

Submitter: 2SEN Limited and Tuakau Estates Limited

Submission number: 299

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
299.1			Retain Section 4.1 Strategic Direction as notified except where specific modification is sought elsewhere in the submission.	Reject	Decision Report 5: Strategic Directions
<i>FSI379.65</i>	<i>Hamilton City Council</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FSI386.328</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	
299.2			Retain Section 4.2 Residential Zone as notified except where specific modification is sought elsewhere in the submission.	Accept in part	Decision Report 14: Residential Zone
<i>FSI386.329</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	
299.3			Retain Section 4.4 Noise, lighting, outdoor storage, signs and odour as notified except where specific modification is sought elsewhere in the submission.	Accept in part	Decision Report 14: Residential Zone and Decision Report 17: Village Zone
299.4			Retain Section 4.7 Urban Subdivision and development as notified except where specific modification is sought elsewhere in the submission.	Accept	Decision Report 32: Miscellaneous Matters
<i>FSI386.330</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>reject</i>	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
299.5			Retain Policy 4.1.3 (b) Location of development as notified.	Reject	Decision Report 5: Strategic Directions
<i>FS1386.331</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	
299.6			Retain Policy 4.4.2 Noise as notified.	Accept	Decision Report 14: Residential Zone and Decision Report 17: Village Zone
299.7			Retain Policy 4.4.5 Objectionable odour as notified.	Accept	Decision Report 14: Residential Zone and Decision Report 17: Village Zone
299.8			Retain Objective 4.6.6 Manage adverse effects as notified.	Reject	Decision Report 21: Industrial Zones
299.9			Retain Policy 4.7.11 Reverse sensitivity, except for the amendments sought below AND Amend Policy 4.7.11 Reverse Sensitivity as follows: (a)Development and subdivision design minimises lawfully established and operating reverse sensitivity effects on adjacent sites, adjacent activities, or the wider environment; and (b)Avoid potential reverse sensitivity effects of locating new dwellings in the vicinity of lawfully established and operating an intensive farming, extraction industry or	Reject	Decision Report 32: Miscellaneous Matters

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			industrial activity. AND Any consequential changes necessary to give effect to the relief sought.		
<i>FS1386.332</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	
299.10			Retain Section 16.3 Building as notified except where modifications are sought elsewhere in the submission.	Accept in part	Decision Report 14: Residential Zone
299.11			Retain Section 16.4 Subdivision as notified, except where modifications are sought elsewhere in the submission.	Accept in part	Decision Report 14: Residential Zone
<i>FS1386.333</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	<i>Decision Report 14: Residential Zone</i>
299.12			Retain Rule 21.2.3.1 P3 Noise – General as notified.	Accept	Decision Report 21: Industrial Zones
299.13			Retain Rule 21.2.3.1 P4 Noise – General as notified.	Accept	Decision Report 21: Industrial Zones
299.14			Amend the zoning of the entire property at 48 Dominion Road, Tuakau to Residential Zone. AND Any consequential changes necessary to give effect to the relief sought.	Accept	Decision Report 28D: Zoning - Tuakau

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
<i>FSI108.191</i>	<i>Te Whakakitenga o Waikato Incorporated (Waikato-Tainui)</i>	<i>Oppose</i>		<i>Reject</i>	
<i>FSI202.101</i>	<i>New Zealand Transport Agency</i>	<i>Oppose</i>		<i>Reject</i>	
<i>FSI277.108</i>	<i>Waikato Regional Council</i>	<i>Oppose</i>		<i>Reject</i>	
299.15			Amend the zoning of the entire property at 52 Dominion Road, Tuakau to Residential Zone. AND Any consequential changes necessary to give effect to the relief sought.	Accept	Decision Report 28D: Zoning - Tuakau
<i>FSI108.192</i>	<i>Te Whakakitenga o Waikato Incorporated (Waikato-Tainui)</i>	<i>Oppose</i>		<i>Reject</i>	
<i>FSI202.102</i>	<i>New Zealand Transport Agency</i>	<i>Oppose</i>		<i>Reject</i>	
<i>FSI277.109</i>	<i>Waikato Regional Council</i>	<i>Oppose</i>		<i>Reject</i>	
299.16			Delete Rule 14.12.1.6(d)(iii) Transportation – Permitted Activities. AND Any consequential changes necessary to give effect to the relief sought.	reject	Decision Report 13: Infrastructure

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
299.17			Retain Section 16.1 Activities, except where modifications are sought elsewhere in the submission.	Accept in part	Decision Report 14: Residential Zone
<i>FS1386.334</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	
299.18			Amend Rules 16.2.4.1 P1, P2, and P3 Earthworks- General to clarify how these rules work together. AND Any consequential changes necessary to give effect to the relief sought.	Accept in part	Decision Report 14: Residential Zone
299.19			Retain Rule 21.2.3.1 P2 Noise – General as notified.	Accept in part	Decision Report 21: Industrial Zones
299.20			Retain Section 16.2 Effects, as notified, except where modifications are sought elsewhere in the submission.	Accept in part	Decision Report 14: Residential Zone
299.6			Retain Policy 4.4.2 Noise as notified.	Accept	Decision Report 14: Residential Zone and Decision Report 17: Village Zone
299.7			Retain Policy 4.4.5 Objectionable odour as notified.	Accept	Decision Report 14: Residential Zone and Decision Report 17: Village Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
299.8			Retain Objective 4.6.6 Manage adverse effects as notified.	Reject	Decision Report 21: Industrial Zones
299.9			Retain Policy 4.7.11 Reverse sensitivity, except for the amendments sought below AND Amend Policy 4.7.11 Reverse Sensitivity as follows: (a)Development and subdivision design minimises lawfully established and operating reverse sensitivity effects on adjacent sites, adjacent activities, or the wider environment; and (b)Avoid potential reverse sensitivity effects of locating new dwellings in the vicinity of lawfully established and operating an intensive farming, extraction industry or industrial activity. AND Any consequential changes necessary to give effect to the relief sought.	Reject	Decision Report 32: Miscellaneous Matters
<i>FS1386.332</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	
299.10			Retain Section 16.3 Building as notified except where modifications are sought elsewhere in the submission.	Accept in part	Decision Report 14: Residential Zone
299.11			Retain Section 16.4 Subdivision as notified, except where modifications are sought elsewhere in the submission.	Accept in part	Decision Report 14: Residential Zone

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<i>FSI386.333</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	<i>Decision Report 14: Residential Zone</i>
299.12			Retain Rule 21.2.3.1 P3 Noise – General as notified.	Accept	Decision Report 21: Industrial Zones
299.13			Retain Rule 21.2.3.1 P4 Noise – General as notified.	Accept	Decision Report 21: Industrial Zones
299.14			Amend the zoning of the entire property at 48 Dominion Road, Tuakau to Residential Zone. AND Any consequential changes necessary to give effect to the relief sought.	Accept	Decision Report 28D: Zoning - Tuakau
<i>FSI108.191</i>	<i>Te Whakakitenga o Waikato Incorporated (Waikato-Tainui)</i>	<i>Oppose</i>		<i>Reject</i>	
<i>FSI202.101</i>	<i>New Zealand Transport Agency</i>	<i>Oppose</i>		<i>Reject</i>	
<i>FSI277.108</i>	<i>Waikato Regional Council</i>	<i>Oppose</i>		<i>Reject</i>	
299.15			Amend the zoning of the entire property at 52 Dominion Road, Tuakau to Residential Zone. AND Any consequential changes necessary to give effect to the relief sought.	Accept	Decision Report 28D: Zoning - Tuakau

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
<i>FSI108.192</i>	<i>Te Whakakitenga o Waikato Incorporated (Waikato-Tainui)</i>	<i>Oppose</i>		<i>Reject</i>	
<i>FSI202.102</i>	<i>New Zealand Transport Agency</i>	<i>Oppose</i>		<i>Reject</i>	
<i>FSI277.109</i>	<i>Waikato Regional Council</i>	<i>Oppose</i>		<i>Reject</i>	
299.16			Delete Rule 14.12.1.6(d)(iii) Transportation – Permitted Activities. AND Any consequential changes necessary to give effect to the relief sought.	reject	Decision Report 13: Infrastructure
299.17			Retain Section 16.1 Activities, except where modifications are sought elsewhere in the submission.	Accept in part	Decision Report 14: Residential Zone
<i>FSI386.334</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	
299.18			Amend Rules 16.2.4.1 P1, P2, and P3 Earthworks- General to clarify how these rules work together. AND Any consequential changes necessary to give effect to the relief sought.	Accept in part	Decision Report 14: Residential Zone
299.19			Retain Rule 21.2.3.1 P2 Noise – General as notified.	Accept in part	Decision Report 21: Industrial Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
299.20			Retain Section 16.2 Effects, as notified, except where modifications are sought elsewhere in the submission.	Accept in part	Decision Report 14: Residential Zone

