

Submitter: Withers Family Trust

Submission number: 598

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
598.1			Defer the hearing of submissions on Stage 1 until after the National Planning Standards have been adopted and/or until completion of both Stage 2 of the Future Proof Strategy and the updated Waikato Regional Policy Statement.	Reject	Decision Report 29E: Natural Hazards and Climate Change – Fire, Climate Change and Definitions
598.2			Amend Section 1.4.4(a) The urban environment, as follows: (a) A key issue for the district is to maintain <u>and enhance</u> the productive capacity of the rural resource and ensure that population growth and associated built development is managed in a way that results in efficient and high-amenity urban areas. ...	Reject	Decision Report 4: Introduction
<i>FS1384.109</i>	<i>Mercury NZ Limited for Mercury A</i>	Oppose		Accept	
598.3			Amend Section 1.5.2(a) Planning for urban growth and development as follows: (a) Defined growth areas have been zoned and their development will be guided through the application of objections and policies and through processes such as the development of master plans, comprehensive structure plans, within the district plan and any future changes to the	Reject	Decision Report 4: Introduction

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			district plan The agreed Future Proof settlement pattern for urban growth and development is to will assist to avoid unplanned encroachment into rural land and is to be contained within defined urban areas to avoid rural residential fragmentation.		
FS1377.179	Havelock Village Limited	Support		Reject	
FS1384.110	Mercury NZ Limited for Mercury A	Oppose		Accept	
598.4			Delete Section 1.12.1 (b) and (c) Strategic direction.	Reject	Decision Report 5: Strategic Directions
FS1379.202	Hamilton City Council	Oppose		Accept	
FS1388.1005	Mercury NZ Limited for Mercury E	Oppose		Accept	
598.5			Retain Objective 4.1.1 (a) and (b) Strategic.	Reject	Decision Report 5: Strategic Directions
FS1388.1006	Mercury NZ Limited for Mercury E	Oppose		Accept	
598.6			Retain Objective 4.1.2 - Urban growth and development.	Reject	Decision Report 5: Strategic Directions

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<i>FS1377.177</i>	<i>Havelock Village Limited</i>	Support		Reject	
<i>FS1388.1007</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept	
598.8			Retain Policy 4.1.4 Staging of development.	Reject	Decision Report 5: Strategic Directions
<i>FS1388.1009</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept	
598.9			Retain Policy 4.1.5(b) but the submitter notes that physical/geotechnical limitations, market trends and fragmented land ownership may impede achieving these minimum density requirements.	Reject	Decision Report 5: Strategic Directions
<i>FS1388.1010</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept	
598.10			Retain Objective 4.2.14 Earthworks.	Accept	Decision Report 14: Residential Zone
<i>FS1287.25</i>	<i>Blue Wallace Surveyors Ltd</i>	Support		Accept	
598.11			Retain Policy 4.7.3 Residential subdivision, insofar as subdivision development responds to the outcomes of the Urban Design Guidelines. AND Clarify the Urban Design Guidelines and the	Accept in part	Decision Report 32: Miscellaneous Matters

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			activity status and/or the process for changing these guidelines.		
<i>FS1388.1011</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept in part	
598.12			Delete Policy 4.7.6 (a)(ii) and (iii) Coordination between servicing and development and subdivision.	Reject	Decision Report 32: Miscellaneous Matters
<i>FS1388.1012</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept	
598.13			Retain Policy 4.7.7 Achieving sufficient development density to support the provision of infrastructure services.	Accept	Decision Report 32: Miscellaneous Matters
<i>FS1388.1013</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Reject	
598.14			Retain Policy 6.4.2 - Provide adequate infrastructure.	Accept in part	Decision Report 13: Infrastructure
<i>FS1176.175</i>	<i>Watercare Services Ltd</i>	Support		Accept in part	
<i>FS1388.1014</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept in part	

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598.15			Retain Policy 6.4.3 Infrastructure Location and Services.	Accept in part	Decision Report 13: Infrastructure
<i>FS1176.176</i>	<i>Watercare Services Ltd</i>	Support		Accept in part	
<i>FS1388.1015</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept in part	
598.16			Retain Policy 6.4.4 Road and rail network.	Accept in part	Decision Report 13: Infrastructure
598.17			Retain Policy 6.4.5 Rooding infrastructure.	Accept in part	Decision Report 13: Infrastructure
598.18			Retain Objective 6.4.6 Stormwater and drainage.	Accept in part	Decision Report 13: Infrastructure
<i>FS1176.177</i>	<i>Watercare Services Ltd</i>	Support		Accept in part	
<i>FS1388.1016</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept in part	
598.19			Retain Policies 6.4.7 Stormwater.	Accept	Decision Report 13: Infrastructure
<i>FS1176.178</i>	<i>Watercare Services Ltd</i>	Support		Accept	

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FS1388.1017	Mercury NZ Limited for Mercury E	Oppose		Reject	
598.20			Retain the definition of "Fill Material" in Chapter 13 Definitions, except for the amendments sought below AND Amend the definition of "Fill Material" in Chapter 13 Definitions as follows: Means material used for filling activities including, <u>but not limited to, materials such as sand, soil, clay or aggregate.</u>	Reject	Decision Report 30: Definitions
598.21			Retain the definition of "impervious surface" in Chapter 13: Definitions, except for the amendments sought below AND Amend the definition of "impervious surface" in Chapter 13: Definitions as follows: Means a surface such as a road, rooftop, footpath, paving, decking, swimming pool, patio, driveway, vehicle access and manoeuvring area or highly-compacted soil that is not vegetated and does not infiltrate runoff. It excludes wooden decks with spacing between boards of 4mm or more, <u>or surfaces such as gobi paving</u> , where water is allowed to drain through to a permeable surface below the <u>deck.</u>	Accept in part	Decision Report 30: Definitions
FS1388.1018	Mercury NZ Limited for Mercury E	Oppose		Reject	
598.22			Amend terminology so that there is consistency between the district plan text and planning maps,	Accept	Decision Report 10: Landscapes

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			for example Natural Character versus Outstanding Natural Character.		
598.23			Amend the Proposed District Plan (including planning maps) to explain what is meant by Stage I.	Reject	Decision Report 32: Miscellaneous Matters
<i>FS1388.1019</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept	
598.24			Amend the extent of Residential zoning at Pokeno (after examining all zoning options) to provide for growth within a 30 year time period as signalled in the Future Proof Strategy and potentially postpone zoning (including for the 160 ha block known as 'Pokeno West') until new legislative requirements and revised regional growth strategies are determined.	Reject	Decision Report 28I: Zoning – Pokeno
<i>FS1261.34</i>	<i>Annie Chen</i>			Accept	
<i>FS1281.33</i>	<i>Pokeno Village Holdings Limited</i>	Support		Reject	
<i>FS1297.45</i>	<i>CSL Trust & Top End Properties Limited</i>	Oppose		Accept	
<i>FS1377.180</i>	<i>Havelock Village Limited</i>	Support		Reject	

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<i>FS1388.1020</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept	
598.25			Amend the zoning of the 27ha property located at 135 Potter Road, Pokeno (Lot 3 DP 176205) from Rural Zone to Residential Zone.	Reject	Decision Report 28I: Zoning – Pokeno
<i>FS1277.41</i>	<i>Waikato Regional Council</i>	Oppose		Accept	
<i>FS1281.34</i>	<i>Pokeno Village Holdings Limited</i>	Oppose		Accept	
<i>FS1341.13</i>	<i>Hynds Pipe Systems Limited</i>	Oppose		Accept	
<i>FS1108.198</i>	<i>Te Whakakitenga o Waikato Incorporated (Waikato-Tainui)</i>	Oppose		Accept	
<i>FS1202.117</i>	<i>New Zealand Transport Agency</i>	Oppose		Accept	
<i>FS1377.181</i>	<i>Havelock Village Limited</i>	Support		Reject	
	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept	

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598.26			Retain Policy 4.7.11 Reverse sensitivity. AND Amend the Proposed District Plan to encourage new Residential areas to be developed where topographical or physical constraints provide a natural separation between conflicting land uses, for example, roads, railway lines, significant planted areas could be used as a buffer.	Accept	Decision Report 32: Miscellaneous Matters
FS1272.8	KiwiRail Holdings Ltd	Oppose		Reject	
FS1377.182	Havelock Village Limited	Support		Accept	
FS1388.1022	Mercury NZ Limited for Mercury E	Oppose		Reject	
598.27			Clarify what is meant by "master plans", as referenced in various provisions such as Section 1.12.1(f) and Policy 4.7.14, and where they are referenced in the rules.	Reject	Decision Report 4: Introduction
598.28			Add policies and support for additional residential zoning opportunities to cater for anticipated demand for the next 27 years.	Accept in Part	Decision Report 32: Miscellaneous Matters
FS1377.183	Havelock Village Limited	Support		Accept in Part	
FS1388.1023	Mercury NZ Limited for Mercury E	Oppose		Accept in Part	
598.29			Retain Policy 4.7.8 Staging of subdivision.	Accept	Decision Report 32:

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					Miscellaneous Matters
598.30			Retain Policy 4.7.9 Connected neighbourhoods.	Accept	Decision Report 32: Miscellaneous Matters
598.31			Retain Policy 4.7.10 Recreation and access.	Accept	Decision Report 32: Miscellaneous Matters
598.32			Delete Policy 4.7.14 Structure and master planning.	Reject	Decision Report 32: Miscellaneous Matters
<i>FS1388.1024</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Accept</i>	
598.33			Retain Objective 6.4.1 Integration of infrastructure with subdivision, land use and development.	Accept	Decision Report 13: Infrastructure
<i>FS1176.179</i>	<i>Watercare Services Ltd</i>	Support		<i>Accept</i>	
<i>FS1388.1025</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	