

IN THE MATTER of the Resource Management Act 1991 ("RMA" or "the Act")

AND

IN THE MATTER of a submission in respect of the PROPOSED WAIKATO DISTRICT PLAN by AMBURY PROPERTIES LIMITED pursuant to Clause 6 of Schedule 1 of the Act

**SUBMISSIONS OF COUNSEL FOR WAIKATO DISTRICT COUNCIL REGARDING
THE REQUEST BY AMBURY PROPERTIES LTD FOR AN EARLY HEARING AND
DECISION**

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INTRODUCTION

1. The purpose of this pre-hearing conference is to consider the request by Ambury Properties Limited¹ (“APL”) for an early hearing and decision on its submission on the Proposed Waikato District Plan (Stage 1) (“PDP”).
2. APL requests that:
 - (a) Its submission be heard in May 2020, approximately 5 months earlier than it is expected to be heard under the current hearings timetable; and
 - (b) A decision on its submission be released by mid-2020, approximately 1 year earlier than is expected for all decisions on the PDP.
3. Council met with APL representatives on Monday 29 July 2019 to discuss the legal and procedural issues that arise as a result of APL’s request for an early hearing and decision, and to better understand the nature of its submission on the PDP, particularly whether it includes the rule framework associated with the underlying zones. This was a valuable exercise and has helped inform Council’s position.
4. The purpose of these submissions is to identify the legal and procedural considerations relevant to the Hearing Panel’s determination of APL’s request and to outline Council’s position in respect of each matter.
5. APL seeks to develop its 176 hectare rural zoned site at Ohinewai into a mixed use masterplanned community comprising industrial, business and residential uses (known as the “Sleepyhead Estate”). While APL is already in the process of applying for resource consents to commence Stage 1 of the development, to establish The Comfort Group’s (“TCG”) foam manufacturing plant in the north-western corner of the site, TCG is concerned at the level of expenditure (\$45m) required for Stage 1

¹ Submitter number 764.

without any certainty about the overall structure plan until the end of 2021/early 2022 if the current hearing timetable is retained².

6. While Council cannot pre-determine the outcome of APL's submission, it acknowledges the need for certainty one way or the other given the nature and scale of the development and the level of investment required.
7. Although Council would not ordinarily support a request for an early hearing and decision as a matter of fairness to all submitters, it supports APL's request for two primary reasons:
 - (a) An early decision on APL's submission (regardless of the outcome) will provide Council with the certainty it needs to make a decision on whether to proceed with a \$100m single combined wastewater treatment plant to service the area from Huntly to Meremere; and
 - (b) Regardless of what the decision is on its merits, the potential economic benefits that a proposal of this scale brings to the district is significant and justifies an early decision *if* the alternative is that the developer walks away and the merits of the proposal are never considered. The consequences of this are that any potential economic opportunity for the district is lost altogether, or significantly reduced, due to any delays in the project.
8. Notwithstanding Council's support, it is recognised that there are procedural matters that will need to be resolved to the Hearing Panel's satisfaction.

² Affidavit of Stefan Geertsema, paragraphs 3.7 and 5.2 – 5.3

JURISDICTIONAL ISSUES

9. It is submitted there is no jurisdictional impediment to APL's request. The Hearing Panel is entitled to take a staged approach to hearings and the release of decisions on the PDP.
10. Schedule 1 to the RMA does not compel the Hearing Panel to hear submissions or topics in any particular sequence. The Hearing Panel has discretion to hear submissions on the PDP in the manner that it considers appropriate. The only limits on the appropriateness of the procedure for hearings are set out in section 39(2) of the RMA, which are not directly relevant to the request.
11. In addition, the procedure adopted by the Hearing Panel must comply with section 18A(1) of the RMA (regarding timely, efficient, consistent and cost effective processes) and the principles of natural justice.
12. In terms of section 18A matters, the APL request comprises steps in Schedule 1 that would be taken anyway. The only difference is that the hearing and appeal period will now commence earlier than scheduled. Whether or not the request results in a cost effective process depends on whether the hearing includes other re-zoning requests in Ohinewai. Arguably the process will be more costly for Council if the Hearing Panel was to hear APL's request before the other rezoning requests in Ohinewai.
13. The issue of fairness between submitters will be addressed below.

PROCEDURAL ISSUES – MERITS OF REQUEST

Importance of Early Decision for Infrastructure Planning

14. Council has existing wastewater treatment facilities in Huntly, Meremere and Te Kauwhata. These facilities are reaching the end of their design life and are struggling to cope with the current demand. It is certain that they will not cope with the planned or potential

expansion of development of these areas. Council obtained a \$38M interest-free government loan in 2018 (via the Housing and Infrastructure Fund – HIF) to progress a wastewater solution for Te Kauwhata.

15. Further feasibility work has been carried out on an alternative option that would see a single combined wastewater treatment plant servicing the area from Huntly to Meremere. It is considered a combined super plant provides superior environmental outcomes (fewer discharge points, high level of treatment and increased compliance). A super plant would better deliver the economic, environmental, social and cultural aspirations of Council³.
16. The evolution of Council's thinking regarding the best option to be pursued has delayed the uplift of the HIF loan and further delays may put this interest-free loan at risk. The progression of a wastewater solution for Te Kauwhata and the surrounding area is also driven by discharge consent compliance and improved environmental outcomes.
17. Accordingly, an early decision on the APL submission is critical to Council's planning and design of any combined wastewater treatment plant. The rezoning request from APL is a substantial development which will have a significant impact on the wastewater capacity required.
18. This development will be a determining factor as to which wastewater solution is ultimately progressed. An early decision on the APL submission (regardless of what the decision is) will provide Council with the certainty it needs to make a decision on a wastewater solution. This decision is already under significant time pressure and cannot be

³ In terms of the social and cultural considerations, a super plant reduces compliance issues, improves treatment standards, removes discharges from Lake Waikere and reduces discharges into the Waikato River.

delayed by a further 12 months when all decisions are expected on the PDP.

19. Whether or not the APL development proceeds may be a deciding factor between the combined wastewater treatment plant going ahead or being discounted. The sooner Council has certainty around the APL development, the sooner Council can make the significant decision which will impact the investment of public money. If the APL decision is not brought forward, Council will have to make a significant public investment decision in a very uncertain environment.

Fairness and equality for other submitters

20. As indicated by Counsel for APL, ensuring procedural fairness for submitters is an important concern for Council, in particular:
 - (a) Landowners in the vicinity who may be adversely affected by the proposal;
 - (b) Further submitters on the APL submission;
 - (c) Other submitters seeking rezoning of land at Ohinewai;
 - (d) Submitters seeking rezoning of land elsewhere; and
 - (e) Submitters generally.
21. Council received 989 submissions on the PDP, with around 10,000 submission points. Approximately 310 submission points seek a zoning change, with a wide range of land areas sought to be re-zoned.
22. In addition, there are communities such as Tuakau who have had large tracts of land proposed to be re-zoned as part of the notified PDP. The land was originally to be rezoned under a notified plan change to the Operative Waikato District Plan (Franklin Section) but the plan change was withdrawn to enable a comprehensive integrated assessment as part of the district plan review. These communities may feel aggrieved that a zoning request made by a submitter on the PDP (rather than by

way of a private plan change or rezoning included in the notified PDP) is receiving preferential treatment.

23. If the APL request is accepted by the Hearings Panel, there is the potential for other submitters to seek an early hearing and decision process. Counsel for APL submitted that the risk of “me toos” is low or can be distinguished because:
 - (a) Despite having the opportunity to do so, no other submitters have made a similar request; and
 - (b) Other rezonings are generic in nature and are not being sought to create the context for such a large and important specific development that will undoubtedly proceed if the appropriate zoning framework can be put in place.

24. While it is correct no other submitters have at this stage made a request for an early hearing and decision, it is likely some submitters, especially lay submitters, may not have appreciated that they could seek an early hearing and decision as a legal or jurisdictional matter in response to the Hearing Panel’s First Directions of 21 May 2019. That may explain why other submitters did not avail themselves of the same opportunity.

25. In terms of other rezoning requests on the PDP, several submissions are specific in nature and involve significant areas of land however, they are not of the same scale of development as the APL development. The next largest rezoning request is by Ta Ta Valley⁴ who seeks to rezone 230 hectares of land at Bluff Road and Trig Road, Pokeno for a site specific Resort Zone to provide an appropriate planning framework for its proposed development. The submission included a detailed suite of objectives, polices and rules together with a section 32AA evaluation. Ta Ta Valley intends to develop the site into a major tourism destination, known as the “Ta Ta Valley Resort.” Like APL, Ta Ta Valley

⁴ Submitter number 374.

has lodged resource consents to commence the earthworks associated with the development.

26. Counsel for APL submits that the APL proposal represents such a unique opportunity that an innovative and flexible approach to planning processes is justified.⁵ Counsel for APL also considers that the significant economic benefits of consolidating The Comfort Group's facilities at one location and the economic costs associated with delays clearly justify a decision to enable the submission to be heard and determined early.⁶ Council considers the scale of the APL development, together with the time constraints they are operating under, as confirmed in the affidavit of Mr Geertsema for TCG, distinguishes this request from other requests that may be made.
27. It is likely other submitters are awaiting the outcome of the Hearing Panel's consideration of APL's request. If APL's request is granted, it is likely further requests may be made. If they too are granted, it would be difficult to manage a hearing schedule with a large number of submissions out of sequence and with decisions that have different timeframes for appeals. However, Council considers the risk is low due to the specific context and scale of the APL development and the significant time constraints under which it is operating.

Integrated decision making

28. The principle of integrated decision making will not be achieved if the Hearing Panel were to hear and decide APL's site specific submission in isolation of other rezoning requests in Ohinewai. A decision on the APL site alone would not take a holistic view of the wider context and other rezoning requests in the immediate vicinity, including any cumulative effects of the rezoning requests.

⁵ Submissions of Counsel for Ambury Properties Limited in Support of an Early Hearing and Decision, Paragraph 2.5.

⁶ Submissions of Counsel for Ambury Properties Limited in Support of an Early Hearing and Decision, Paragraph 3.5.

29. There are seven submissions seeking rezoning in close proximity to the APL site. These requests are depicted in the map attached as Attachment 1 to these submissions. The numbers on the map refer to the submitter numbers. The table to the right of the map identifies the submitter's name.
30. In summary, the seven other Ohinewai rezoning requests are:
- (a) Planning Focus Limited – seeks to zone land from Rural Zone to Industrial Zone and Country Living Zone to Industrial Zone;
 - (b) Ohinewai Land Limited – seeks to include a growth area at Ohinewai;
 - (c) Gloria Jean Beverland – seeks to amend the zoning of properties on McVie Road, Huntly to allow Kimihia Lakes Recreation and Events Zone;
 - (d) Shand Properties Limited (x2) – seeks to amend the zoning from Rural Zone to Country Living Zone;
 - (e) Ohinewai Area Committee – seeks to amend the zoning of five properties on Ohinewai North Road, Ohinewai from Business Zone to Residential Zone; and
 - (f) Ribbonwood Family Trust – seeks to amend the zoning from Rural Zone to Country Living Zone.
31. Attached as Attachment 2 to these submissions is a table summarising the relief sought by each of the seven other Ohinewai rezoning requests.
32. In response to Council's desire to take a holistic approach to planning for the Ohinewai area, Counsel for APL advises that its preference is for APL's submission to be heard alone. However APL does not oppose having all the Ohinewai rezoning requests being heard at the same time

as the APL submission, provided this does not delay the hearing of APL's submission in May 2020⁷.

33. Council supports this latter approach as it considers it will better enable the Hearing Panel to holistically consider all rezoning requests together and ensure alignment with the National Policy Statement on Urban Development Capacity.

Ensuring all potentially affected persons have an opportunity to participate

34. Arguably every person who met the criteria in Clause 8 of Schedule 1 of the Resource Management Act had the opportunity to lodge a further submission. Council understands that APL has been undertaking consultation with the community in a variety of different forms.
35. However it must be accepted that lay members of the community do not have the same resources or knowledge as a corporate submitter. As an illustration of this, on Thursday 1 August 2019 a landowner adjacent to the APL site (whose rural residential land located in the middle of the site is included in the APL request for rezoning) came into Council's offices and enquired as to what stage the Sleepyhead proposal was at. They did not have any knowledge of the APL submission or the process, hence are not a further submitter.
36. There may be other locals opposed to the development who did not lodge a further submission on APL's submission due to a lack of knowledge about its submission. It must be acknowledged that the media interest highlighting the Sleepyhead proposal occurred after the close of further submissions on the PDP.
37. Given the proposal has come via a submission on the PDP, rather than a private plan change request (which would have received consultation and a greater level of awareness via a separate public notice), Council supports the additional notification process suggested by Counsel for

⁷ Submissions of Counsel for Ambury Properties Limited, paragraph 6.3

APL. That is, identifying a category of potentially affected local parties, specifically notifying them of APL's submission and providing them with an opportunity to lodge a document to join the process and attend the early hearing.⁸ This would be treated as a further submission.

38. Council agrees the Hearing Panel has the power to invoke an additional notification layer under section 39 of the RMA.
39. At this stage Council has not identified the category of potentially affected parties but it could be a large catchment area as the development has implications for Ohinewai on the western side of the Waikato Expressway.
40. It is accepted further submitters have been invited to this pre-hearing and are entitled to be involved in the hearing.
41. If the Hearing Panel grants APL's request and includes all rezoning submissions in Ohinewai, then those submitters are provided for.

Decisions on the zone provisions

42. APL seeks amendments to Objective 4.1.2 and Policy 4.1.3(a), a new policy for Ohinewai or, alternatively, an amendment to Policy 4.1.13 to include Ohinewai, and amendments to other objectives and policies as necessary to enable the subdivision, use and development of the subject site. While evidence on most of the objectives and policies associated with zones will have been heard by May 2020 (apart from the Rural Zone) there is a risk that an early decision does not allow the Hearings Panel to reflect on any further evidence on objectives and policies that may come later in the hearing schedule.
43. The APL submission seeks "such further relief and/or amendments to the Proposed Plan as may be necessary to support Ambury's relief as set

⁸ Submissions of Counsel for Ambury Properties Limited in Support of an Early Hearing and Decision, Paragraph 6.3.

out in this submission.” The submission does not provide any detail of the scope or extent of amendments that this may include.

44. It was clarified at the meeting with APL on 29 July 2019 that APL is seeking an early decision on the provisions which would accompany the zoning request, not just the rezoning request, which Council had not initially appreciated.
45. Council understands APL’s approach is to seek a site specific zoning (effectively a spot zone) for its site. This means the policies and rules for the Residential, Industrial and Business Zones would be ring-fenced for only the APL site (and the Ohinewai area if other Ohinewai rezoning requests are heard at the same time) and would not apply to the wider district. As acknowledged by Counsel for APL⁹, there is a risk that the planning provisions relating to the Residential, Business and Industrial zoning outside the spot zone (or Ohinewai area) may end up being out of step by the outcome of other decisions after the APL/Ohinewai decision is released.
46. There is also a possibility that amendments are necessary to provisions that are scheduled to be heard later, such as infrastructure (objectives, policies and rules).
47. However, it is not unusual for different rules to apply to a particular property or section of the district. Section 76(4) of the RMA authorises a rule to apply throughout a district or part of a district or to make different provisions for different parts of the district. Furthermore, the inconsistent provisions could be tidied by a future variation or plan change if considered necessary.
48. If the Panel was to release a decision on the provisions associated with the three zones which applied to the whole district, this increases the risk of the rules being subject to appeals and thus unable to be relied

⁹ Submissions of Counsel for Ambury Properties Limited in Support of an Early Hearing and Decision, Paragraph 9.3.

upon by APL in any consent applications (for example if the consent authority gave more weight to the operative provisions due to the existence of the appeals). While only submitters and further submitters can lodge appeals, any person who claimed an interest in the proceeding greater than the public interest could join an appeal under section 274 of the RMA.

49. Therefore, if the Panel did support an early hearing and decision, it is recommended that the applicability of the objectives, policies and rules are limited to APL's site (and the Ohinewai area if other Ohinewai rezoning requests are included at the same time).

Natural hazards

50. A further concern of Council is to ensure natural hazards are appropriately addressed if APL's submission is heard and determined ahead of Stage 2 of the PDP.
51. Stage 2 addresses the identification and management of natural hazards and is expected to be notified in early March 2020. If an early hearing was held on the APL submission in May 2020, submissions would have been received but it is unlikely that the summary of submissions would have been notified. Thus the mapping and the provisions associated with natural hazards would not have been tested through the Schedule 1 process. However, the nature of the natural hazard provisions and the relief sought by submissions on those provisions will be known to the Hearing Panel.
52. Mercury NZ Limited has filed a further submission in opposition to the APL submission. It is concerned that neither natural hazard flood provisions, nor adequate flood maps are currently available, and therefore it is not clear from a land use management perspective, either how effects from a significant flood event will be managed, or whether the land use zone is appropriate from a risk exposure perspective.

53. Council acknowledges that best planning practice would have been to analyse the results of the flood hazard assessment prior to designing the district plan policy framework for areas subject to natural hazard. However, the significant delays with the flood mapping meant that Council had no choice but to adopt a staged approach to the PDP.
54. Council is intending to carefully manage the staged approach by scheduling rezoning requests at the end of the hearing schedule to ensure the Stage 2 provisions have been heard prior to the rezoning requests, provided there are no delays with notification of Stage 2.
55. At this early stage of development of the Stage 2 natural hazard maps, it appears that the APL site is within a Residual Risk area. Council understands that APL is undertaking detailed technical work and modelling in relation to flood risk and residual risk.¹⁰ This means it will be in a position to put before the Hearing Panel highly detailed information about those issues which is likely to be more detailed than the modelling undertaken by Waikato Regional Council to inform Stage 2 Natural Hazards. APL's modelling will be at a finer level of detail for a specific site, thus allowing bespoke natural hazard provisions to be considered for the site and the wider Ohinewai area.
56. Council considers this is an appropriate approach to address the risks of an early hearing and decision in relation to the timing of Stage 2 of the PDP. Council is also aware that APL's specialists are working closely with the Waikato Regional Council in relation to its site specific modelling.

Adequate time to consider the submission

57. The submission by APL is more akin to a request for a private plan change. While it is not uncommon for Council as proponent of a proposed plan to consider requests for zoning that were not included in the notified plan, the scale of development proposed by APL is

¹⁰ Submissions of Counsel for Ambury Properties Limited in Support of an Early Hearing and Decision, Paragraph 8.3..

significant. Given the nature and scale of development, the only way Council can consider the submission as part of the proposed plan is if APL provides all of its specialist and technical evidence before preparation of the Section 42A report.

58. The submission from APL does not include the level of information and analysis to support a re-zoning request of this nature. If a hearing on this submission was scheduled for May 2020, the Section 42A report would need to be publicly available mid March 2020 at the latest¹¹.
59. In order to allow adequate time for consideration of the evidence to inform a robust Section 42A report, the evidence would have to be received by Council before December 2019.
60. The timing of the evidence was discussed with APL at the meeting on 29 July and APL confirmed they were working towards that timeframe. The evidence from all other Ohinewai rezoning submitters would equally need to be available by that date if those submissions are to be heard at the same time. Council understands at least two of the Ohinewai submitters can meet that timeframe.

CONCLUSION

61. Overall, Council is satisfied that the procedural matters arising from APL's request for an early hearing and decision can be appropriately addressed resulting in a fair and appropriate process if:
 - (a) Local residents who did not submit on the Sleepyhead proposal be given a further opportunity to submit and attend the hearing;
 - (b) Other requests for rezoning at Ohinewai be heard at the same time as APL's submission to ensure a holistic approach to planning for the Ohinewai area, provided it does not delay the May 2020 hearing;

¹¹ Hearings Panel's first directions 21 May 2019, Paragraph 18.

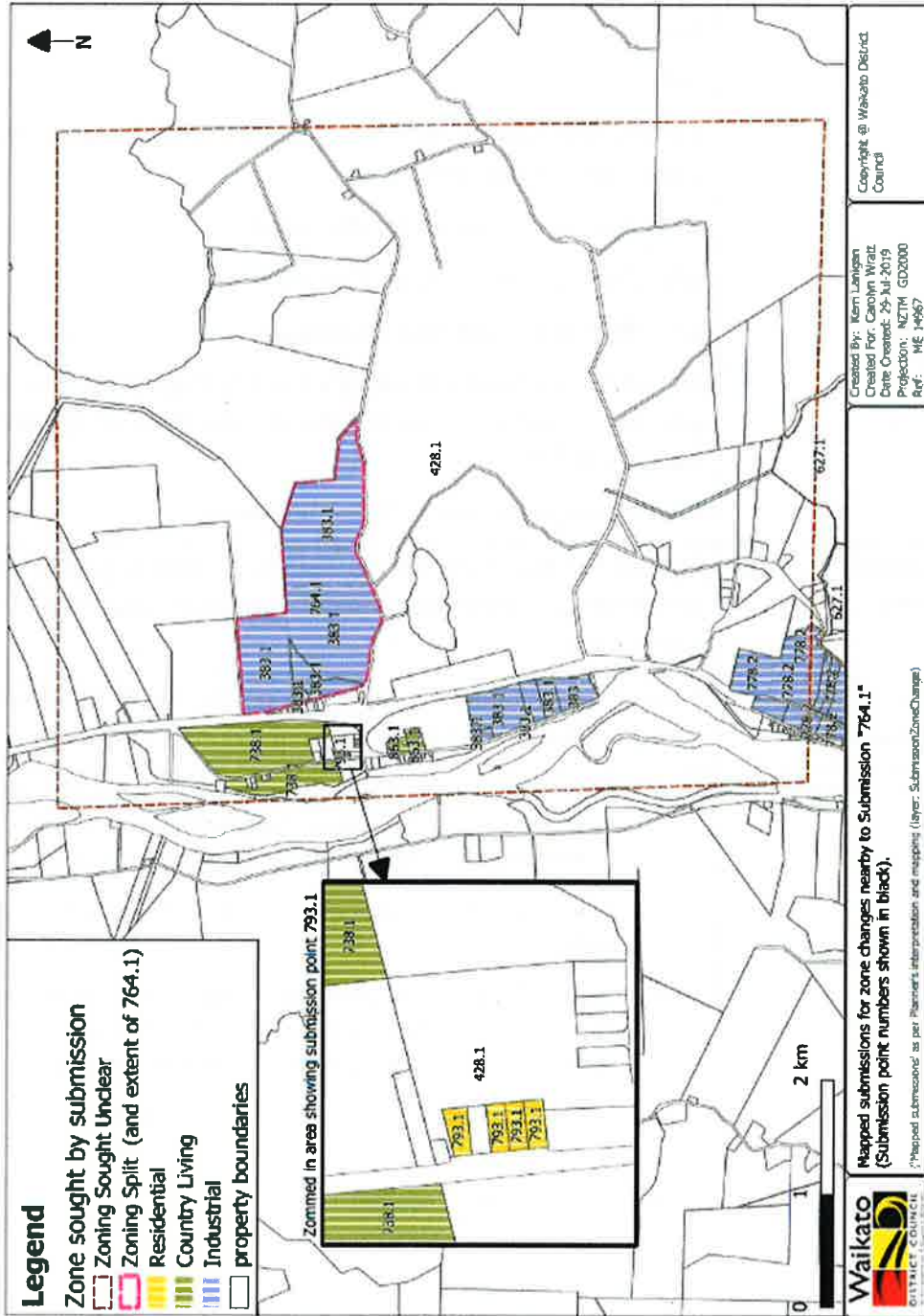
- (c) The decision on the provisions (zoning, objectives, policies and rules) apply only to the APL site and other Ohinewai rezoning areas rather than district wide to prevent unnecessary appeals (which would put the development at risk, if the submission was successful, and delay Council's decision on a combined wastewater plant for the area); and
- (d) All evidence and technical supporting documentation, including detailed flood modelling, be provided as soon as possible before December 2019 to ensure the timing for the s42A report can be met.

Dated 5 August 2019



B Parham
Counsel for Waikato District Council

Attachment 1



Submitters in close proximity:

Submission number	Submitter
383.1	Planning Focus Ltd
428.1	Ohinewai Land Limited
627.1	Gloria Jean Beverland
738.1	Shand Properties Ltd
778.2	Shand Properties Pty
793.1	Ohinewai Area Committee
863.1	Ribbonwood Family Trust

Attachment 2: Summary of relief sought by the other Ohinewai rezoning requests

383.1	Planning Focus Ltd	<p>Amend the zoning of the following properties in Ohinewai from Rural Zone to Industrial Zone:</p> <p>52 Lumsden Road (Lot 3 Deposited Plan 474347)</p> <p>56 Lumsden Road (Lot 2 Deposited Plan 474347)</p> <p>58 Lumsden Road (Lot 1 Deposited Plan 474347)</p> <p>109 Tahuna Road (Part Allotment 436A Parish of Whangamarino)</p> <p>147 Ohinewai South Road(Lot 1-3 Deposited Plan 15270)</p> <p>Ohinewai South Road; (Part Allotment 36 Parish of Taupiri)</p> <p>159 Ohinewai South Road; (Lot 1 Deposited Plan 63073)</p> <p>181 Ohinewai South Road; (Part Allotment 36 Parish of Taupiri)</p> <p>AND</p> <p>Amend the zoning the following properties from Country Living Zone to Industrial Zone:</p> <p>123 Ohinewai South Road, Ohinewai</p> <p>101 Ohinewai South Road, Ohinewai</p> <p>117 Ohinewai South Road, Ohinewai</p> <p>183 Ohinewai South Road; (Part Lot 1 Deposited Plan 90412 and Allotment 816 Taupiri Parish and Part Allotment 817 Taupiri Parish)</p> <p>See the map attached to the submission.</p>
428.1	Ohinewai Land Limited	Amend the Proposed District Plan to include a growth area at Ohinewai in accordance with the plan attached to the submission.
627.1	Gloria Jean Beverland	Amend the zoning of properties on McVie Road, Huntly to allow Kimihia Lakes Recreation and Events to develop.
738.1	Shand Properties Ltd	<ul style="list-style-type: none"> • Amend the zoning of approximately 61ha of land adjacent to Ohinewai North Road, as depicted in Appendix A of the submission, from Rural Zone to Country Living Zone. • Retain Section 5.6 Country Living Zone Objectives and Policies. • Amend Chapter 5 to clarify the scope of the application of the objectives and policies in the "Rural Environment" and which zone(s) the objectives and policies apply to • Retain Chapter 23 Country Living Zone Rules, except Rule 23.4 Subdivision. • Amend Rule 23.4 Subdivision, 23.4.4 Title boundaries and

		<p>23.3 Land use - Building, to address issues related to natural hazards and contaminated land in a more targeted and specific way. This could include through:</p> <ul style="list-style-type: none"> • The replacement of standards 23.4.4(1)(iii)A and B; • The rewording of matters for discretion 23.4.4(b)(v) and (vi); • Addition of standards e.g. floor levels, in 23.3. • Amend Rule 23.4.4 Title boundaries, so that the activity status for a subdivision not complying with the standards is discretionary rather than non-complying. • Add a definition for "natural hazard area" to Chapter 13: Definitions with reference to standards and/or mapped location . • Amend definition of "contaminated land" in Chapter 13: Definitions to refer to standards and or mapped locations.
778.2	Shand Properties Ltd	<p>Amend Policy 4.1.13 - Huntly as follows:</p> <p>4.1.3 Policy - Huntly</p> <p>(a) Huntly is developed to ensure:</p> <p>(i) infill and redevelopment of existing sites occurs;</p> <p>(ii) Reverse sensitivity effects from the strategic transport infrastructure networks are avoided or minimised;</p> <p>(iii) Development of areas where there are hazard and geotechnical constraints is managed to ensure the associated risks do not exceed acceptable levels.</p> <p>(iv) Development is avoided on areas with hazard, geotechnical and ecological constrain tsignificant hazard and geotechnical constraints that are unable to be remedied or sufficiently mitigated to achieve an acceptable level of risk.</p> <p>(v) Ecological values are maintained or enhanced.</p> <p>(vi) Development of areas with significant ecological value is avoided.</p> <p>AND</p> <p>Any further relief and/or amendments to other provisions as necessary to support the relief sought.</p> <p>Amend the zoning of approximately 74.06ha in Huntly located between Great South Road and East Mine Road from Rural Zone to Industrial Zone (see submission for map and list of legal descriptions).</p>

		<p>AND</p> <p>Any further relief and/or amendments to the Proposed District Plan as necessary to support the relief sought.</p> <p>Amend the zoning of approximately 22.95ha in Huntly, south of East Mine Road from Rural Zone to Residential Zone (see submission for map and list of legal descriptions).</p> <p>AND</p> <p>Any further relief and/or amendments to the Proposed District Plan as necessary to support the relief sought in the submission.</p>
793.1	Ohinewai Area Committee	Amend the zoning of the properties 10, 12, 14, 16 and 18 Ohinewai North Road, Ohinewai from Business Zone to Residential Zone.
863.1	Ribbonwood Family Trust	Amend the zoning of the following properties at Ohinewai from Rural Zone to Country Living Zone bounded by Ohinewai South Road to the west and State Highway 1 (Waikato Expressway) to the east , including 53 Ohinewai South Road Ohinewai. (See map attached to submission).