

Submitter: Gwenith Sophie Francis

Submission number: 394

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
394.1			Delete Section 1.4.3.1 (c) Rural activities. AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.	Reject	Decision Report 4: Introduction
FS1168.7	Horticulture New Zealand	Oppose		Accept	
FS1342.67	Federated Farmers	Oppose		Accept	
FS1384.34	Mercury NZ Limited for Mercury A	Oppose		Accept	
FS1379.108	Hamilton City Council	Oppose		Accept	
394.2			Amend Section 1.4.3.2 Protecting the rural environment, so that it acknowledges that the direction to protect rural activities is not absolute and where there are limits on the potential use of high class soils due to limited land areas, lack of available water and/or nutrient controls, then new and innovative approaches to managing and utilising rural land should be enabled. AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.	Reject	Decision Report 4: Introduction

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<i>FSI168.10</i>	<i>Horticulture New Zealand</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FSI384.35</i>	<i>Mercury NZ Limited for Mercury A</i>	<i>Oppose</i>		<i>Accept</i>	
	Gwenith Sophie Francis		Amend Section 1.5.4 Urban growth, so that it focuses on urban issues, not rural issues, and the utilisation of urban land. AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.	Reject	Decision Report 4: Introduction
<i>FSI384.36</i>	<i>Mercury NZ Limited for Mercury A</i>	<i>Oppose</i>		<i>Accept</i>	
394.4			Amend Section 1.5.5 Services and general infrastructure, to signal that land close to urban infrastructure (main roads, and water or wastewater services) will be prioritised for urbanisation. AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.	Reject	Decision Report 4: Introduction
<i>FSI384.37</i>	<i>Mercury NZ Limited for Mercury A</i>	<i>Oppose</i>		<i>Accept</i>	
394.5			Amend Section 1.5.7.3 Water, to recognise the cumulative effect of the "Vision and Strategy" on the potential for high class soils to be utilised other than dry stock farming - particularly the direction to use less water and fewer nutrients. AND Amend the Proposed District Plan to make	Reject	Decision Report 4: Introduction

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			consequential or further additional relief, as is appropriate to give effect to the intent of the submission.		
<i>FSI 168.25</i>	<i>Horticulture New Zealand</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FSI 223.65</i>	<i>Mercury NZ Limited</i>	<i>Support</i>		<i>Reject</i>	
394.6			Add a new objective to Chapter 3 Natural Environment, to encourage the restoration and/or rehabilitation of indigenous ecosystems to encourage new significant ecological areas to be established to replace, in part, what has been lost. AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.	Reject	Decision Report 9: Significant Natural Areas
<i>FSI 062.35</i>	<i>Andrew and Christine Gore</i>	<i>Support</i>		<i>Reject</i>	
<i>FSI 342.68</i>	<i>Federated Farmers</i>	<i>Oppose</i>		<i>Accept</i>	
394.7			Add new policies to Chapter 3 Natural Environment to implement the additional objective requested (in submission point 394.6) which provide, inter alia, subdivision incentives for creating areas with significant indigenous biodiversity value, including the encouragement, establishment or protection of: (i) Significant linkages between large (significant) areas of native bush, wetland, scrubland and dunelands; (ii) Significant enhancement of an area which is	Reject	Decision Report 9: Significant Natural Areas

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			already significant in terms of bush or natural values; (iii) Significant restoration or enhancement of areas which are largely depleted, highly modified or destroyed in terms of native biodiversity within the district; (iv) Compensation, mitigation or remediation to offset the adverse effects of subdivision or development. AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.		
<i>FSI342.69</i>	<i>Federated Farmers</i>	<i>Support</i>		<i>Reject</i>	
394.8			Amend Policy 3.2.8 Incentivise subdivision, as follows: (a) Incentivise subdivision in the Rural Zone when there is the legal and physical protection of Significant Natural Areas, provided the areas are of a suitable size and quality to achieve a functioning ecosystem material ecological benefit. AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.	Reject	Decision Report 9: Significant Natural Areas
394.9			Add an objective to Chapter 5 Rural Environment, to encourage and enable innovative development opportunities which both provide additional living opportunities and enhance the sustainable utilisation of the rural environment through facilitating farm parks. AND Amend the Proposed District Plan to make consequential or	Reject	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
			further additional relief, as is appropriate to give effect to the intent of the submission.		
<i>FS1379.113</i>	<i>Hamilton City Council</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FS1388.113</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept</i>	
394.10			Add new policies to Chapter 5 Rural Environment, to facilitate farm parks and ensure good quality outcomes by: (i) Allowing up to 1 new site per 4 ha, provided that the parent title is 20 ha or larger; (ii) New sites being clustered, less than 5000m ² and the development to be lined with a Farm Management Plan to ensure long term environmentally sustainable farming practices; (iii) Ecological restoration of permanent watercourses and wetlands; (iv) Reverse sensitivity covenants for farming activities; (v) Clustering of houses where topography allows it; and (vi) Facilitating changes of use in farming operations to land uses which are compatible and give effect to the "Vision and Strategy" and are more sustainable through reduced water and nutrient needs. AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.	Accept in Part	Decision Report 22: Rural Zone
<i>FS1322.8</i>	<i>Synlait Milk</i>	<i>Oppose</i>		<i>Accept in Part</i>	
<i>FS1110.24</i>	<i>Synlait Milk Limited</i>	<i>Oppose</i>		<i>Accept in Part</i>	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
<i>FS1342.70</i>	<i>Federated Farmers</i>	<i>Not Stated</i>		<i>Accept in Part</i>	
<i>FS1379.109</i>	<i>Hamilton City Council</i>	<i>Oppose</i>		<i>Accept in Part</i>	
<i>FS1388.114</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept in Part</i>	
394.11			Amend Section 5.2 Productive Versatility of Rural Resources by rewriting, so that: (i) increased and efficient utilisation of the rural land resource is enabled; (ii) the capacity and versatility of high class soils is maintained and enhanced where those soils are (or are likely to be) part of a farming unit that has sufficient critical area and where the soils are located in areas which have available allocable water and nutrient capacity; and (iii) Delete or rewrite Policy 5.2.2 - High class soils to give effect to the above and/or the protection of high class soils is limited to tracts of land which are large enough to be commercially viable and with available water and nutrient budgets; and (iv) Delete or rewrite Policy 5.2.3 Effects of subdivision and development on soils to give effect to the above and/or the protection of high class soils is limited to tracts of land which are large enough to be commercially viable and with available water and nutrient budgets. AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.	Reject	Decision Report 22: Rural Zone

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<i>FS1388.115</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Support</i>		<i>Accept</i>	
394.12			Delete Objective 5.3.1 Rural character and amenity, and replace with a new objective that enables rural activities in rural zones. AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.	Reject	Decision Report 22: Rural Zone
<i>FS1379.110</i>	<i>Hamilton City Council</i>	<i>Oppose</i>		<i>Accept</i>	
394.13			Delete Policy 5.3.4 (a) Density of dwellings and buildings within the rural environment OR Amend Policy 5.3.4 (a) Density of dwellings and buildings within the rural environment to encourage clustering AND/OR Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.	Accept in Part	Decision Report 22: Rural Zone
<i>FS1375.6</i>	<i>Radio New Zealand</i>	<i>Oppose</i>		<i>Accept in Part</i>	
394.14			Amend Rule 22.3.2 PI (a) Minor dwelling, as follows: PI (a) One minor dwelling not exceeding 70m ² gross floor area in footprint (excluding decks and carports) within a lot. (b) Where there is an existing dwelling located within a lot: (i) The minor dwelling must be located within 20m 200m of the dwelling; AND Amend the Proposed District Plan to make consequential or further	Accept in Part	Decision Report 22: Rural Zone

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			additional relief, as is appropriate to give effect to the intent of the submission.		
<i>FS1388.116</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept in Part</i>	
394.15			Delete Rule 22.2.8 Indigenous vegetation clearance - outside a Significant Natural Area, and make indigenous vegetation clearance outside a Significant Natural Area permitted in all circumstances. AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.	Reject	Decision Report 9: Significant Natural Areas
394.16			Delete Rule 22.4.1.1 Prohibited subdivision. OR Amend Rule 22.4.1.1 Prohibited Subdivision if retained, so that it only applies to the Rural Zone and does not apply to the Country Living Zone. AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.	Reject	Decision Report 22: Rural Zone
<i>FS1328.16</i>	<i>Kenneth Graham Barry</i>	<i>Support</i>		<i>Reject</i>	
<i>FS1379.111</i>	<i>Hamilton City Council</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FS1388.117</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept</i>	
394.17			Amend Rule 22.4.1.2 General subdivision, so that this rule only applies to the Rural Zone and does	Reject	Decision Report 22: Rural Zone

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			not apply to the Country Living Zone. AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.		
<i>FS1388.118</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept</i>	
394.18			Amend Rule 22.4.1.1 Prohibited subdivision, to acknowledge other allowable forms of subdivision such as Conservation Lot Subdivision and farm parks. AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.	Reject	Decision Report 22: Rural Zone
<i>FS1388.119</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept</i>	
394.19			Amend Rule 22.4.1.2 General subdivision, to acknowledge other allowable forms of subdivision such as Conservation Lot Subdivision and farm parks. AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.	Reject	Decision Report 22: Rural Zone
<i>FS1388.120</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept</i>	
394.20			Amend Rule 22.4.1.6 Conservation lot subdivision, by incorporating the provisions from the Auckland Council District Plan (Rodney	Reject	Decision Report 22: Rural Zone

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			Section) 2011 and any directly linked assessment criteria and appendices referred to in those provisions to enable subdivision for protection of Significant Natural Areas. Refer to the submission which sets out these Rodney Section provisions in full. AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.		
394.21			Amend the number of lots to be created per area of ecological enhancement, restoration or protection to be calculated from the date that the Proposed District Plan was notified. AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.	Accept in Part	Decision Report 22: Rural Zone
<i>FS1388.121</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept in Part</i>	
394.22			Add a new rule to Section 22.4 Subdivision for farm park subdivision, that provides for: (i) 1 new site per 4 ha from a parent title that is at least 20 ha, provided that the new sites are clustered, less than 5000m ² and; (ii) Development is lined with a farm management plan to ensure long term environmentally sustainable farming practices. AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.	Reject	Decision Report 22: Rural Zone

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FS1062.36	Andrew and Christine Gore	Oppose		Accept	
FS1277.132	Waikato Regional Council	Oppose		Accept	
FS1379.112	Hamilton City Council	Oppose		Accept	
FS1388.122	Mercury NZ Limited for Mercury E	Oppose		Accept	
394.23			Delete Rule 23.2.9 Indigenous vegetation clearance - outside a Significant Natural Area, to make indigenous vegetation clearance outside of a Significant Natural Area permitted in all circumstances. AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.	Reject	Decision Report 9: Significant Natural Areas
394.24			Amend Rule 22.3.2 PI Minor dwelling, as follows: PI (a) One minor dwelling not exceeding 70m ² gfa in footprint (excluding decks and carports) per site. (b) Where there is an existing dwelling located within a site: (i) The minor dwelling must be located within 20m 200m of the dwelling; AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.	Accept in Part	Decision Report 22: Rural Zone

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<i>FS1388.123</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept in Part</i>	
394.25			Amend the zoning of various properties in the vicinity of Parker Lane and Cameron Town Road, Buckland, so that they are zoned in a Country Living Zone. Refer to maps in submission for details of the extent of this requested. The submission states that the requested zone boundaries follow roads or streams as far as reasonably practicable. OR Amend the planning maps by applying an overlay to properties on Parker Lane, Buckland that provides for farm park subdivisions in this location on the basis of 1 additional lot per 4 ha of parent title, unless farm park subdivisions are enabled across the Waikato District. AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.	Reject	Decision Report 28D: Zoning - Tuakau
<i>FS1176.59</i>	<i>Watercare Services Ltd</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FS1277.79</i>	<i>Waikato Regional Council</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FS1108.176</i>	<i>Te Whakakitenga o Waikato Incorporated (Waikato-Tainui)</i>	<i>Oppose</i>		<i>Accept</i>	

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FS1277.105	Waikato Regional Council	Oppose		Accept	
FS1388.124	Mercury NZ Limited for Mercury E	Oppose		Accept	
394.26			Delete the Significant Natural Area from the property located at 312 Parker Lane, Buckland, except for those parts which have already been protected by covenant. AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.	Reject	Decision Report 9: Significant Natural Areas
FS1293.107	Department of Conservation	Oppose		Accept	
394.27			No specific decision sought, but submission seeks the addition of new definitions and to amend definitions in Chapter 13 Definitions to give effect to the submission.	Reject	Decision Report 22: Rural Zone
FS1388.125	Mercury NZ Limited for Mercury E	Oppose		Accept	
394.28			Amend Policy 5.3.7 Reverse sensitivity effects, to recognise the appropriateness of reverse sensitivity covenants AND/OR Amend other plan provisions as consequential or additional amendments as necessary to give effect to the relief sought. AND Amend the Proposed District Plan to make consequential or further additional	Accept in Part	Decision Report 22: Rural Zone

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			relief, as is appropriate to give effect to the intent of the submission.		
<i>FS1375.8</i>	<i>Radio New Zealand</i>	<i>Oppose</i>		<i>Accept in Part</i>	
<i>FS1265.21</i>	<i>Mainland Poultry Limited</i>	<i>Support</i>		<i>Accept in Part</i>	
<i>FS1292.36</i>	<i>McPherson Resources Limited</i>	<i>Support</i>		<i>Accept in Part</i>	
<i>FS1316.23</i>	<i>Alstra (2012) Limited</i>	<i>Support</i>		<i>Accept in Part</i>	
<i>FS1334.36</i>	<i>Fulton Hogan Limited</i>	<i>Support</i>		<i>Accept in Part</i>	
<i>FS1388.126</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept in Part</i>	
394.29			Add objectives and policies to Section 5.6 Country Living Zone, that: (i) Require sufficient areas within the northern part of the district are zoned countryside living to provide additional housing choices, particularly where there is reasonable access to Pukekohe and Tuakau; (ii) Identify opportunities for countryside living zones to be reticulated with wastewater where it is located close to wastewater infrastructure; and (iii) Zone land around Parker Lane and Cameron Town Road as countryside living AND/OR Amend other plan provisions as consequential or additional amendments as necessary to give effect	Reject	Decision Report 18: Country Living Zone

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			to the relief sought. AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.		
<i>FS1079.1</i>	<i>M J Stormont</i>	<i>Support</i>		<i>Reject</i>	
<i>FS1388.127</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept</i>	
394.30			Delete the definition of "High class soils" in Chapter 13 Definitions, and replace with the following: (i) Elite soils (Class I); and (ii) Prime Soils (Class II) and AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.	Reject	Decision Report 30: Definitions
<i>FS1168.103</i>	<i>Horticulture New Zealand</i>	<i>Oppose</i>		<i>Accept</i>	
394.31			Add a definition of "Farm Park" in Chapter 13 Definitions. AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.	Reject	Decision Report 22: Rural Zone
<i>FS1342.71</i>	<i>Federated Farmers</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FS1388.128</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept</i>	
394.32			Add a definition of "Restoration or enhancement planting subdivision" in Chapter 13 Definitions.	Accept in Part	Decision Report 22: Rural Zone

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			AND Amend the Proposed District Plan to make consequential or further additional relief, as is appropriate to give effect to the intent of the submission.		
<i>FS1388.129</i>	<i>Mercury NZ Limited for Mercury E</i>	<i>Oppose</i>		<i>Accept in Part</i>	