

Submitter: Woolworths NZ Ltd - Peter Buchan

Submission number: 588

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
588.1			Delete Policy 4.5.29 New Buildings - Business Zone. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Accept	Decision Report 20: Business Zones
FS1388.970	Mercury NZ Limited for Mercury E	Oppose		Reject	
588.2			Amend Policy 4.5.31 Reverse sensitivity as follows: (a) Reverse sensitivity <u>is managed by ensuring residential activities and development</u> within Business and Business Town Centre Zones is managed by ensuring residential activities and development are acoustically insulated to mitigate adverse effects of noise. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Reject	Decision Report 20: Business Zones
FS1388.971	Mercury NZ Limited for Mercury E	Oppose		Accept	
588.3			Delete Policy 4.5.33 Reverse sensitivity. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Accept	Decision Report 20: Business Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
FS1388.972	Mercury NZ Limited for Mercury E	Oppose		Reject	
588.4			Retain Policy 4.5.32 Adjoining site amenity as notified.	Accept	Decision Report 20: Business Zones
588.5			Delete Policy 4.5.42 Adjoining site amenity. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Accept	Decision Report 20: Business Zones
FS1388.973	Mercury NZ Limited for Mercury E	Oppose		Reject	
588.6			Amend Policy 4.5.36 Signage as follows: (a) In the Business Town Centre and Business Zone provide for: i. The establishment of signs where they are associated with the activity carried out on the site on which they are located; ii. Public information signs that are of benefit to community well-being; and iii. Establishment of signage to support the commercial function and vibrancy of the zones with controls on the site, location, appearance and number of signs to ensure they do not detract from the visual amenity of the surrounding environment, <u>including avoiding, remedying or mitigating adverse effects arising from illumination, light spill, flashing or reflection</u> ; iv. <u>Control of the location, colour, content and appearance of signs directed at traffic are controlled to ensure signs</u>	Reject	Decision Report 20: Business Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<p><u>do not distract, confuse or obstruct motorists, pedestrians and other road users; v. the placement of signs that do not obstruct the free movement of:</u> A. Pedestrians along the footpath; B. Vehicle use of the road carriageway. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.</p>		
588.7			Delete Policy 4.5.37 Managing the adverse effects of signs. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Reject	Decision Report 20: Business Zones
588.8			Amend Rule 14.12.1P2 On-site parking and loading activity-specific conditions 14.12.1.2(1)(a)(i) as follows: (i) On-site parking spaces and loading bays are not required on sites with sole frontages to the following <u>(but for the avoidance of doubt, can still be provided without result in a non-compliance with this rule):</u> (i) Main Street, Huntly:... AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Accept in part	Decision Report 13: Infrastructure
588.9			Amend Rule 14.12.1 P3 On-site manoeuvring and queuing activity-specific conditions 14.12.1.3(1)(f) as follows: (f) On-site manoeuvring and queuing spaces are not required on sites with vehicle accesses / entrances to the following <u>(but for the avoidance of doubt, can still be provided without resulting in a non-compliance with this rule);</u>	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												
			(i)... AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.														
588.10			<p>Amend Rule 14.12.1P4 Traffic generation activity-specific conditions 14.12.1.4(1) as follows: (1) Any activity must comply with the following traffic generation conditions: ... (c) Within the Business Zone Tamahere, Business Zone or Business Town Centre Zone there is a maximum of 300 vehicle movements per day and no more than 15% of these vehicle movements are heavy vehicle movements, <u>except for supermarkets which are governed by (c)(i) below: (c)(i) Supermarkets within the Business Zone or Business Town Centre Zone must not exceed traffic generation of 100 vehicles per hour (any hour) or must not exceed 1667m² gross floor area.</u> AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.</p>	Reject	Decision Report 13: Infrastructure												
588.11			<p>Amend Table 14.12.5.7 - Required parking spaces and loading bays as follows:</p> <table border="0" data-bbox="896 1149 1456 1388"> <thead> <tr> <th data-bbox="896 1149 1142 1181">Activity</th> <th data-bbox="1142 1149 1456 1181">Minimum Required Parking Spaces</th> <th data-bbox="1142 1181 1456 1212">Minimum Required Loading Bays</th> </tr> </thead> <tbody> <tr> <td data-bbox="896 1212 1142 1244">...</td> <td data-bbox="1142 1212 1456 1244">...</td> <td data-bbox="1142 1244 1456 1276">...</td> </tr> <tr> <td data-bbox="896 1276 1142 1308">Supermarket</td> <td data-bbox="1142 1276 1456 1308">....</td> <td data-bbox="1142 1308 1456 1340">1 car</td> </tr> <tr> <td data-bbox="896 1340 1142 1388">space per 25m² GFA</td> <td data-bbox="1142 1340 1456 1388"></td> <td data-bbox="1142 1388 1456 1420">2</td> </tr> </tbody> </table>	Activity	Minimum Required Parking Spaces	Minimum Required Loading Bays	Supermarket	1 car	space per 25m ² GFA		2	Accept in part	Decision Report 13: Infrastructure
Activity	Minimum Required Parking Spaces	Minimum Required Loading Bays															
...															
Supermarket	1 car															
space per 25m ² GFA		2															

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			HGV <u>Under 2500m2 GFA – 1 HGV</u> <u>Over 2500m2 GFA –</u> 2HGV — AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.		
588.12			Amend Table 14.12.5.10 Required Bicycle Spaces as follows: Activity Number of bicycle spaces All activities Bicycle parking spaces are provided at a ratio of 1 bicycle space for ever 10 <u>15</u> car park spaces required AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Accept in part	Decision Report 13: Infrastructure
588.13			Amend Rule 17.1.2 P2 Commercial activities Activity Specific Condition as follows: Nil-Subject <u>to Control 17.3[x] regarding Gross floor area</u> AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Accept	Decision Report 20: Business Zones
<i>FS1078.12</i>	<i>Hugh Green Limited</i>	Oppose		Reject	
<i>FS1193.22</i>	<i>Van Den Brink Group</i>	Oppose		Reject	
<i>FS1388.974</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Reject	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
588.14			Add a new rule within Section 17.1 Land Use - Activities as follows: <u>17.3[x] Gross floor area PI Any individual tenancy must have a gross floor area of greater than 500m2 RD1 (a) Any individual tenancy with a gross floor area less than 500m2 (b) The Council's discretion shall be limited to the following matters: i. Design and location of the building ii. Effects on vitality and amenity of nearby Business Town Centre zones and centres.</u> AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Accept in part	Decision Report 20: Business Zones
FS1078.13	Hugh Green Limited	Oppose		Accept in part	
FS1193.26	Van Den Brink Group	Oppose		Accept in part	
FS1388.975	Mercury NZ Limited for Mercury E	Oppose		Accept in part	
588.15			Amend Rule 17.2.3D1 On-site parking areas - Landscaping from a discretionary activity to a restricted discretionary activity as follows: <u>RD1 (a) On-site parking areas that do not comply with Rule 17.2.3 PI. (b) The Council's discretion shall be limited to the following matters: i. Design and location of the parking area ii. Effects on streetscape amenity.</u> AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Accept	Decision Report 20: Business Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
588.16			Amend Rule 17.2.7.1 Signs - General to read: P2 (a) A sign must comply with all of the following conditions: ... (v) where the sign is a freestanding sign, it must: A. Not exceed an area of <u>203m²</u> for one sign <u>face</u> and <u>1m²</u> for any other free standing sign on the site; B. <u>Must not exceed one sign per site</u> ; and C. Be set back at least 5m from the boundary of the Residential Zone. ... RDI ... (xi) <u>extent to which the signage is consistent with corporate branding and represents a cohesive visual appearance with the commercial activity on-site.</u> AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Reject	Decision Report 20: Business Zones
FS1089.14	Z Energy Limited, BP Oil NZ Limited and Mobil Oil NZ Limited for 'Oil Companies'	Oppose		Accept	
588.17			Amend Rule 17.3.4.1 Building setbacks - Zone boundaries as follows: PI (a) A building must be set back at least: i. <u>7.53m</u> from rear and side boundaries adjoining any: A. Residential Zone B... RDI (a) Any building that does not comply with Rule 17.3.4.1 PI. (b) <u>The Council's discretion shall be limited to the following matters: i. Height, design and location of the building relative to the boundary ii. Privacy on other site</u>	Accept	Decision Report 20: Business Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			iii. <u>Effects on amenity values of adjacent property.</u> AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.		
588.18			Amend Rule 18.1.2 Permitted Activities to read: P4 Retail activity Nil <u>Subject to Control 18.3.3 regarding Gross floor area P4A Supermarket Nil (for the avoidance of doubt, this activity is not subject to Control 18.3.3 regarding Gross floor area)</u> AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Accept in part	Decision Report 20: Business Zones
FS1388.976	Mercury NZ Limited for Mercury E	Oppose		Accept in part	
588.19			Amend Rule 18.1.3 RD2 Restricted Discretionary Activity as follows: (a) The construction of any new building that meets all of the following conditions: ... (a) The Council's discretion shall be limited to the following matters: (i)... (iii) <u>For the purpose of assessing supermarkets against the above criteria, regard shall be had to the following operational and functional requirements: a) store visibility that is easily identifiable when viewed from the street and surrounding area b) the provision of appropriate customer parking, which is clearly visible; accessible to motorists approaching the store from the local roading network and to customers on site; and functionally well</u>	Reject	Decision Report 20: Business Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<u>connected to the store entrance c) where large building formats are required, there is provision for solid facades to facilitate internal shelving and fresh produce display. d) adequate and accessible servicing areas that are preferably separated from customer vehicle traffic and pedestrian movements. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.</u>		
FS1388.977	Mercury NZ Limited for Mercury E	Oppose		Accept	Decision Report 20: Business Zones
588.20			Amend Rule 18.2.7.1 Signs - General as follows: P2 (a) A sign must comply with all of the following conditions: ... (v) Where the sign is a freestanding sign, it must: A. Not exceed an area of <u>320m2</u> for one sign <u>face</u> , and <u>1m2</u> for any other freestanding sign on the site ; B. <u>Must not exceed one sign per site</u> ; and C. Be set back at least 5m from the boundary of the Residential Zone. RDI (a) A sign that does not comply with Rules 18.2.7.1 P2 or P3. (b) The Council's discretion shall be limited to the following matters: ... (xi) <u>Extent to which the signage is consistent with corporate branding and represents a cohesive visual appearance with the commercial activity on-site.</u> AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Reject	Decision Report 20: Business Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
FS1323.80	Heritage New Zealand Pouhere Taonga	Oppose		Accept	
588.21			Amend Rule 18.3.3 Gross leasable floor area as follows: 18.3.3 Gross leasable floor area PI Any individual tenancy must have a gross leasable floor area of no more than 500 350m ² RDI Any individual tenancy with a gross leasable floor area over 500 350m ² and no greater than 500m ² NCI Any individual tenancy with a gross leasable floor area over 500m² The Council's discretion shall be limited to the following matters: (i) The matters listed in 18.1.3 RD2(b) (ii) Extent to which operational and functional requirements dictate the necessity for a floor area over 500m ² . AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Reject	Decision Report 20: Business Zones
FS1078.14	Hugh Green Limited	Support		Accept	
588.22			Retain Rule 18.3.4 PI Display windows and building facades as notified AND Amend Rule 18.3.4 DI Display windows and building facades to be a restricted discretionary rather than a discretionary activity, as follows: RDI (a) A building that does not comply with Rule 18.3.4 PI (b) The Council's discretion shall be limited to the following matters: i. Design and location of the building having regard to the operational and	Accept	Decision Report 20: Business Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<u>functional requirements of the activity to be accommodated ii. Extent to which the activity achieves the intent of the control by other means, to enable passive surveillance and promote pedestrian safety Effects on amenity values and town centre character.</u> AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.		
FSI078.15	Hugh Green Limited	Support		Accept	
FSI078.26	Hugh Green Limited	Support		Accept	
588.23			Retain Rule 18.3.5 PI Verandahs as notified AND Amend Rule 18.3.5 DI Verandahs, to be a restricted discretionary activity rather than a discretionary activity as follows: <u>RDI (a) A building that does not comply with Rule 18.3.5 PI. (b) The Council's discretion shall be limited to the following matters: i. Design and location of the building having regard to the operational and functional requirements of the activity to be accommodated ii. Extent to which the activity achieves the intent of the control by other means, to encourage continuous pedestrian shelter and maintain pedestrian amenity iii. Effects on amenity values and town centre character.</u> AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Accept	Decision Report 20: Business Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
588.24			Amend Rule 18.3.6 Building setbacks - zone boundaries, as follows: PI (a) A building must be set back a minimum of: i. <u>7.53m</u> from rear and side boundaries adjoining any: A. Residential Zone ... <u>RDI</u> (a) A building that does not comply with Rule 18.3.6 PI (b) <u>The Council's discretion shall be limited to the following matters: i. Height design and location of the building relative to the boundary ii. Privacy on other site iii. Effects on amenity values of adjacent property.</u> AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Accept	Decision Report 20: Business Zones
588.25			Add a rule within Section 20.1 Land Use - Activities as follows: <u>20.1[x] Restricted Discretionary Activities RDI</u> (a) Supermarkets (b) <u>The Council's discretion shall be limited to the following matters: i. Reverse sensitivity effects on industrial areas ii. Effects on vitality and amenity of nearby Business Town Centre zones.</u> AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Reject	Decision Report 21: Industrial Zones
<i>FS1087.15</i>	<i>Ports of Auckland Limited</i>	Oppose		Accept	
<i>FS1388.978</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept	

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588.26			Amend Rule 20.2.7.1 Signs - General as follows: P2 ... (c) where the sign is a freestanding sign, it must: A. Not exceed an area of <u>203</u> m ² for one sign <u>face</u> and <u>1</u> m ² for any other freestanding sign <u>on the site</u> ; B. Must not exceed one sign per site; <u>and</u> C. Be set back at least 5m from the boundary of any site a Residential, Village or Country Living Zone. ... RDI ... (b) Council's discretion shall be restricted to the following matters: ... (ix) <u>extent to which the signage is consistent with corporate branding and represents a cohesive visual appearance with the commercial activity on-site.</u> AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Reject	Decision Report 21: Industrial Zones
<i>FS1323.84</i>	<i>Heritage New Zealand Pouhere Taonga</i>	Oppose		Accept	
588.27			Amend Rule 20.3.4.1 Building setbacks as follows: P1 (a) A building must be set back at least: (i) 5m from a road boundary; (ii) <u>7.53</u> m from any other boundary where the site adjoins another zone, other than the Heavy Industrial Zone;... RDI (b) The Council's discretion shall be limited to the following matters: (i) effects on amenity values; (i) <u>(ii)</u> effects on streetscape; (ii) <u>(iii)</u> <u>traffic and road safety</u> ; and (iii) <u>(iv)</u> . effects on the earth bund	Accept	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
			<u>located on Lot 17 DP 494347 (53 Holmes Road, Horotiu).</u>		
FSI 134.76	Counties Power Limited	Support		Reject	
588.28			<p>Add a new definition of "Supermarket" in Chapter 13 Definition as follows: <u>An individual retail outlet having a store footprint over 1,000m2 GFA that sells, primarily by way of self-service, a comprehensive range of: a) domestic supplies, fresh food, groceries, such as fresh meat and produce; chilled, frozen, packaged, canned and bottled foodstuffs and beverages; and general housekeeping and personal goods, including (but not limited to) cooking, cleaning and washing products; kitchenwares; toilet paper, diapers and other paper tissue products; pharmaceuticals, health and personal hygiene products and other toiletries; cigarettes, magazines and newspapers, greeting cards and stationery, batteries, flashlights, light bulbs and related products; and b) non-domestic supplies and comparison goods comprising not more than 20 per cent of all products offered for sale as measured by retail floor space, including (but not limited to) clothing and footwear; furniture; electrical appliances.; office supplies; barbeque and heating fuels; audio visual products. Note <u>Retail floor space means that area of the premises to which the public has access for the purpose of shopping, together with any area: a)</u></u></p>	Reject	Decision Report 20: Business Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<p><u>taken up for the purpose of display of goods; and</u> <u>b) any counter areas used by or occupied exclusively by staff members whilst actively engaged in serving the public. This area does not include floor space used for: storerooms back of house including delivery areas trolley storage areas entrance lobbies behind counter areas, and checkouts</u> AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.</p>		
FS1388.979	Mercury NZ Limited for Mercury E	Oppose		Accept	
588.29			<p>Retain Policy 4.5.2 Commercial function and purpose, so long as the amendments sought regarding the importance and appropriate nature of supermarkets within town centres are Accepted.</p>	Accept in part	Decision Report 20: Business Zones
FS1388.980	Mercury NZ Limited for Mercury E	Oppose		Accept in part	
588.30			<p>Retain Policy 4.5.3 Commercial purpose: Business Town Centre Zone in respect of the Proposed District Plan is intended purpose for the Business Town Centre Zone, so long as the amendments sought elsewhere in this submission are incorporated into the Proposed Waikato District Plan.</p>	Accept	Decision Report 20: Business Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
588.31			Retain Policy 4.5.4 Commercial Purpose: Business Zone in respect of the Proposed District Plan's intended purpose for the Business Zone, provided the ability for supermarkets to be accommodated within the Business Town Centre Zone are not precluded.	Accept	Decision Report 20: Business Zones
<i>FS1388.981</i>	Mercury NZ Limited for Mercury E	Oppose		Reject	
588.32			Consider that Pokeno be removed from the Proposed District Plan and not subject to the Proposed District Plan review process. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Reject	Decision Report 32: Miscellaneous Matters
<i>FS1261.27</i>	<i>Annie Chen</i>	Oppose		<i>Accept</i>	
<i>FS1281.30</i>	<i>Pokeno Village Holdings Limited</i>	Support		<i>Reject</i>	
<i>FS1297.37</i>	<i>CSL Trust & Top End Properties Limited</i>	Oppose		<i>Accept</i>	
<i>FS1297.39</i>	<i>CSL Trust & Top End Properties Limited</i>	Oppose		<i>Accept</i>	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
FS1385.20	Mercury NZ Limited for Mercury B	Oppose		Accept	
FS1377.169	Havelock Village Limited	Oppose		Accept	
588.33			Amend Policy 4.5.10 Policy - Retail: Business Town Centre Zone and Business Zone as follows: (a) Locate small scale retail activities <u>and key commercial activities, including supermarkets</u> within the Business Town Centre Zone and discourage <u>other</u> large scale <u>retail</u> activities from establishing within the Business Town Centre Zone. (b) Locate other large scale retail and commercial activities to within the Business Zone. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Accept in part	Decision Report 20: Business Zones
FS1078.16	Hugh Green Limited	Support		Accept in part	
FS1388.982	Mercury NZ Limited for Mercury E	Oppose		Accept in part	
588.34			Amend Policy 4.5.13 Policy – Town centre built form as follows: (a) The scale and form of new development in the Business Town Centre Zone is to: (i) Provide for a safe, accessible, compact and attractive town centre environment; (ii) Facilitate the integration of retail shopping, administration and commercial services, residential, civic and community activities,	Reject	Decision Report 20: Business Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<p><u>recognising that the operational and functional requirements of these activities need to be taken into account when assessing built form;</u> (iii) Reflect the role and character of the business town centre; (iv) Increase the prominence of buildings on street corners; (v) Maintain a low rise built form and small scale, pedestrian focused retail activities, <u>with the exception of supermarkets;</u> and (vi) Manage adverse effects on the surrounding environment, particularly at the interface with residential areas. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.</p>		
588.35			<p>Amend Policy 4.5.14 Policy - Raglan Town Centre as follows: (a) Development maintains and enhances the role of the Raglan Town Centre by: (i) Maintaining wide footpaths and high quality public space, prioritising and providing for pedestrian movement and safety; (ii) Maintaining a pedestrian focus by discouraging vehicle access across footpaths; (iii) Maintaining built form framing views towards Raglan Harbour; (iv) Providing for a building scale appropriate to the town centre; (v) Protecting and enhancing the character of <u>the existing buildings centre</u> through new built form being consistent with the outcomes of the Town Centre Character Statement for Raglan Town Centre (Appendix 10.1), in particular by: A.</p>	Reject	Decision Report 19: Raglan

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			<p>Promoting traditional roof forms (hipped or gable ends) and symmetry through window design and placement; B. Providing continuous post supported verandahs sheltering footpaths; C. Promoting recessed shop fronts; D. Providing parking, loading and storage where rear access to buildings exists; E. Promoting active street frontages by developing up to the street boundaries; F. Reinforcing the street corners by ensuring the design is two storey and is transparent on both sides of the street corner; G. Encouraging the preservation and promotion of cultural features. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.</p>		
FSI323.35	Heritage New Zealand Pouhere Taonga	Oppose			
588.36			<p>Amend Policy 4.5.15 Policy - Huntly Town Centre as follows: (a) Development maintains and enhances the role of the Huntly Town Centre by: (i) Maintaining wide footpaths and high quality public space, prioritising and providing for pedestrian movement and safety; (ii) Maintaining a pedestrian focus by discouraging vehicle access across footpaths; (iii) Providing for a building scale appropriate to the town centre; (iv) Protecting and enhancing the character of</p>	Accept in part	Decision Report 20: Business Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<p>the existing buildings-centre through new built form being consistent with the outcomes of the Town Centre Character Statement for Huntly Town Centre (Appendix 10.3), in particular by: A. Providing transparent facades and window displays at ground level; B. Providing continuous suspended verandas sheltering footpaths; C. Symmetrical window detailing; and D. Promoting active street frontages by developing up to the street boundary. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.</p>		
FS1388.983	Mercury NZ Limited for Mercury E	Oppose		Accept in part	
588.37			<p>Amend Policy 4.5.16 Policy - Ngaaruawaahia Town Centre as follows: (a) Development maintains and enhances the role of the Ngaaruawaahia Town Centre by: (i) Maintaining wide footpaths, prioritising and providing for pedestrian movement and safety; (ii) Maintaining a pedestrian focus by discouraging vehicle access across footpaths; (iii) Promoting improved pedestrian and cycle linkages with Te Awa River ride, Ngaaruwaahia swimming pool and town centre; (iv) Providing for an appropriate building scale and narrow frontages; (v) Protecting and enhancing the character of <u>the existing buildings centre</u> through new built form being consistent</p>	Accept in part	Decision Report 20: Business Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			with the outcomes of the Town Centre Character Statement for Ngaaruwaahua Town Centre (Appendix 10.2), in particular by: A. Recognising and promoting Ngaaruwaahia's cultural and heritage value set within the setting of the Waikato River and Hakarimata Range. B. Encouraging the preservation and promotion of Maaori heritage; C. Providing transparent facades and window displays at ground level; D. Providing continuous suspended verandahs sheltering footpaths; E. Providing parking, loading and storage where rear access to buildings exists; and F. Promoting active street frontages by developing up to the street boundary. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.		
FS1323.36	Heritage New Zealand Pouhere Taonga	Oppose		Accept in part	
FS1388.984	Mercury NZ Limited for Mercury E	Oppose		Accept in part	
588.38			Amend Policy 4.5.17 Policy - Te Kauwhata Town Centre as follows: (a) Development maintains and enhances the role of the Te Kauwhata Town Centre by: (i) Maintaining wide footpaths, prioritising and providing for pedestrian movement and safety; (ii) Maintaining a	Accept in part	Decision Report 20: Business Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<p>pedestrian focus by discouraging vehicle access across footpaths; (iii) Providing for an appropriate building scale with narrow frontages; and (iv) Protecting and enhancing the character of the existing buildings centres through new built form being consistent with the outcomes of the Town Centre Character Statement for Te Kauwhata Town Centre (Appendix 10.5), in particular by: A. Providing transparent facades and window displays at ground level; B. Providing continuous suspended verandahs sheltering footpaths; C. Symmetrical window detailing; D. Promoting flat or low pitched roofs; E. Providing parking, loading and storage where rear access to buildings exists; F. Promoting mixed use and residential activities on upper floors; G. Recognising the connections between the town centre and Whangamarino Wetland; H. Encouraging the preservation and promotion of cultural features; and I. Promoting active street frontages by developing up to the street boundary. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.</p>		
FS1078.17	Hugh Green Limited	Support		Accept in part	
FS1323.37	Heritage New Zealand Pouhere Taonga	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
FS1388.985	Mercury NZ Limited for Mercury E	Oppose		Reject	
588.39			<p>Amend Policy 4.5.18 Pokeno Town Centre as follows: (a) Development maintains and enhances the role of the Pokeno Town Centre by: i. Maintaining wide footpaths, prioritising and providing for pedestrian movement and safety; ii. Maintaining a pedestrian focus by discouraging vehicle access across footpaths; iii. Providing for an appropriate building scale with narrow frontages; and iv Protecting and enhance the character of <u>the existing centre buildings</u> through new built form being consistent with the outcomes of the Town Centre Character Statement for Pokeno Town Centre (Appendix 10.4) in particular by: A. Promoting transparent facades and window displays at ground level; B. Providing continuous suspended verandahs sheltering footpaths; C. Providing parking, loading and storage where rear access to buildings exists; D. Encouraging the preservation and promotion of cultural features; E. Promoting active street frontages by developing up to the street boundary; F. Ensuring built form is consistent with Waikato District Council Pokeno Town Centre Architectural Form, Materials and Signage Design Guide, and in particular section 6 (Architectural Style, Material and Appearance) AND Amend the Proposed District Plan to make</p>	Accept in part	Decision Report 20: Business Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			consequential or alternative relief to give effect to the specific amendments sought.		
FSI281.31	Pokeno Village Holdings Limited	Support		Accept in part	
FSI323.38	Heritage New Zealand Pouhere Taonga	Oppose		Accept in part	
588.40			Amend Policy 4.5.19 Tuakau Town Centre as follows: (a) Development maintains and enhanced the role of the Tuakau Town Centre by; i. Maintaining wide open streets, with wide pedestrian footpaths; ii. Maintaining a pedestrian focus by discouraging vehicle access across footpaths; iii. Providing for an appropriate building scale with narrow frontages; and iv. Protecting and enhancing the character of <u>the existing centre buildings</u> through new built form being consistent with the outcomes of the Town Centre Character Statement for Tuakau Town Centre (Appendix 10.6), in particular by: A. Providing parking, loading and storage where rear access to buildings exists; B. Promoting mixed-use and residential activities on upper floors; C. Providing transparent facades and window displays at ground level; D. Providing continuous suspended verandahs sheltering footpaths; E. Encouraging the preservation and promotion of cultural features; F. Promoting	Accept in part	Decision Report 20: Business Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			active street frontages by developing up to the street boundary. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.		
FSI323.39	Heritage New Zealand Pouhere Taonga	Oppose		Accept in part	
588.41			Delete Policy 4.5.20 Pedestrian frontages: active street frontages - Business Town Centre Zone. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Reject	Decision Report 20: Business Zones
FSI078.18	Hugh Green Limited	Support		Reject	
FSI078.21	Hugh Green Limited	Support		Reject	
588.42			Delete Policy 4.5.21 Corner Buildings - Business Town Centre Zone. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Reject	Decision Report 20: Business Zones
588.43			Delete Policy 4.5.22 Landscaping - Business Town Centre Zone. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Reject	Decision Report 20: Business Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
<i>FSI388.986</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept	
588.44			Delete Policy 4.5.23 Height - Business Town Centre Zone. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Reject	Decision Report 20: Business Zones
<i>FSI369.17</i>	<i>Ngati Tamaoho Trust</i>	Oppose		Accept	
588.45			Delete Policy 4.5.24 New Buildings - Business Town Centre zone. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Reject	Decision Report 20: Business Zones
<i>FSI388.987</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept	
588.46			Delete Objective 4.5.25 Character - Business Zone. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Reject	Decision Report 20: Business Zones
<i>FSI388.988</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept	
588.47			Delete Policy 4.5.26 Landscaping of onsite parking areas - Business Zone. AND Amend the Proposed District Plan to make consequential or	Reject	Decision Report 20: Business Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			alternative relief to give effect to the specific amendments sought.		
588.48			Delete Policy 4.5.27 Front setback - Business Zone. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Reject	Decision Report 20: Business Zones
588.49			Delete Policy 4.5.28 Height - Business Zone. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Reject	Decision Report 20: Business Zones
588.50			Retain Policy 4.5.8 Role and function of the Business Zone, subject to an amendment to discourage small-scale retail activities within this zone is controlled with a limit on gross floor area. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Accept	Decision Report 20: Business Zones
588.51			Retain Policy 4.5.9 Employment opportunities: Business Town Centre Zone and Business Zone.	Accept	Decision Report 20: Business Zones
<i>FSI388.989</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Reject	
588.52			Retain Objective 4.5.12 Business Town Centre - Character, insofar as it ensures development is designed in a functional manner.	Accept	Decision Report 20: Business Zones
588.53			Retain the approach where a restricted discretionary activity status is ascribed to an activity that infringes certain standards e.g. Rule	Accept	Decision Report 20: Business Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			18.2.2 Servicing and hours of operation and Rule 18.2.8 Outdoor storage.		
588.54			Amend the Proposed District Plan to clarify that where buildings (which already require restricted discretionary activity consent) infringe standards, the activity status does not default to discretionary but remains restricted discretionary and a suitably limited set of criteria is applied. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Accept	Decision Report 20: Business Zones
<i>FS1385.21</i>	<i>Mercury NZ Limited for Mercury B</i>	Oppose		<i>Reject</i>	
588.55			Retain the objectives and policies for the Industrial Zone in Section 4.6 Industrial and Heavy Industrial.	Accept in Part	Decision Report 21: Industrial Zones
<i>FS1388.990</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Accept in part</i>	
588.56			Retain Rule 16.1.5 Non-complying Activities, insofar as supermarkets are more appropriately accommodated in zones that provide principally for commercial activities.	Reject	Decision Report 14: Residential Zone
<i>FS1388.991</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
588.57			Retain restricted discretionary activity status for activities that infringe permitted activity standards in terms of transport, including the assessment criteria.	Accept	Decision Report 13: Infrastructure
<i>FS1388.992</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	
588.58			Delete the New Zealand Transport Agency designation J14 that applies to the frontage of 16-18 Tumate Mahuta Drive, Huntly and allow unrestricted access to and from the affected frontage for the supermarket site. AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments sought.	Reject	Decision Report 31: Designations
<i>FS1202.96</i>	<i>New Zealand Transport Agency</i>	Oppose		<i>Accept</i>	
588.59			Amend Rule 14.12.1 P4 Traffic generation activity-specific conditions 14.12.1.4(1)(d) as follows: (d) Within the Industrial Zone and Heavy Industrial Zone (excluding the Huntly Power Station and Huntly Quarry); (i) Maximum 250 vehicle movements per day 100 vehicles per hour (any hour) and no more than 15% of these vehicle movements are heavy vehicle movements AND Amend the Proposed District Plan to make consequential or alternative relief to give effect to the specific amendments 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
<i>FS1345.134</i>	<i>Genesis Energy Limited</i>	Support		<i>Reject</i>	