of the Property is not appropriate for the intended use of the Property by Ambury.
8. In general, Ambury is seeking amendments to the Proposed Plan:
 - (a) to rezone the Property to Industrial, Business and Residential as generally shown on the plan included as **Attachment 1** to this submission;
 - (b) to amend or include new Objectives and Policies to recognise and support the appropriate use and development of the Property; and
 - (c) to include an Ohinewai Structure Plan in Appendix 13 to the Proposed Plan, as generally shown in **Attachment 2** to this submission.

Reasons for Submission

9. In general, the rezoning of the Property to Industrial, Business and Residential zones, amendments to the policies to support the infrastructure, development and use of the Property, and inclusion of an Ohinewai Structure Plan in Appendix 13, will:
 - (a) be consistent with the purpose and principles of the RMA;
 - (b) will promote the sustainable management of natural and physical resources;
 - (c) will enable people and communities to provide for their social and economic wellbeing;
 - (d) will meet the reasonably foreseeable needs of future generations;
 - (e) will provide industrial, business and residential land to give effect to the National Policy Statement on Urban Development Capacity (**NPS-UDC**);

(f) is consistent with sound resource management practice.

10. Alternatively, retaining the Property with a Rural zone and enabling its existing use will not achieve the matters addressed above.

Specific Submission Points

11. Further, without derogating from the generality of the above reasons, the rezoning of the Property in the Proposed Plan is appropriate for the reasons outlined below.

Specific reasons in support of the submission

Industrial use

12. Ambury proposes to establish a standalone manufacturing facility on the Property to consolidate all of the company's manufacturing operations onto one site. Initially this will involve the construction of a building of approximately 60,000m², together with the usual storage yards and access. NZCG's head office is also proposed to be located at the Property. The Property would be future proofed by ensuring sufficient space for the building to be expanded in the future.
13. A rail siding with north and south connections to the NIMTR would be included, as well as road connections from the road network. These requirements result in a 35ha site for the manufacturing facility.
14. Given the proposed investment in rail, road and other infrastructure, Ambury proposes to allocate a further 54ha of land to general industrial use adjacent to the manufacturing site. This would be connected by both road and rail, and would allow for other industrial uses to co-locate adjacent to the major manufacturing plant in this highly accessible location. Access to the rail siding would be made available.

Business use

15. An area of 9.5ha is proposed to be allocated to Business use. This land is principally to provide space for a bulk factory outlet centre associated with the manufacturing business. The products to be sold would be associated with the manufacturing business and would include beds, mattresses, bedding, drapes,

other soft furnishings and furniture. It is also proposed to include other outlet stores for similar homewares / furniture items.

16. In addition, the Property is well suited to a service centre type development as it is immediately accessible from the southbound off ramp from the Waikato Expressway and is a prominent site that will be readily visible. It is also intended to include a group of neighbourhood shops of a scale to service the local needs of residents. Further detailed master planning of the business zoned land will be required to confirm the mix of activities.

Residential use

17. It is proposed that NZCG will initially employ approximately 500 people at the Property. In the future, as all the manufacturing operations are consolidated onto this Property, this number could grow to 1,500.
18. One of the purposes of the relocation to the Property is for the company to assist workers into affordable housing. Therefore, approximately 23ha of land is proposed to be allocated to residential use immediately to the east of the industrial area. This will be a mix of medium density and higher density dwellings; medium density assumes an average lot size of 350m² and high density assumes an average lot size of 200m². This results in a residential yield of approximately 900 dwellings. Some of these will be reserved for company employees, but some will also be offered to the private market.
19. Residential zoning under the Proposed Plan provides for medium and high density development in the Residential zone as a Discretionary Activity. Ambury considers that this is appropriate as specific master planning and design work has not yet been undertaken, and should be undertaken in the context of preparing a Discretionary Activity application.
20. The residential area is separated from the industrial area by an open space / recreational buffer area of over 100m wide. It also adjoins Lake Rotokawau and the associated Department of Conservation reserve. This provides amenity to the residential area as well as an opportunity for recreational walkway / cycleway connections to Lake Waikare and Te Kauwhata in the north. Additional open space areas connecting the residential area to the adjacent open space are also proposed. Open space areas will be multi-purpose; recreational, stormwater disposal and separation from industrial uses.

Strategic location and Infrastructure provision

21. This site is strategically located adjacent to the NIMTR and adjacent to the Waikato Expressway grade separated interchange. It is only 4.5km from Huntly and effectively operates as a suburb of Huntly. Although the Property is not currently serviced by reticulated urban services for water supply, wastewater, or stormwater disposal, discussions with Waikato District Council have indicated that they are currently investigating options that involve the provision of reticulated wastewater and water supply to Ohinewai, with a view to establishing these services in the next 3 years. Ambury are currently investigating options for stormwater disposal. This submission relies on those services being in place, except to the extent that some early works may be practicable based on on-site wastewater disposal. In addition Ambury are undertaking other technical investigations to inform more detailed aspects of master planning the site and building layout.

Significant economic benefits for the community

22. This development has arisen as a result of a specific set of circumstances impacting on the business in Auckland. Ambury has been looking to consolidate its various operations onto one site with strategic access for some time, at the same time establishing space for long term growth. A range of factors have led it outside Auckland. These factors are unpredictable in the context of usual supply and demand methodologies for industrial and residential land and would not have been fully taken into account in the Housing and Business Development Capacity Assessment 2017 prepared by Future Proof, nor in the Future Proof Strategy, Planning for Growth, November 2017 (**Future Proof Strategy**).
23. The Future Proof Strategy recognises that the settlement pattern needs to be agile enough to respond to change, and to capitalise on new opportunities that have the potential to contribute significant economic, social or cultural benefits to our communities.
24. The NZCG development will be a new significant industry for the region, providing a wide range of employment opportunities for the residents of Huntly and Te Kauwhata. The NZCG development is also of a scale that will encourage further industrial activities to co-locate, providing further employment opportunities. The investment in this location will also encourage

reinvestment and growth in Huntly by creating demand for supporting goods and services.

25. Enabling the NZCG development is consistent with the strategic priorities of Waikato Means Business – the economic development strategy for the Waikato region, including the priorities of: Growing global industries; Maintaining and building our location advantage; and Building, attracting and retaining skills and talent.

Support in National and Regional Planning documents

26. The NPS-UDC directs local authorities to quantify in broad terms how much feasible development capacity should be provided in resource management plans and supported with development infrastructure, to enable the supply of housing and business space to meet demand over the short term (1-3 year period), medium term (3-10 year period) and long term (10-30 year period). The NPS-UDC identifies the Future Proof sub-region (including Waikato District) as a high-growth urban area.
27. The Development Capacity Assessment for the Future Proof Region has been completed (Market Economics, 2018) and generally shows that there is insufficient supply to meet industrial and residential demand in Huntly, particularly in the medium to long term.
28. Industrial land demand for Huntly between 2017-2047 was predicted to be 19.1 ha taking into account the required medium and long term margins of 20% and 15% respectively. The capacity assessment identified that there is only 7.2ha of industrial land supply available. Therefore additional land needs to be made available for Industrial use within the Huntly area. As set out above this development is outside the predictable growth expectations, but also provides an opportunity to provide for this anticipated future growth in an appropriate strategic location close to identified transport routes, provide employment for the residents of Huntly and Te Kauwhata, and encourage the redevelopment and planned for growth of Huntly.
29. The Hamilton-Auckland Corridor Plan is an emerging sub-regional plan being developed jointly by central and local government and iwi. It is focused on the untapped growth potential of the 17 communities that lie between Papakura and Cambridge on the two parallel 'trunk' road and rail networks. It includes

Ohinewai and Huntly. It is in the early stages of development but based on the information available to date, this development comprising employment land and associated services and housing is designed to play a key role in the revitalisation of Huntly and be highly consistent with the Corridor Plan.

30. The Waikato Regional Policy Statement (**RPS**) also supports the management of natural and physical resources for the development of regionally significant industry (Policy 4.4) and recognises alternative land release and timing where criteria and development principles are met.

Proposed Plan Objectives and Policies

31. Generally the objectives and policies of the Proposed Plan are supportive of economic growth and new development and therefore support the rezoning of the Property and its use and development. For example Objective 4.6.1, 'Economic growth of industry' states: '*The economic growth of the district's industry is supported and strengthened in industrial zones*'. This proposed industrial zoning will directly support this economic growth objective by enabling the development and its associated employment and economic benefits.
32. However this submission demonstrates that it is not always possible for a large industrial development with requirements for long term expansion to be located within an existing township. The NZCG development opportunity is of a form and scale that has not been anticipated, and cannot be accommodated within existing town boundaries.
33. Although the majority of the objectives and policies of the Proposed Plan support the proposed zoning, use and development of the Property, there is a need for amendments to the objectives and policies that are predicated on all development being contained within existing towns and villages (Objective 4.1.2(a) and Policy 4.1.3(a)), to recognise that development is also to be consolidated in new towns and villages where this is planned for.
34. A new policy is also sought for Ohinewai, or alternatively Policy 4.1.13 Huntly to be amended to include Ohinewai, to provide a policy framework for the subdivision, use and development of the Industrial, Business and Residential land of the Property.

35. Amendments to other objectives and policies, or inclusion of new objectives and policies, are also sought where required to provide for the subdivision, use and development of the Property.

Decision sought

36. Ambury seeks the following relief:

- (a) to rezone the Property from Rural to Industrial, Business and Residential as generally shown on the plan included as **Attachment 1** to this submission;

- (b) amend Objective 4.1.2(a) and Policy 4.1.3(a) to support the infrastructure, development and use of the Property as sought in this submission, as follows or with words to similar effect:

“Objective 4.1.2(a) Future settlement pattern is consolidated in or around existing and planned towns and villages in the district.”

“Policy 4.1.3(a) Subdivision and development of a residential, commercial and industrial nature is to occur within existing and planned towns and villages where infrastructure and services can be efficiently and economically provided’.

- (c) a new policy for Ohinewai, or alternatively Policy 4.1.13 Huntly to be amended to include Ohinewai, to provide a policy framework for the subdivision, use and development of the Industrial, Business and Residential land of the Property;
- (d) amendments to other objectives and policies, or inclusion of new objectives and policies, as necessary to provide for the subdivision, use and development of the Property;
- (e) to include an Ohinewai Structure Plan in Appendix 13 of the Proposed Plan, as generally shown in **Attachment 2** to this submission; and
- (f) Such further relief and / or amendments to the Proposed Plan as may be necessary to support Ambury’s relief, as set out in this submission.

37. Ambury wishes to be heard in support of this submission.

DATED this 9th day of October 2018



John Olliver

Planner for Ambury Properties Limited

Address for service of submitter

Ambury Properties Limited
c/- Bloxam Burnett & Olliver

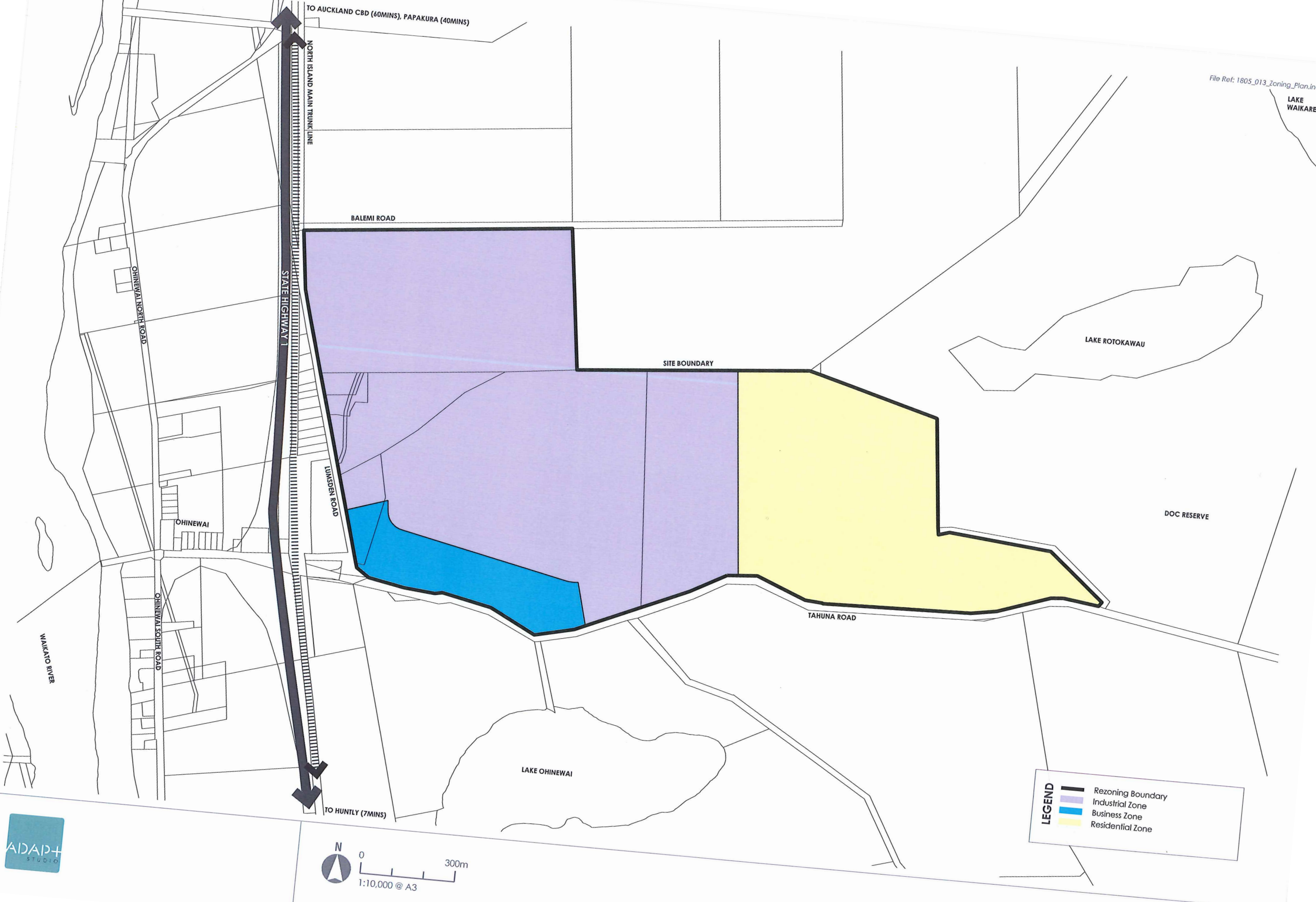
PO Box 9041

Hamilton 3240

Attention: John Olliver

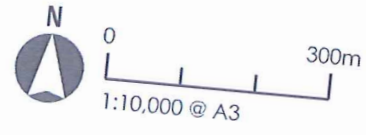
Email: jolliver@bbo.co.nz

Attachment 1
Ohinewai Zoning Plan



LEGEND

-  Rezoning Boundary
-  Industrial Zone
-  Business Zone
-  Residential Zone



Attachment 2
Ohinewai Structure Plan



TO AUCKLAND CBD (60MINS), PAPAURA (40MINS)

NORTH ISLAND MAIN TRUNK LINE

BALEMI ROAD

STATE HIGHWAY 1

OHINEWAI NORTH ROAD

OHINEWAI

OHINEWAI SOUTH ROAD

LUMSDEN ROAD

SITE BOUNDARY

LAKE OHINEWAI

TAHUNA ROAD

LAKE ROTOKAWAU

DOC RESERVE

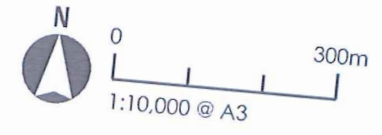
LAKE WAIKARE

WAIKATO RIVER

TO HUNTLY (7MINS)

LEGEND

- Rezoning Boundary
- Industrial Zone
- Business Zone
- Residential Zone
- Indicative Open Space Network
- Indicative Collector Road
- Indicative Local Road
- Indicative Recreational Walking / Cycling Network
- Potential Rail Siding
- Indicative Vehicle Entry Location



Further Submission Form

In support of, or in opposition to,
 submission/s on notified:

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

Proposed Waikato District Plan – Stage 1

Clause 8 of Schedule 1, Resource Management Act 1991

Closing date for further submissions: 9am on Monday 27 May 2019

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

I. Further Submitter details: <i>(mandatory information)</i>	
Full name of individual/organisation making further submission:	Ambury Properties Limited
Contact person <i>(if different from above)</i>	BBO C/- John Olliver
Email address for service	jolliver@bbo.co.nz
Postal address for service	18 London Street, PO Box 9041, Hamilton
	Postcode:
Preferred method of contact	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone numbers	Daytime: 07 834 8502
	Mobile: 027 482 2637
Correspondence to	<input type="checkbox"/> Submitter <input checked="" type="checkbox"/> Contact person <input type="checkbox"/> Both

2. Eligibility to make a further submission <i>(for information on this section go to RMA Schedule 1, clause 8)</i>	
I am:	<input type="checkbox"/> A person representing a relevant aspect of the public interest; <i>In this case, also specify below the grounds for saying that you come within this category; or</i> <input checked="" type="checkbox"/> A person who has an interest in the proposal greater than the interest that the general public has. <i>In this case, also specify below the grounds for saying that you come within this category; or</i>
My reasons for selecting the category ticked above are:	<p>Ambury Properties Limited (APL) is the property arm of the New Zealand Comfort Group (NZCG) which manufactures beds and a range of other products. NZCG wishes to consolidate its operations from multiple sites in Auckland to a site adjacent to the NIMTR in Ohinewai. It has accordingly investigated the feasibility of the site, undertaken masterplanning, and has lodged a comprehensive submission on the Proposed District Plan seeking that the Rural zoning of the site be changed to a mix of Industrial, Business and Residential to authorise APL's proposed development. The company is planning to present a comprehensive case in support of its submission. APL therefore clearly have a greater interest the Proposed District plan than the general public.</p> <input checked="" type="checkbox"/> Yes, I do not wish to be heard at the hearing in support of my further submission


4. Joint submission	
If others make a similar submission, I will consider presenting a joint case with them at the hearing	
<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	

5. Checklist for further submission being made

- I have filled in the table on the next page with details of my further submission.
- I have added 20 further pages/sheets that form part of my further submission.
- I understand that I am responsible for serving a copy of my further submission on the original submitter(s) within 5 working days after it is served on Council.

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

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

Signature:  Date: 16/7/19

(type name if submitting electronically)

7. Return this form no later than 9am Monday 27 May 2019 by:

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

8. Important notes to person making a further submission:

A. Content of further submission

A further submission must be limited to a matter in support of, or in opposition to, an original submission.

A further submission cannot introduce new matters that were not raised in original submissions.

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

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

B. Serving a copy of your further submission

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

C. Privacy Information

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

Further Submission Form
In support of, or in opposition to,
submission/s on notified:

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

Proposed Waikato District Plan – Stage 1

Clause 8 of Schedule 1, Resource Management Act 1991

Closing date for further submissions: 9am on Monday 27 May 2019

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

1. Further Submitter details: (mandatory information)	
Full name of individual/organisation making further submission:	Ambury Properties Limited
Contact person (if different from above)	BBO C/- John Olliver
Email address for service	jolliver@bbo.co.nz
Postal address for service	18 London Street, PO Box 9041, Hamilton
	Postcode:
Preferred method of contact	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone numbers	Daytime: 07 834 8502
	Mobile: 027 482 2637
Correspondence to	<input type="checkbox"/> Submitter <input checked="" type="checkbox"/> Contact person <input type="checkbox"/> Both

2. Eligibility to make a further submission (for information on this section go to RMA Schedule 1, clause 8)
I am:
<input type="checkbox"/> A person representing a relevant aspect of the public interest; <i>In this case, also specify below the grounds for saying that you come within this category; or</i>
<input checked="" type="checkbox"/> A person who has an interest in the proposal greater than the interest that the general public has. <i>In this case, also specify below the grounds for saying that you come within this category; or</i>
My reasons for selecting the category ticked above are:
Ambury Properties Limited (APL) is the property arm of the New Zealand Comfort Group (NZCG) which manufactures beds and a range of other products. NZCG wishes to consolidate its operations from multiple sites in Auckland to a site adjacent to the NIMTR in Ohinewai. It has accordingly investigated the feasibility of the site, undertaken masterplanning, and has lodged a comprehensive submission on the Proposed District Plan seeking that the Rural zoning of the site be changed to a mix of Industrial, Business and Residential to authorise APL's proposed development. The company is planning to present a comprehensive case in support of its submission. APL therefore clearly have a greater interest the Proposed District plan than the general public.
<input type="checkbox"/> No, I do not wish to be heard at the hearing in support of my further submission


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If others make a similar submission, I will consider presenting a joint case with them at the hearing
<input type="checkbox"/> yes <input checked="" type="checkbox"/> no

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

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

Signature:  Date: 16/7/19
(type name if submitting electronically)

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Further submission on behalf of Ambury Properties Limited

The specific submissions on the Proposed Waikato District Plan (Stage 1) that this further submission relates to are:

Name of the original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support Or Oppose	Reasons for my support or opposition are	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed)
Waikato Regional Council (WRC)	C/- Andrew Tester Private Bag 3038, Waikato Mail Centre, Hamilton 3240	81	.18	Support	WRC identifies the need to amend the PDP provisions and maps to provide for the outcomes identified in the Auckland to Hamilton Corridor Plan.	Allow the submission point that seeks changes to the District Plan that align the provisions and maps with the outcomes identified in the Auckland to Hamilton Corridor Plan.
			.113	Oppose in part	WRC seeks to amend Objective 4.1.2 to clarify that urban growth and development is only to occur within and around towns and villages identified in Future Proof and the WRPS. Elsewhere in its submission, WRC has identified that the District Plan needs to be amended to provide for the Auckland to Hamilton Corridor Plan, and this may not be consistent with the towns and villages identified in Future Proof and the WRPS which were prepared prior to the Corridor Plan infrastructure.	Disallow that part of the WRC submission that restricts urban growth only to locations identified in Future Proof and the WRPS and does not acknowledge the potential for the Hamilton to Auckland Corridor Plan to be inconsistent with those locations.
			.114	Support in part	WRC seeks amendments to Policy 4.1.3 to provide more detail and specific direction for development in the Waikato District. WRC has also requested that amendments be made to	Allow that part of the WRC submission that seeks amendments to the plan to be made that incorporate the outcomes of strategic growth documents that are currently being

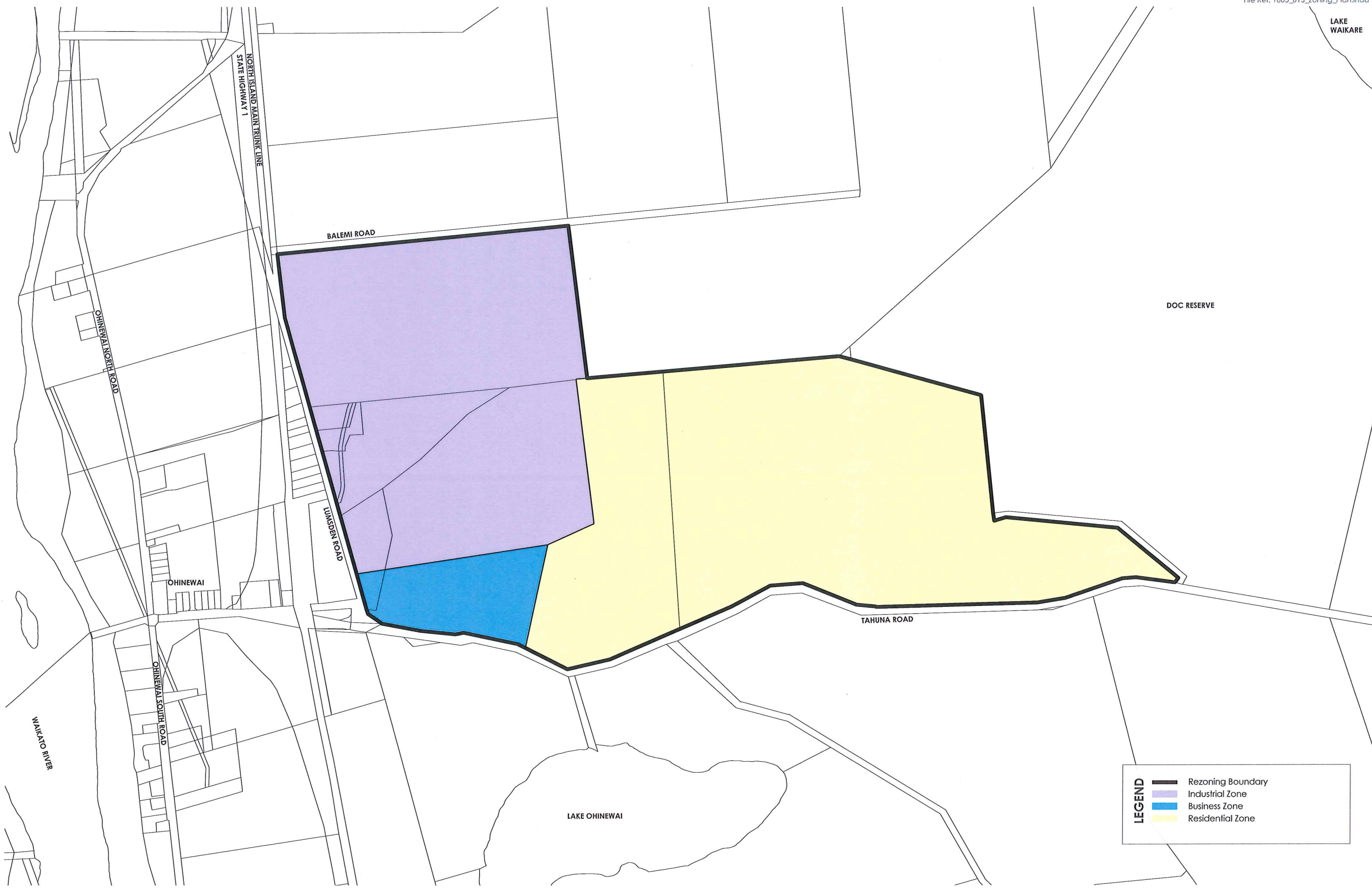
Name of the original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support Or Oppose	Reasons for my support or opposition are	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed)
Future Proof Implementation Committee (FPIC)	PO Box 13231 Tauranga	606	.4	Support in part	<p>reflect any additional development locations identified in the Future Proof update and the Auckland to Hamilton Spatial Plan. The Auckland to Hamilton Corridor Plan has the potential to be a substantial policy shift for growth in the sub-region and represents a significant opportunity for the Waikato District.</p> <p>It is considered that the outcomes of strategic growth documents that are currently being developed should be reflected in the settlement pattern promoted in the District Plan.</p>	developed such as the Hamilton to Auckland Corridor Plan and the Future Proof update.
					<p>FPIC identifies that there is work currently underway on the Hamilton to Auckland Corridor Plan and that the District Plan may need to be updated to reflect the outcomes of this work. In particular, they identify that changes to the policies for the urban environments may be required.</p> <p>Given the nature of the work, it is likely that the growth pattern of Waikato District will be change and require some amendment to the policies that dictate land use. This is particularly relevant for</p>	Allow those parts of the FPIC submission that support the updating of growth policies to implement the Hamilton to Auckland Corridor Plan.

Name of the original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support Or Oppose	Reasons for my support or opposition are	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed)
					Ohinewai, which is located within the Growth Corridor.	
			.9	Support	FPIC seeks to amend the proposed district plan provisions and maps to provide for outcomes identified in the Auckland to Hamilton Corridor Plan	Allow those parts of the FPIC submission that seeks changes to the provisions and planning maps to reflect the outcomes of the Hamilton to Auckland Corridor Plan.
			.11	Support in part	FPIC has sought amendments to the District Plan to allow for higher density and mixed use development close to transport hubs, especially train stations that have been signalled for re-opening, town centres and community hubs through amendments to Policy 4.1.5, Density, Chapters 16-18, Rules and Planning Maps and any other relevant chapter. Providing for growth around existing and future transport hubs is supported. Ohinewai Village is one such hub that has been neglected but which has the potential to form part of a strategic settlement pattern based on its location adjacent to the NIMTR and a grade separated Expressway interchange.	Allow those parts of the FPIC submission that seek amendments to the District Plan to provide for mixed use development near community hubs, transport nodes and train stations that may re-open in the future, such as Ohinewai Station and the Ohinewai Village.

Name of the original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support Or Oppose	Reasons for my support or opposition are	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed)
New Zealand Transport Agency (NZTA)	PO Box 973 Waikato Mail Centre Hamilton 3420	742	.1	Support in part	NZTA seeks to add provisions to the district plan to describe and give effect to the desired form, function and hierarchy of urban settlements within the district. This is a broad submission which has the potential to have wide ranging ramifications. Without further detail, it is not possible to understand the possible repercussions of the changes sought.	Disallow the submission point.
			.2	Support in part	NZTA seeks to identify work being carried out on the Hamilton-Auckland Corridor Plan will likely result in the need to make changes to the content of the District Plan.	Allow the submission point.
			.10	Oppose in part	NZTA seeks to amend policy 4.1.4 that provides for the integrated development of new urban areas. Subject to consistency with other urban growth policies new urban areas may be appropriate.	Disallow the submission point that seeks deletion of the reference to new urban areas in Policy 4.1.4.
Ohinewai Land Ltd	PO Box 9548, Hamilton	428	.1	Support	The submission requests inclusion of a growth area at Ohinewai that includes the property on the corner of Lumsden and Tahuna Roads that is the subject of the Ambury Properties rezoning submission.	Allow the submission.
Shand Properties Ltd	c/- Tonkin and Taylor	738	.1	Support	The submission requests that 61ha of the Shand Properties site at Ohinewai	Allow the submission.

Name of the original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support Or Oppose	Reasons for my support or opposition are	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed)
	PO Box 9544, Hamilton				<p>be rezoned from Rural to Country Living. This would provide support for the development of Ohinewai as a mixed use village adjacent to the major transport infrastructure of the NIMTR and the Waikato Expressway interchange, and supporting the larger township of Huntly. This request is broadly consistent with the Ambury Properties submission which seeks a mixture of Industrial, Residential and Business zoning on land to the east of the transport corridor at Ohinewai.</p>	
Planning Focus Ltd	PO Box 911361, Auckland	383	.1	Oppose	<p>The submission seeks rezoning of land south of Ohinewai and east of the Waikato Expressway, from Rural to Industrial. The site is not well suited to industrial use as it is neither adjacent to the Expressway interchange nor the NIMTR and all access would be through Ohinewai Village. The industrial traffic will have adverse amenity and potential traffic safety effects on the residential and community facilities in the village, including Ohinewai School.</p>	Disallow the submission
Ambury Properties Ltd (APL)	c/- PO Box 9041, Hamilton	764	All points	Support	<p>Since APL's primary submission was lodged, further site investigations and masterplanning of its land at Ohinewai</p>	Allow the submission.

Name of the original submitter	Address of original submitter	Original submitter number	Original submission point number/s	Support Or Oppose	Reasons for my support or opposition are	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed)
					<p>has been undertaken. This has led to amendments to the masterplan that underpins the rezoning request. The layout remains essentially the same, but the area of proposed Industrial zoning has been reduced from 89ha to 71ha.</p> <p>The Business zoning area has remained the same but has been reconfigured to create a more useable and efficient rectangular shape on the corner of Lumsden and Tahuna Roads.</p> <p>The Residential zoned area has increased from 51ha to 96ha but a large part of the land at the eastern end of the site has been found to be not developable so the residential yield will remain limited to approximately 1000 houses.</p> <p>Attached to this further submission is an updated Zoning Plan and Framework Plan that replaces the Zoning and Framework plans lodged with the original submission, together with a Masterplan Summary document.</p>	



DOC RESERVE

TAHUNA ROAD

BALEMI ROAD

LUMSDEN ROAD

OHINEWAI

LAKE OHINEWAI





WAIKATO RIVER

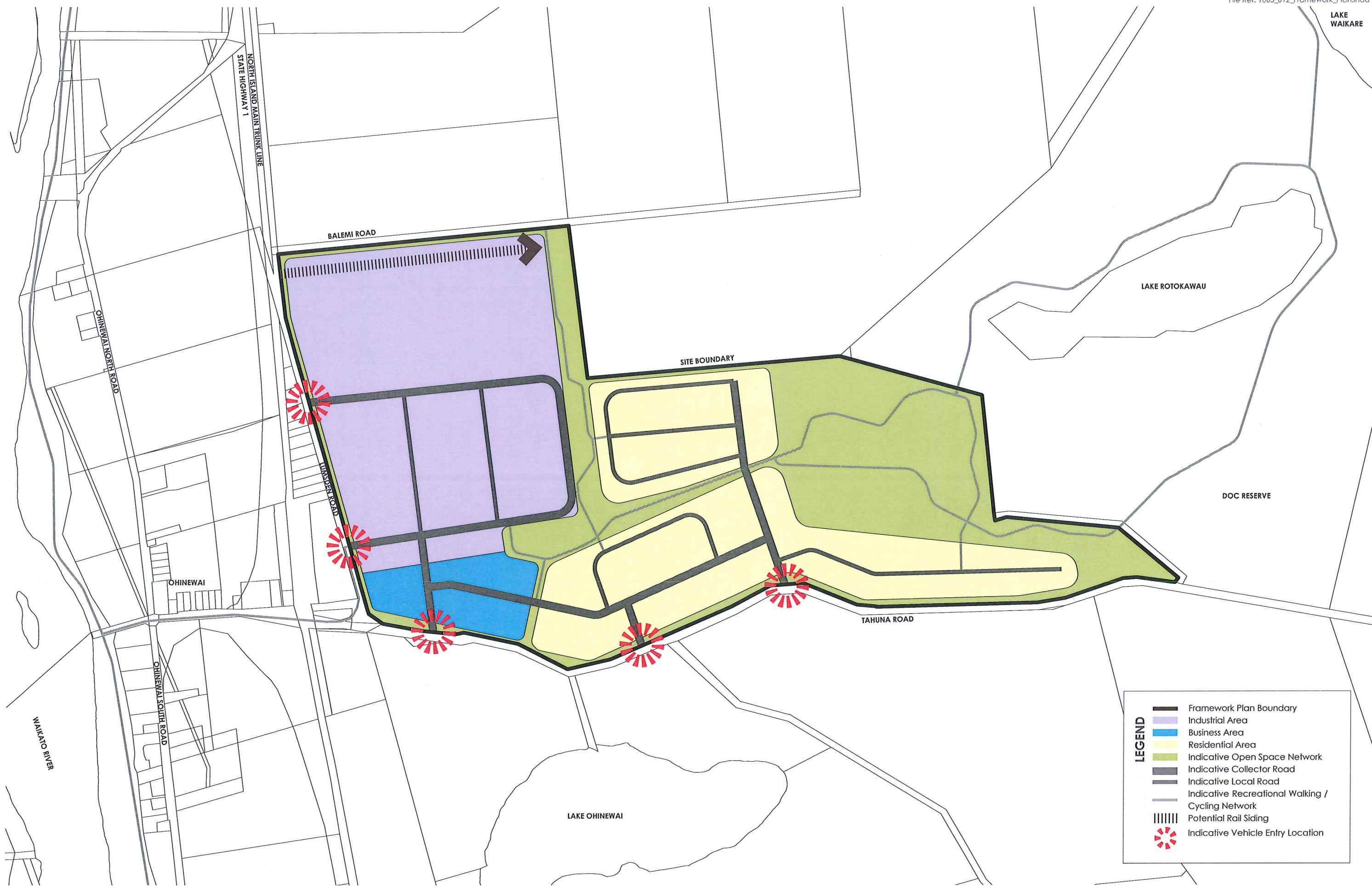
NORTH ISLAND MAIN TRUNK LINE
STATE HIGHWAY 1

OHINEWAI NORTH ROAD

OHINEWAI SOUTH ROAD

LEGEND

-  Rezoning Boundary
-  Industrial Zone
-  Business Zone
-  Residential Zone



LEGEND

- Framework Plan Boundary
- Industrial Area
- Business Area
- Residential Area
- Indicative Open Space Network
- Indicative Collector Road
- Indicative Local Road
- Indicative Recreational Walking / Cycling Network
- Potential Rail Siding
- Indicative Vehicle Entry Location