

## Submitter: Blue Wallace Surveyors Ltd

### Submission number: 662

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
662.1			Amend Policy 4.7.14 Structure and master planning as follows (or words to similar effect): (a) Ensure that development and subdivision within approved structure or master plan areas is integrated, <u>where physically reasonable</u> , with the <u>general</u> development pattern and infrastructure requirements <u>specified conceptually provided for</u> in an approved structure or master plan.	Accept	Decision Report 32: Miscellaneous Matters
FS1281.38	Pokeno Village Holdings Limited	Support		Accept	
FS1387.94	Mercury NZ Limited for Mercury D	Oppose		Reject	
FS1377.185	Havelock Village Limited	Support		Accept	
662.2			Retain Policy 5.3.3 Industrial and commercial activities, except for the amendments sought below AND Add a new clause (c) to Policy 5.3.3 Industrial and commercial activities as follows (or words to similar effect): <u>(c) Recognise that activities associated with non-rural infrastructure be provided for within the rural environment.</u>	Accept in Part	Decision Report 22: Rural Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
FS1387.95	Mercury NZ Limited for Mercury D	Oppose		Accept in Part	
FS1379.222	Hamilton City Council	Oppose		Accept in Part	
662.3			Retain Policy 5.6.3 Subdivision within the Country Living Zone, except for the amendments sought below AND Amend Policy 5.6.3(a)(i) Subdivision within the Country Living Zone as follows: (i) The creation of undersized lots is <del>avoided</del> discouraged where character and amenity are compromised;	Reject	Decision Report 18: Country Living Zone
FS1387.96	Mercury NZ Limited for Mercury D	Oppose		Accept	
FS1379.226	Hamilton City Council	Oppose		Accept	
662.4			Retain Rule 16.1.3 Restricted Discretionary Activities, except for the amendments sought below AND Amend Rule 16.1.3 RD1(c) Restricted Discretionary Activities as follows: (c) The minimum net site area per residential unit is <del>300</del> 200m <sup>2</sup> .	Reject	Decision Report 14: Residential Zone
FS1129.24	Auckland Council	Support		Reject	
FS1387.97	Mercury NZ Limited for Mercury D	Oppose		Accept	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
662.5			Retain Rule 16.2.4.1 P2 Earthworks - General, except for the amendments sought below AND Amend Rule 16.2.4.1 P2 Earthworks - General as follows (or words to similar effect): Earthworks for the purpose of creating a building <u>platform and accessway</u> for residential purposes within a site, using imported fill material must meet the following condition:	Accept in part	Decision Report 14: Residential Zone
<i>FS1387.98</i>	Mercury NZ Limited for Mercury D	Oppose		Accept in part	
662.6			Amend Rule 16.3.5 PI Daylight admission as follows: Buildings must not protrude through a height control plane rising at an angle of 37 degrees commencing at an elevation of <u>2.53m</u> above ground level at every point of the site boundary	Reject	Decision Report 14: Residential Zone
662.7			Retain Rule 16.3.8 PI(a)(i) Service Court, except for the amendments sought below AND Amend Rule 16.3.8 PI(b) Service Court to require a dimension of at least a 3m diagonal line that is no less than 1.5m in width rather than the 3m diameter requirement.	Accept in part	Decision Report 14: Residential Zone
662.8			Amend Rule 16.3.9.3 PI (a) Building setback - Waterbodies as follows: (a) Any building must be setback a minimum of: (i) 23m from the margin of any: A. lake <u>over 4ha</u> ; and B. wetland; (ii) 23m from the bank of any river (other than the Waikato and Waipa Rivers); ... (v) <u>10m from a</u>	Accept in part	Decision Report 14: Residential Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<u>managed wetland</u> AND Any consequential amendments.		
<i>FS1387.99</i>	Mercury NZ Limited for Mercury D	Oppose		Accept in part	
662.9			Retain Rule 16.4.1 RDI Subdivision - General, except for the amendments sought below AND Amend Rule 16.4.1 RDI Subdivision - General as follows: (a) Subdivision must comply with all of the following conditions: ... (iii) Where roads are to be vested in Council, <u>and where practicable</u> , they must follow a grid layout; ... (v) Where the subdivision is within a structure plan area, neighbourhood centres within the site are provided in <u>general</u> accordance with that structure plan document. (b) Council's discretion shall be restricted to the following matters: ... (ix) General consistency with any relevant structure plan or master plan including the provision of neighbourhood parks, reserved and neighbourhood centres;	Reject	Decision Report 14: Residential Zone
<i>FS1387.100</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
662.10			Retain Rule 16.4.4 RDI Subdivision - Multi-unit development, except for the amendments sought below AND Amend Rule 16.4.4 RDI(a)(iii) Subdivision - Multi-unit development to reduce the minimum net site area required to 200m <sup>2</sup> for each unit.	Reject	Decision Report 14: Residential Zone

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FS1387.101	Mercury NZ Limited for Mercury D	Oppose		Accept	
662.11			Amend Rule 16.4.13 RD1(a) Subdivision creating reserves as follows: (a) Every reserve, including where a reserve is identified within a structure plan or master plan (other than an esplanade reserve), proposed for vesting as part of the subdivision, must be bordered by roads along at least 50% of its <u>boundaries</u> as much as is <u>practicable</u> ...	Reject	Decision Report 14: Residential Zone
FS1070.2	Glenvale Stage 2 Limited	Support		Reject	
FS1308.90	The Surveying Company	Support		Reject	
662.12			Retain Rule 16.4.16 Subdivision of land containing an Environmental Protection Area, except for the amendments sought below AND Amend Rule 16.4.16 C1(a) Subdivision of land containing an Environmental Protection Area as follows: (a) Subdivision of land containing an Environmental Protection Area must comply with all of the following <u>as conditions of consent</u> :	Reject	Decision Report 14: Residential Zone
662.13			Retain Rule 22.2.3.1 P3 Earthworks - General, except for the amendments sought below AND Amend Rule 22.2.3.1 P3 (a) Earthworks - General as follows: (a) Earthworks for the purpose of creating a building platform <u>and accessway</u> for residential purposes within a site,	Accept in Part	Decision Report 22: Rural Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			using imported fill material must meet the following condition:		
FS1308.91	The Surveying Company	Support		Accept in Part	
FS1387.102	Mercury NZ Limited for Mercury D	Oppose		Accept in Part	
662.14			Amend Rule 22.3.7.5 PI Building setback - waterbodies as follows: (a) Any building must be set back a minimum of: (i) 32m from the margin of any; A. Lake <u>over 4ha</u> ; and B. Wetland; ... (v) <u>10m from a managed wetland</u>	Accept in Part	Decision Report 22: Rural Zone
FS1340.104	TaTa Valley Limited	Support	Support.	Accept in Part	
FS1387.103	Mercury NZ Limited for Mercury D	Oppose		Accept in Part	
662.15			Delete Rule 22.4.1.1 PR1 Prohibited subdivision AND Add a cascading objective, policy and rule set whereby subdivision of Rural and Country Living Zone within the Urban Expansion Area is a Non-Complying Activity and will be subject to an approved Concept Plan of development.	Accept in Part	Decision Report 22: Rural Zone
FS1379.221	Hamilton City Council	Oppose		Accept in Part	
FS1387.104	Mercury NZ Limited for Mercury D	Oppose		Accept in Part	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
662.16			Amend Rule 22.4.1.1 PR2 Prohibited subdivision from a Prohibited activity to a Non-Complying activity.	Accept in Part	Decision Report 22: Rural Zone
FS1131.34	The Village Church Trust	Support	Amend provision(s) as requested by submitter.	Accept in Part	
FS1308.92	The Surveying Company	Support		Accept in Part	
FS1387.105	Mercury NZ Limited for Mercury D	Oppose		Accept in Part	
662.17			Amend Rule 22.4.1.1 PR3(a) Prohibited subdivision from a Prohibited activity to a Non-Complying activity.	Reject	Decision Report 22: Rural Zone
FS1308.93	The Surveying Company	Support		Reject	
FS1387.106	Mercury NZ Limited for Mercury D	Oppose		Accept	
662.18			Amend Rule 22.4.1.2 RDI(a)(iv) General subdivision as follows: (iv) The additional lot must have a proposed area of between <u>83,000</u> m <sup>2</sup> and 1.6ha;	Reject	Decision Report 22: Rural Zone
FS1387.107	Mercury NZ Limited for Mercury D	Oppose		Accept	
662.19			Retain Rule 22.4.1.4 RDI Boundary relocation to the extent that there is no longer the requirement for boundaries subject to this rule to be under the same ownership, except for the	Accept in Part	Decision Report 22: Rural Zone

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			amendments sought below AND Amend Rule 22.4.1.4 RD1(a)(iv) Boundary relocation as follows: (iv) Create one lot of at least 83,000m <sup>2</sup> in area.		
FS1387.108	Mercury NZ Limited for Mercury D	Oppose		Accept in Part	
662.20			Retain Rule 22.4.1.5 RD1 Rural Hamlet Subdivision to the extent that it will allow for appropriate rural communities to be comprehensively designed under the boundary relocation provisions, except for the amendments sought below AND Amend Rule 22.4.1.5 RD1(a)(iii) Rural Hamlet Subdivision as follows: (iii) Each proposed lot has a minimum area of 83,000m <sup>2</sup> .	Reject	Decision Report 22: Rural Zone
FS1379.223	Hamilton City Council	Oppose		Accept	
662.21			Retain Rule 22.4.1.6 RD1 Conservation lot subdivision, except for the amendments sought below AND Amend Rule 22.4.1.6 RD1(a)(i) Conservation lot subdivision as follows: (i) The lot must contain a contiguous area of existing Significant Natural Area, or environmental conditions favourable to extending a Significant Natural Area, either as shown on the planning maps or as...	Reject	Decision Report 22: Rural Zone
662.22			Delete Rule 22.4.4 RD1(a) Subdivision - Road frontage.	Reject	Decision Report 22: Rural Zone



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662.23			Retain Rule 22.4.9 RD1 Subdivision - building platform, except for the amendments sought below AND Amend Rule 22.4.9 RD1(a)(i) Subdivision - building platform as follows: (i) Has an area of <del>1,000m<sup>2</sup></del> <u>500m<sup>2</sup></u> exclusive of boundary setbacks;	Reject	Decision Report 22: Rural Zone
662.24			Retain Rule 23.2.3.1 PI Earthworks - General, except for the amendments sought below AND Amend Rule 23.2.3.1 PI(a)(iii) Earthworks - General as follows: (iii) A building platform and <u>accessway</u> for a residential activity including an accessory building.	Reject	Decision Report 18: Country Living Zone
662.25			Amend Rule 23.2.3.1 P2 Earthworks - General as follows: (a) Earthworks within a site for purposes other those contained in PI (excluding the importation of fill material) must meet all of the following conditions: (i) Do not exceed a volume of more than <del>250</del> <u>500</u> m <sup>3</sup> and an area of more than 1000m <sup>2</sup> within a site over any single 12 month period; ... (iii) Earthworks are set back <del>10</del> <u>0.5</u> m from any boundary; ...	Accept	Decision Report 18: Country Living Zone
662.26			Amend Rule 23.3.7.5 PI Building setback - Waterbodies as follows: (a) Any building must be set back a minimum of: (i) 23m from the margin of any: A. Lake <u>over 4ha</u> ; and B. Wetland; ... (v) <u>10m from a managed wetland</u> .	Accept	Decision Report 18: Country Living Zone
662.27			Delete Rule 23.4.1 PRI Prohibited Subdivision AND Add a cascading objective, policy and rule set whereby subdivision of Country Living Zone land within the Urban Expansion Area is a Non-	Accept	Decision Report 18: Country Living Zone

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			Complying Activity and will be subject to an approved Concept Plan of development.		
FS1379.224	Hamilton City Council	Oppose		Reject	
FS1387.109	Mercury NZ Limited for Mercury D	Oppose		Reject	
662.28			Amend Rule 23.4.2 RDI(a)(i) General Subdivision as follows: (i) All proposed lots must have a net site area of at least <u>53,000m<sup>2</sup></u> .	Reject	Decision Report 18: Country Living Zone
FS1127.5	Vineyard Road Properties Limited	Support		Reject	
FS1379.225	Hamilton City Council	Oppose		Accept	
FS1387.110	Mercury NZ Limited for Mercury D	Oppose		Accept	
662.29			Delete Rule 23.4.3 DI(a)(vi) Subdivision within identified areas relating to Coal Mining Area.	Reject	Decision Report 18: Country Living Zone
FS1387.111	Mercury NZ Limited for Mercury D	Oppose		Accept	
662.30			Amend Rule 23.4.8 RDI(a)(i) Subdivision - Building platform as follows: (i) has an area of <del>1,000m<sup>2</sup></del> <u>500m<sup>2</sup></u> exclusive of boundary setbacks;	Reject	Decision Report 18: Country Living Zone
662.31			Amend Rule 24.3.6.3 PI Building setback - Waterbodies as follows: (a) A building must be	Reject	Decision Report 17: Village Zone

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			set back a minimum of 30 from: (i) the margin of any: A. Lake <u>over 4ha</u> ; B. Wetland; and C. River bank, other than the Waikato River and Waipa River. D. <u>10m from a managed wetland</u>		
<i>FS1387.112</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
662.32			Retain the definition of "Record of Title" in Chapter 13 Definitions.	Accept	Decision Report 30: Definitions
662.33			Retain the definition of "Site" in Chapter 13 Definitions, except for the amendments sought below; AND Add new clause (5) to the definition of "Site" in Chapter 13 Definitions, as follows: Site Means: ... <u>5. Subdivided land that requires no further consent from Council.</u>	Reject	Decision Report 30: Definitions
662.34			Retain Objective 4.1.1 Strategic, except for the amendments sought below AND Amend Objective 4.1.1 (b) Strategic as follows: (b) <del>An</del> <u>Additional 13,300—17,500 dwellings are created during the period 2018 - 2045 to reflect market demands.</u>	Reject	Decision Report 5: Strategic Directions
<i>FS1387.113</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
662.35			Amend Policy 4.1.3 Location of Development as follows: (a) Subdivision and development of a residential, commercial and industrial nature is to occur within <u>and adjacent to</u> towns and villages where infrastructure and services can be efficiently and economically provided. (b) Locate	Reject	Decision Report 5: Strategic Directions

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			urban growth areas only where they are consistent with the <u>relevant Strategic Growth documents for the district Future Proof Strategy Planning for Growth 2017.</u>		
FS1297.9	CSL Trust & Top End Properties Limited	Support		Reject	
FS1379.227	Hamilton City Council	Oppose		Accept	
FS1387.114	Mercury NZ Limited for Mercury D	Oppose		Accept	
662.36			Amend Objective 4.1.7(a) Character of towns as follows: (a) Development in the Residential, Village, Industrial and Business zones is attractive, connected and reflects the <del>existing</del> character of towns.	Reject	Decision Report 5: Strategic Directions
FS1297.11	CSL Trust & Top End Properties Limited	Support		Reject	
FS1377.186	Havelock Village Limited	Support		Reject	
FS1387.115	Mercury NZ Limited for Mercury D	Oppose		Accept	

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662.37			Retain Policy 4.1.14(a) Taupiri, except for the amendments sought below AND Amend Policy 4.1.14(a) (ii) Taupiri as follows: (ii) Future roads, parks, pedestrian and cycle networks are developed in <u>general</u> accordance with the Taupiri section of the Ngaruawaahia, Hopuhopu, Taupiri, Horotiu, Te Kowhai & Glen Massey Structure Plan, <u>as well as in consideration of site specific natural and physical features;</u>	Reject	Decision Report 5: Strategic Directions
<i>FS1387.116</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
662.38			Retain Policy 4.1.15 Ngaruawahia, except for the amendments sought below and Amend Policy 4.1.15(a)(iv) Ngaruawahia as follows: (iv) Future neighbourhood centres, roads, parks, pedestrian and cycle networks are developed in <u>general</u> accordance with the Ngaruawahia section of the Ngaruawahia, Hopuhopu, Taupiri, Horotiu, Te Kowhai & Glen Massey Structure Plan, <u>as well as in consideration of site specific natural and physical features;</u> and	Reject	Decision Report 5: Strategic Directions
<i>FS1316.3</i>	Alstra (2012) Limited	Support		Reject	
<i>FS1387.117</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
662.39			Retain Policy 4.1.17 Te Kowhai as notified.	Reject	Decision Report 5: Strategic Directions

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FS1339.1	NZTE Operations Limited	Support		Reject	
662.40			Retain Objective 4.2.1 Residential Character as notified	Accept in part	Decision Report 14: Residential Zone
662.41			Retain Policy 4.2.2 Character.	Accept	Decision Report 14: Residential Zone
FS1107.10	Simon Upton	Support		Accept	
FS1387.118	Mercury NZ Limited for Mercury D	Oppose		Reject	
662.42			Retain Policy 4.2.5 Setback: Side boundaries, except for the amendments sought below AND Amend Policy 4.2.5(b) Setback: Side boundaries as follows: (b) Reduced side boundary setbacks occur <del>only generally</del> where it: (i)... (ii) Retains trees on the site; <u>or (iii) Written approval for the encroachment has been provided by the abutting landowner.</u>	Reject	Decision Report 14: Residential Zone
662.43			Retain Policy 4.2.12 Outdoor living court - Multi-unit development, as notified.	Reject	Decision Report 14: Residential Zone
662.44			Retain Objective 4.2.14 Earthworks, as notified.	Accept	Decision Report 14: Residential Zone

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662.45			Retain Objective 4.2.16 Housing options, except for the amendments sought below AND Amend Objective 4.2.16(a) Housing options as follows: (a) A wide range of housing options occurs in the Residential Zones of Huntly, Ngaruawahia, Pokeno, Raglan, Te Kauwhata, <u>Taupiri</u> and Tuakau...	Reject	Decision Report 14: Residential Zone
FS1387.119	Mercury NZ Limited for Mercury D	Oppose		Accept	
662.46			Retain Objective 4.7.1 Subdivision and Land Use Integration, as notified.	Accept in Part	Decision Report 32: Miscellaneous Matters
FS1387.120	Mercury NZ Limited for Mercury D	Oppose		Accept in Part	
662.47			Amend Policy 4.7.2(a)(vii) Subdivision location and design as follows: (vii) Promote consistent grid layout <u>where it suits character and topographical constraints.</u>	Reject	Decision Report 32: Miscellaneous Matters
FS1107.12	Simon Upton	Support		Reject	
FS1387.121	Mercury NZ Limited for Mercury D	Oppose		Accept	
662.48			Amend Policy 4.7.5 (a) Servicing Requirements as follows: (a) Require urban subdivision and development to be serviced to a level that will provide for the anticipated activities <del>approved</del>	Accept	Decision Report 32: Miscellaneous Matters

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			<u>indicated</u> in a structure plan, or otherwise anticipated within the zone...		
FS1387.122	Mercury NZ Limited for Mercury D	Oppose		Reject	
662.49			Amend structure plans to avoid placing roads that will span different boundaries.	Reject	Decision Report 32: Miscellaneous Matters
662.50			Amend Rule 17.3.4.2 PI (a) Building setback - Waterbodies as follows: (a) Any building must be setback a minimum of: (i) 23m from the margin of any: A. Lake <u>over 4ha</u> ; and B. Wetland; (v) <u>10m from a managed wetland</u> AND Any consequential amendments.	Accept in part	Decision Report 20: Business Zones
FS1387.123	Mercury NZ Limited for Mercury D	Oppose		Reject	
662.51			Amend Rule 18.3.7 PI (a) Building setback - Waterbodies as follows: (a) Any building must be setback a minimum of: (i) 23m from the margin of any: A. <u>lake over 4ha</u> ; and B. <u>wetland</u> ; ... (v) 10m from a managed wetland AND Any consequential amendments.	Accept in part	Decision Report 20: Business Zones
FS1387.124	Mercury NZ Limited for Mercury D	Oppose		Reject	



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662.52			Amend Rule 20.3.4.2 PI(a) Building setback - Waterbodies as follows: (a) Any building must be setback a minimum of: 30 from: (i) the margin of any: A. Lake <u>over 4ha</u> ; and B. Wetland; and C. River bank, other than the Waikato River and Waipa River ... AND Amend Rule 20.3.4.2 Building setback to require the following setback for managed wetlands to match the amendments sought for other zones: <u>10m from a managed wetland</u> AND <u>Any consequential amendments.</u>	Accept in Part	Decision Report 21: Industrial Zones
<i>FS1387.125</i>	Mercury NZ Limited for Mercury D	Oppose		Accept in Part	
662.53			Amend Rule 21.3.4.2 PI(a) Building setback - Waterbodies as follows: (a) Any building must be setback a minimum of: 30 from: the margin of any: A. Lake <u>over 4ha</u> ; and B. Wetland; and C. River bank, other than the Waikato River and Waipa River. AND Amend Rule 21.3.4.2 Building setback- water bodies to require the following setback for managed wetlands to match the amendment sought for other zones <u>10m from a managed wetland</u> AND Any consequential amendments.	Accept in Part	Decision Report 21: Industrial Zones
<i>FS1387.126</i>	Mercury NZ Limited for Mercury D	Oppose		Accept in Part	
662.54			Amend Rule 25.3.4.2 PI(a) Building setback - Waterbodies as follows: (a) Any building must be	Accept in Part	Decision Report 23: Reserves

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			setback a minimum of: 32 from: (i) the margin of any: lake <u>over 4ha</u> with a bed of 8ha or more AND Amend Rule 25.3.5.2 Building setback-Waterbodies to require the following setback for managed wetland to match the amendments sought for other zones: <u>(v) 10m from a managed wetland</u> AND Any consequential amendments.		
FS1387.127	Mercury NZ Limited for Mercury D	Oppose		Accept in Part	