

**Further Submission Form**  
 In support of, or in opposition to,  
 submission/s on notified:

ECM Project: PDP2022V003-04
ECM # .....
FS # .....
Customer # .....
Property # .....

**Enabling Housing Supply Variation 3  
 to the Proposed Waikato District Plan**

*Clause 8 of Schedule 1, Resource Management Act 1991*

**Closing date for further submissions: 19 December 2022**

To submit electronically please email: [districtplan@waidc.govt.nz](mailto:districtplan@waidc.govt.nz)

<b>I. Further Submitter details:</b> <i>(mandatory information)</i>	
Full name of individual/organisation making further submission:	
Contact person <i>(if different from above)</i>	
Email address for service	
Postal address for service	
	Postcode:
Preferred method of contact	<input type="checkbox"/> Email <input type="checkbox"/> Post
Phone numbers	Daytime:
	Mobile:
Correspondence to	<input type="checkbox"/> Submitter <input type="checkbox"/> Contact person <input type="checkbox"/> Both

<b>2. Eligibility to make a further submission</b> <i>(for information on this section go to RMA Schedule 1, clause 8)</i>
<p>I am:</p> <p><input type="checkbox"/> A person representing a relevant aspect of the public interest;  <i>In this case, also specify below the grounds for saying that you come within this category; or</i></p> <p><input type="checkbox"/> A person who has an interest in the proposal greater than the interest that the general public has.  <i>In this case, also specify below the grounds for saying that you come within this category; or</i></p> <p><input type="checkbox"/> A local authority itself.  <i>In this case, also specify below the grounds for saying that you come within this category; or</i></p> <p>My reasons for selecting the category ticked above are:</p>

<b>3. Request to be heard at a hearing</b>
<p><input type="checkbox"/> Yes, I wish to be heard at the hearing in support of my further submission; or</p> <p><input type="checkbox"/> No, I do not wish to be heard at the hearing in support of my further submission</p>

#### 4. Joint submission

If others make a similar submission, I will consider presenting a joint case with them at the hearing

yes  no

#### 5. Checklist for further submission being made

- I have filled in the table on the next page with details of my further submission.
- I have added  46  further pages/sheets that form part of my further submission.
- I understand that I am responsible for serving a copy of my further submission on the original submitter(s) within 5 working days after it is served on Council.

#### 6. Signature of further submitter *(a signature is not required if you make your submission by electronic means)*

Signature of further submitter (or person authorised to sign on their behalf)

Signature:  *M Weipia*  Date: \_\_\_\_\_  
(type name if submitting electronically)

#### 7. Return this form no later than 19 December 2022 by:

- Delivery to any Waikato District Council office or library
- Post to Waikato District Council, Private Bag 544, Ngaruawahia 3742
- Email to [districtplan@waidc.govt.nz](mailto:districtplan@waidc.govt.nz)

#### 8. Important notes to person making a further submission:

##### A. Content of further submission

A further submission must be limited to a matter in support of, or in opposition to, an original submission.

A further submission cannot introduce new matters that were not raised in original submissions.

Please note that your further submission (or part of your further submission) may be struck out if the authority is satisfied that at least one of the following applies to the further submission (or part of the further submission):

- it is frivolous or vexatious
- it discloses no reasonable or relevant case
- it would be an abuse of the hearing process to allow the further submission (or the part) to be taken further
- it contains offensive language
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

##### B. Serving a copy of your further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on Council.

##### C. Privacy Information

Council will make all further submissions, including name and contact details, publicly available on Council's website. Personal information will also be used for the administration of the submission process and will be made public.

**The specific submission(s) on Variation 3 to the Proposed Waikato District Plan that this further submission relates to:**

Name of original submitter	Address of original submitter	Original Submitter number	Original submission point number/s	Support or Oppose	Reasons for my support or opposition are	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) <i>Give precise details</i>
<i>Example</i> John Smith	<i>Example</i> 15 Galileo St Ngaruawahia	<i>Example</i> 200	<i>Example</i> 200.1	<i>Example</i> Support	<i>Example</i> It is important that...	<i>Example</i> I seek that the whole of the submission be allowed.

Use additional sheets if necessary.



**FURTHER SUBMISSION TO  
WAIKATO DISTRICT COUNCIL ON  
VARIATION 3 TO THE PROPOSED WAIKATO DISTRICT PLAN**

**19 DECEMBER 2022**

This submission is filed for Waikato-Tainui by:

**Te Whakakitenga o Waikato Incorporated**

PO Box 648

Hamilton 3240

The specific submissions on Variation 3 to the Proposed Waikato District Plan that this further submission relates to:							
Name of original submitter	Address of original Submitter	Original Submitter Number	Original submission point number/s	Original Submission point and reasons	Support or oppose	Reasons for my support or opposition are	I seek that the whole (or Part [describe part]) of the submission be allowed (or disallowed)
Heritage New Zealand	<a href="mailto:cmcalley@heritage.org.nz">cmcalley@heritage.org.nz</a>	28	28.4	<p><b>Retain</b> SUB-P3 Lot sizes, except for the amendments sought below  <b>AND</b>  <b>Amend</b> SUB-P3(3) Lot sizes as follows:            (3) Within the MZR2 Medium Density Residential Zone 2. subdivision enables medium density housing outcomes, <i>except in the instance of qualifying matters.</i></p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>The submitter considers that this policy has been amended to accommodate the MDRS.</li> </ul>	Support	Te Whakakitenga o Waikato considers retaining this provision is necessary to provide for the matters of national importance in section 6(e) and (f) of the RMA 1991, Te Ture Whaimana o Te Awa o Waikato and other qualifying matters	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Heritage New Zealand	<a href="mailto:cmcalley@heritage.org.nz">cmcalley@heritage.org.nz</a>	28	28.5	<p><b>Retain</b> SUB-P23.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>This will enable the Plan to provide for the RMA and national importance matters found at s6(e): the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga and s6(f): the protection of historic heritage from inappropriate subdivision, use and development.</li> </ul>	Support	Te Whakakitenga o Waikato considers retaining this provision is necessary to provide for the matters of national importance in section 6(e) and (f) of the RMA 1991, Te Ture Whaimana o Te Awa o Waikato and other qualifying matters.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Heritage New Zealand	<a href="mailto:cmcalley@heritage.org.nz">cmcalley@heritage.org.nz</a>	28	28.8	<p><b>Retain</b> MRZ2-P6 Qualifying Matters.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>The submitters considers that the suite of policies should include references to the retention of the important values contained in qualifying matters at the time of new builds.</li> <li>It is importance to signal this to developers at the earliest possible stage to enable them to incorporate these aspects into their design process.</li> <li>The proposed addition to the suite would enable the Plan to provide for the RMA matters of</li> </ul>	Support	Te Whakakitenga o Waikato considers retaining this provision is necessary to provide for the matters of national importance in section 6(e) and (f) of the RMA 1991, Te Ture Whaimana o Te Awa o Waikato and other qualifying matters.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.

				national importance at s6(e): the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga: and s6(f): the protection of historic heritage from inappropriate subdivision, use and development.			
Heritage New Zealand	<a href="mailto:cmcalley@heritage.org.nz">cmcalley@heritage.org.nz</a>	28	28.9	<p><b>Retain</b> the matters of discretion in MRZ2-S2(2) Height – building general except for the amendments sought below AND <b>Add</b> the following matter of discretion to MRZ2-S2(2) Height - building general as follows: <i><u>e) whether the infringement detracts from the recognised values of any qualifying matters located adjacent sites.</u></i></p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• The submitter supports the proposed matters of discretion give regard to the potential effects that new over height buildings will have on adjacent sites.</li> <li>• The submitter considers that the matters of consideration should specifically advise of the need to consider the impacts on qualifying matters, including historic heritage, archaeological sites, and sites of significance to Māori, as they are matters of national importance.</li> <li>• The more intensive over height development results in overlooking of a culturally important site or creates dominant effect on a built heritage site or archaeological site.</li> <li>• The plan needs a policy rule and assessment criteria framework to acknowledge this matter, and enable appropriate mitigation as required.</li> <li>• This framework to acknowledge this matter and enable</li> </ul>	Support	Te Whakakitenga o Waikato considers retaining this provision is necessary to provide for the matters of national importance in section 6(e) and (f) of the RMA 1991, Te Ture Whaimana o Te Awa o Waikato and other qualifying matters	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.

				<p>appropriate mitigation as required.</p> <ul style="list-style-type: none"> <li>This framework would also enable the Plan to better provide for cultural and historic heritage landscape which is often spread across several sites.</li> </ul>			
Heritage New Zealand	<a href="mailto:cmcalley@heritage.org.nz">cmcalley@heritage.org.nz</a>	28	28.10	<p><b>Retain</b> the matters of discretion in MRZ2-S3(2) Height in relation to boundary, except for the amendments sought below AND <b>Add</b> the following matter of discretion to MRZ2-S3(2) height in relation to boundary as follows: <i><u>(e) Whether the infringement detracts from the recognised values of any qualifying matters located on adjacent sites.</u></i></p>	Support	Te Whakakitenga o Waikato considers retaining this provision is necessary to provide for the matters of national importance in section 6(e) and (f) of the RMA 1991, Te Ture Whaimana o Te Awa o Waikato and other qualifying matters	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Heritage New Zealand	<a href="mailto:cmcalley@heritage.org.nz">cmcalley@heritage.org.nz</a>	28	28.11	<p><b>Retain</b> the matters of discretion in MRS2-S4(2) Setbacks, except for the amendments sought below AND Add a matter of discretion to MRZ2-S4(2) Setbacks as follows: <i><u>e) Whether the infringement detracts from the recognised values of any qualifying matters located on adjacent sites.</u></i></p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>The submitter supports that the proposed matters of discretion give regard to the potential effects that excessive building coverage on surrounding residential character.</li> <li>The submitter considers that the matters of consideration should specifically advise of the need to consider the impacts on qualifying matters, including historic heritage archaeological sites and sites of significance to Māori as they are matters of national importance.</li> <li>The proposals that exceed building coverage controls may result in a more dominant development resulting in</li> </ul>	Support	Te Whakakitenga o Waikato considers retaining this provision is necessary to provide for the matters of national importance in section 6(e) and (f) of the RMA 1991, Te Ture Whaimana o Te Awa o Waikato and other qualifying matters	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.



				<p>overlooking of a culturally important sites or creates a dominant effect on a built heritage site or archaeological site.</p> <ul style="list-style-type: none"> <li>• The plan needs a policy, rule, and assessment criteria framework to acknowledge this matter, and enable appropriate mitigation as required.</li> <li>• This framework would also enable the Plan to better provide for cultural and historic heritage landscape which is often spread across several sites.</li> </ul>			
Heritage New Zealand	<a href="mailto:cmcalley@heritage.org.nz">cmcalley@heritage.org.nz</a>	28	28.12	<p><b>Retain</b> the matters of discretion in MRZ2-S5(2) Building coverage, except for the amendments sought below AND <b>Add</b> the following matter of discretion to MRZ2-S5 Building coverage as follows: <i><u>d) Whether the infringement detracts from recognised values of any qualifying matters located on adjacent sites.</u></i></p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• The submitter supports that the proposed matters of discretion give regard to the potential effects that lack of setback will have on adjacent sites.</li> <li>• The submitter considers that the matters of consideration should specifically advise of the need to consider the impacts on qualifying matters, including historic heritage archaeological sites and sites of cognisance to Māori as they are matters of national importance.</li> <li>• The more intensive development that is not suitable setback from the boundary may result in overlooking of a culturally important site or creates a dominant effect on built heritage site or archaeological site.</li> </ul>	Support	Te Whakakitenga o Waikato considers retaining this provision is necessary to provide for the matters of national importance in section 6(e) and (f) of the RMA 1991, Te Ture Whaimana o Te Awa o Waikato and other qualifying matters	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.

				<ul style="list-style-type: none"> <li>The plan needs a policy, rule, and assessment criteria framework to acknowledge this matter, and enable appropriate mitigation as required.</li> <li>This framework would also enable the Plan to better provide for cultural and historic heritage landscape which is often spread across several sites.</li> </ul>			
Heritage New Zealand	<a href="mailto:cmcalley@heritage.org.nz">cmcalley@heritage.org.nz</a>	28	28.13	<p><b>Retain</b> the qualifying matter found in Assessment report: PDP identifier-318-Corner of Eyre Street and Broadway-the-point</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>The submitter supports the recognition of the existing qualifying matters within Ngaaruawaahia being residential zone sites that have sites or area of significance to Māori recognises in the Planning Maps/ PDP-Identifier-318- Corner Eyre Street and Broadway-the-Point.</li> <li>This will assist to give effect to enable the Plan to provide for the RMA matters of national importance found at s6(3) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites and waahi tapu and other taonga.</li> </ul>	Support	Te Whakakitenga o Waikato considers retaining this matter is necessary to provide for the matters of national importance in section 6(e) and (f) of the RMA 1991,	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Heritage New Zealand	<a href="mailto:cmcalley@heritage.org.nz">cmcalley@heritage.org.nz</a>	28	28.15	<p><b>Retain</b> the qualifying matter Te Ture Whaimana o Te Awa Waikato - The vision and strategy for the Waikato River</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>The submitter supports the qualifying matters and the related setback controls for Te Ture Whaimana o Te Awa Waikato - The vision and strategy for the Waikato River.</li> <li>This will assist to give effect to enable the Plan to provide for the RMA matters and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.</li> </ul>	Support	Te Whakakitenga o Waikato considers it necessary that Te Ture Whaimana o Te Awa o Waikato remains a qualifying matter as set out in the s771(c) of the Resource Management Act 1991.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Waka Kotahi	<a href="mailto:Mike.wood@nzta.govt.nz">Mike.wood@nzta.govt.nz</a>	29	29.5	<p><b>Amend</b> the assessment criteria under TRPT-R4(2) to include a</p>	Support	Te Whakakitenga o Waikato considers it appropriate and necessary for green	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.

				<p>specific requirement for traffic assessments to demonstrate how the proposal mitigates operational greenhouse gas effects.</p> <p>Decision Reason</p> <ul style="list-style-type: none"> <li>• The submitter supports the traffic generation standards applying to the Medium Density Residential 2 Zone.</li> <li>• The submitters consider that the matters of discretion need to place more direct emphasis on traffic assessments demonstrating how operational greenhouse gas effects will be mitigated.</li> <li>• This approach is consistent with the strategic direction of Variation 3 (plus the soon to be reintroduced RMA requirements around climate change) which places an emphasis on achieving a zoning approach for the four towns which supports reductions in greenhouse gas emissions by limiting the dependence on private vehicles (Section 32 report Volume 2, Section 11.5).</li> </ul>		house gas effects to be addressed as set out in the relief sought.	
Tuurangawaewae Marae	<a href="mailto:rangatira@te-huia.co.nz">rangatira@te-huia.co.nz</a>	35	35.1	<p><b>Amend</b> Section 6E and 6F (historic heritage qualifying matters) to include the surrounding areas of Tuurangawaewae Marae</p>	Support	<p>Te Whakakitenga o Waikato reiterates that the relief sought better reflects the significance of the site to Waikato-Tainui and the Kiingitanga.</p> <p>Te Whakakitenga o Waikato reiterates that whilst not identified in the Proposed District Plan Decisions Version as a Site of Significance, Te Whakakitenga o Waikato reiterate that Tuurangawaewae Marae is a site of significance to Waikato-Tainui and the Kiingitanga.</p> <p>Te Whakakitenga o Waikato reiterates that the relief sought better reflects the significance of Tuurangawaewae Marae in regards to section 6(e) and 6(f) of the RMA.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Tuurangawaewae Marae	<a href="mailto:rangatira@te-huia.co.nz">rangatira@te-huia.co.nz</a>	35	35.2	<p><b>Delete</b> the surrounding area of Tuurangawaewae Marae from MDRS zoning maps including River Road, Regent Street, Kent Street, George Street, Edwards</p>	Support	<p>Te Whakakitenga o Waikato reiterates that Tuurangawaewae marae should be considered in the context of a qualifying matter given the significance</p>	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.

				Street, and King and Queen Street.		<p>of the site in the context of section 6(e) and 6(f) of the RMA.</p> <p>Te Whakakitenga o Waikato reiterates concerns traffic impacts on River Road on Tuurangawaewae Marae.</p> <p>Te Whakakitenga o Waikato reiterates that the proposed building heights enabled in the MRZ2 Zone would diminish the cultural character of the area.</p> <p>Te Whakakitenga o Waikato reiterates that the proposed building heights of the MRZ2 Zone would visually obstruct Tuurangawaewae whanau views of the marae and possibly the awa.</p> <p>Te Whakakitenga o Waikato reiterates that multi storey buildings will also add as a distraction to the importance and status of the marae and Kiingitanga.</p> <p>Te Whakakitenga o Waikato reiterate that these areas also include papakainga and a vast majority of Tuurangawaewae whaanau live in this area who would be affected by the proposed zoning.</p>	
Waikato Regional Council	<a href="mailto:Katrina.Andrews@waikatoregion.govt.nz">Katrina.Andrews@waikatoregion.govt.nz</a>	42	42.5	<p><b>Clarify</b> whether the need for additional provisions to restore and protect the health and wellbeing of the Waikato River has been investigated given the additional intensification enabled by the Variation.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• Acknowledges that WDC has recognised Te Ture Whaimana as a qualifying matter within Variation 3 and has carried over existing provisions to protect the health and wellbeing of the river to the new Medium Density Residential Zone 2 as a result.</li> <li>• It is critical Te Ture Whaimana is expressly recognised as a qualifying matter. Increased urban densities will exceed the capacity of existing wastewater and stormwater systems which discharge into the sensitive environment of the awa. These systems are already at capacity and cannot function in a manner</li> </ul>	Support	<p>Te Whakakitenga o Waikato considers further confirmation is necessary, in particular to consider the cumulative impact of the Variation on the Waikato River</p>	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.

				<p>which gives effect to Te Ture Whaimana without substantial ongoing investment.</p> <ul style="list-style-type: none"> <li>It's not clear if WDC has investigated whether additional provisions not already present in other zone chapters are needed to protect and improve the health and wellbeing of the awa with the additional intensification proposed by this Variation. For example, provisions relating to infrastructure capacity constraints affecting residential intensification on existing lots (i.e., intensification that does not trigger subdivision rule SUB-R153) or whether financial contributions could be used to address increased infrastructure costs associated</li> </ul>			
Waikato Regional Council	<a href="mailto:Katrina.Andrews@waikatoregion.govt.nz">Katrina.Andrews@waikatoregion.govt.nz</a>	42	42.6	<b>Amend</b> objectives, policies, and rules to better give effect to Te Ture Whaimana, if required	Support	Te Whakakitenga o Waikato support further plan provisions to better implement and realise Te Ture Whaimana o Te Awa o Waikato.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Waikato Regional Council	<a href="mailto:Katrina.Andrews@waikatoregion.govt.nz">Katrina.Andrews@waikatoregion.govt.nz</a>	42	42.7	<b>Add</b> a new section that identifies and discusses the qualifying matters that have resulted in the modification of the MDRS. This could be added under the 'Purpose' section or the objectives and policies of the MRZ2 chapter	Support	Te Whakakitenga o Waikato support Will provide further clarification as to the qualifying matters that have resulted in modification of the MDRS.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Waikato Regional Council	<a href="mailto:Katrina.Andrews@waikatoregion.govt.nz">Katrina.Andrews@waikatoregion.govt.nz</a>		42.10	<b>Amend</b> Variation 3 to give greater consideration to the capacity within the three-waters network to accommodate the future growth that would be enabled by Variation 3.	Support	<p>Te Whakakitenga o Waikato support further plan provisions thatto better implement and realise Te Ture Whaimana o Te Awa o Waikato.</p> <p>Te Whakakitenga o Waikato are concerned that there is insufficient capacity (current and planned) in the three waters network for the future growth enabled by Variation 3.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
J and A Whetu	<a href="mailto:james@whetugroup.co.nz">james@whetugroup.co.nz</a>	70	70.1	<b>Amend</b> Variation 3 to protect the privacy and amenity of properties located in the proposed new Medium Density Residential Zone 2 but choose not to develop their properties by way of amendments to the following provisions:	Support	<p>Te Whakakitenga o Waikato are concerned of the impacts of Variation 3 on communities in the Waikato District including on marae, hapuu and whanau</p> <p>Te Whakakitenga o Waikato support provisions which provide for marae,</p>	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.

			<ul style="list-style-type: none"> <li>• MRZ2-O6 Reverse sensitivity: <i>(b) Enabling properties/sites that do not develop to medium density residential to protect its privacy and amenity</i></li> <li>• MRZ2-P11 Reverse Sensitivity: <i>(2) Allow structures, and/or screen planting, that protect privacy and amenity on properties/sites that adjoin medium density residential development</i></li> <li>• New rule MRZ2-S9A Screening on Non-Medium Density Residential developed properties: <i>(1) Activity status: PER A property/site that adjoins a property/site(s) where any land use and building under standards MRZ2-S2 to MRZ2-S7 (excluding MRSZ2-S4A) is carried out, the following is permitted: (a) The construction of privacy structures of 4m high within 1m of the adjoining boundary or (b) The planting of trees of up to 11m in height, along the shared boundary (2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Shading</i></li> </ul> <p>AND</p> <p><b>Amend</b> Variation 3 to protect the privacy and other interests of properties located in the proposed General Residential Zone that also adjoin Medium Density Residential Zone 2 properties, in a similar way to the amendments outlined above.</p> <p>AND</p> <p>Any consequential <b>amendments</b> in other areas of Variation 3 or the Proposed District Plan as needed.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• Submitter acknowledges that there are benefits from enabling medium density residential</li> </ul>	<p>hapuu and whaanau maintain and protect the amenity of their properties.</p>	
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				<p>development across Aotearoa New Zealand, but wishes to avoid the adverse impacts of permitted and controlled land use building activities that may occur directly next door to them.</p> <ul style="list-style-type: none"> <li>• Not every property in the zone wants to develop to the full extent permitted.</li> <li>• Submitter believes that there is a missed opportunity in Variation 3 for provisions to be included in the Proposed District Plan that can support property owners who choose not to develop their property to protect their own privacy and other interests.</li> </ul>			
Estate of Te Puea Herangi	<a href="mailto:hinerangi.raumati@gmail.com">hinerangi.raumati@gmail.com</a>	72	72.1	<p><b>Amend</b> the Variation to apply Section 771(a) Section 6 matters to include the surrounding areas of Tuurangawaewae marae.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• This includes significant cultural and historic areas.</li> </ul>	Support	<p>Te Whakakitenga o Waikato reiterates that the relief sought better reflects the significance of the site to Waikato-Tainui and the Kiingitanga.</p> <p>Te Whakakitenga o Waikato reiterates that whilst not identified in the Proposed District Plan Decisions Version as a Site of Significance, Te Whakakitenga o Waikato reiterate that Tuurangawaewae Marae is a site of significance to Waikato-Tainui and the Kiingitanga.</p> <p>Te Whakakitenga o Waikato reiterates that the relief sought better reflects the significance of Tuurangawaewae Marae in regards to section 6 of the RMA.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Estate of Te Puea Herangi	<a href="mailto:hinerangi.raumati@gmail.com">hinerangi.raumati@gmail.com</a>	72	72.2	<p><b>Amend</b> the zoning of the properties surrounding Tuurangawaewae Marae, including River Road, Regent Street, Kent Street, George Street, Edward Street, King and Queen Street that were proposed to be rezoned MDRS.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• It will affect the natural character, historic landscape, heritage and well-being of the area.</li> <li>• Traffic congestion around Tuurangawaewae Marae will increase and affect whanau and major cultural events.</li> </ul>	Support	<p>Te Whakakitenga o Waikato reiterates that Tuurangawaewae marae should be considered in the context of a qualifying matter given the significance of the site in the context of section 6(e) and 6(f) of the RMA.</p> <p>Te Whakakitenga o Waikato reiterates concerns traffic impacts on River Road on Tuurangawaewae Marae.</p> <p>Te Whakakitenga o Waikato reiterates that the proposed building heights enabled in the MRZ2 Zone would diminish the cultural character of the area.</p> <p>Te Whakakitenga o Waikato reiterates that the proposed building heights of the MRZ2 Zone would visually obstruct</p>	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.

				<ul style="list-style-type: none"> <li>• Parking for events is already limited.</li> <li>• Noise levels may increase and possibly affect cultural practices.</li> <li>• 3 storey / 11 metre structures would diminish the cultural significance of Tuurangawaewae Marae and more important the Kiingitanga.</li> <li>• The buildings would pose a distraction and blight on the landscape of the area.</li> <li>• The area chosen for the Marae was based on the Waikato River, confluence with the Waipaa River and cultural viewshafts to Taupiri Maunga and the Hakarimata Range. These important attributes should not be diminished by property developers who will not appropriately consider those views.</li> </ul>		<p>Tuurangawaewae whanau views of the marae and possibly the awa.</p> <p>Te Whakakitenga o Waikato reiterates that multi storey buildings will also add as a distraction to the importance and status of the marae and Kiingitanga.</p> <p>Te Whakakitenga o Waikato reiterate that these areas also include papakainga and a vast majority of Tuurangawaewae whaanau live in this area who would be affected by the proposed zoning.</p>	
Waikato District Council	<a href="mailto:Keri.davis-miller@waidc.govt.nz">Keri.davis-miller@waidc.govt.nz</a>	76	76.1	<b>Amend</b> Variation 3 to give greater consideration to the capacity within the three-waters network to accommodate the future growth that would be enabled by Variation 3.	Support	<p>Three waters infrastructure has not been planned for the level of development that variation 3 would enable.</p> <p>The inability for current and planned three waters infrastructure to enable development under Variation will put further pressure on the Waikato River and in this regard variation 3 is not compatible with Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River which demands restoration and protection.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Waikato District Council	<a href="mailto:Keri.davis-miller@waidc.govt.nz">Keri.davis-miller@waidc.govt.nz</a>	76	76.2	<b>Amend</b> Variation 3 to give greater consideration to the urban design outcomes of development and growth enabled by Variation 3	Support	<p>The intensification enabled under Variation 3 is a considerable increase in the density and scale of development. The impacts of Variation 3 will be felt by Waikato-Tainui marae, hapuu and whaanau and impact on our sites of significance.</p> <p>Consideration has not been given to the impact on our sites of significance, beyond those currently identified in the District Plan.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.1	That proposed v3 to the PDP does NOT compromise or put at risk the cultural landscape of the	Support	Te Whakakitenga o Waikato support provisions which restore and protect	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.



				<p>North Waikato region known by Mana Whenua like Ngāti Naho as “Manawa-ā-whenua” (‘heart of the land’) which refers to the existence of a massive water table and aquifers that connects all our waterways in towns like (but not limited to) Tuakau, Pookeno, Mangatangi, Maramarua, Mercer, Meremere, Te Kauwhata, Ohinewai, Tahuna and Huntly.</p> <p>Reason:</p> <ul style="list-style-type: none"> <li>• Protect Māori values in relation to Te Mana o te Wai.</li> <li>• Protect the objectives of the NPS-FM 2020</li> <li>• Mitigate the negative impact on the current lack of three waters infrastructure.</li> <li>• Mitigate the negative impact and adverse effects on natural resources in particular freshwater</li> <li>• Manage the impact on waterways in towns like Huntly and Ngaaruawaahia that are built on the banks of the Waikato River.</li> <li>• Pookeno has several wetlands, springs and streams flowing through its township and into the Mangatawhiri wetlands and stream and eventually direct into the Waikato River.</li> </ul>		<p>the Waikato River and Manawa-aa-whenua.</p> <p>Te Whakakitenga o Waikato support provisions which restore and protect te Mana o te Awa.</p>	
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.2	<p><b>Add</b> ‘Manawa-ā-whenua’ as a Qualifying Matter in (MRZ2-P6).</p> <p><b>Reason:</b> To recognize and protect unique and character of the “Manawa-ā-whenua” to the cultural and environmental landscape regarding the significant water table and aquifers in the North Waikato</p>	Support	Te Whakakitenga o Waikato support provisions which recognise, restore and protect Manawa-aa-Whenua, cultural and environmental landscapes.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.

Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.3	<p><b>Add</b> Te Mana o te Wai principles relating to the roles of tangata whenua and other New Zealanders in the management of freshwater, and these principles inform this National Policy Statement and its implementation.</p> <p><b>Reason:</b> To protect the 6 principles of Te Mana o te Wai by infusing it in te PDP namely:</p> <ul style="list-style-type: none"> <li>• Mana whakahaere: the power, authority, and obligations of tangata whenua to make decisions that maintain, protect, and sustain the health and well-being of, and their relationship with, freshwater.</li> <li>• Kaitiakitanga: the obligation of tangata whenua to preserve, restore, enhance, and sustainably use freshwater for the benefit of present and future generations</li> <li>• Manaakitanga: the process by which tangata whenua show respect, generosity, and care for freshwater and for others</li> <li>• Governance: the responsibility of those with authority for making decisions about freshwater to do so in a way that prioritises the health and well-being of freshwater now and into the future</li> <li>• Stewardship: the obligation of all New Zealanders to manage freshwater in a way that ensures it sustains present and future generations</li> <li>• Care and respect: the responsibility of all New Zealanders to care for freshwater in providing for the health of the nation.</li> </ul>	Support	Te Whakakitenga o Waikato Support provisions which protect and restore te mana o te Awa..	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.4	<p><b>Amend</b> Variation 3 by including requirements for green infrastructure and low impact design.</p> <p><b>Decision Reason</b></p>	Support	Te Whakakitenga o Waikato support provisions including green infrastructure and low impact design which will contribute to restoring and protecting the Waikato River.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.

				<ul style="list-style-type: none"> <li>• The submitter is concerned that proposed Variation 3 may prejudice or jeopardise the vision and strategy for the Waikato River as outlined in the vision and strategy for the Waikato River</li> <li>• The submitter is concerned that the proposed Variation may affect hapu aspirations of Ngati Naho regarding our waterways in particular the Waikato River, the Whangamarino and Mangatawhiri wetlands, Lake Waikare, Lake Whangape, Lake Rotongaro and the various puna wai throughout our traditional boundary and area of interest for Ngati Naho.</li> </ul>			
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.5	<p><b>Apply</b> a 1.2km buffer zone along the Waikato River, Lake Waikare, and the Whangamarino and Mangatawhiri wetlands that excludes any medium or high-density housing.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• Prevent the negative impact and adverse effects of housing construction and development on the Waikato River and its waterways and tributaries including Lake Waikare and the Whangamarino and Mangatawhiri wetlands.</li> <li>• Provide a buffer zone against medium to high density housing especially in towns that are built on the banks of the Waikato River like Huntly and Ngaaruawaahia including Pookeno with the hydrology flow and network of streams that flow into the Mangatawhiri wetlands, stream and eventually into the Waikato River.</li> </ul>	Support	<p>Te Whakakitenga o Waikato support provisions which protect and restore the Waikato River.</p> <p>Te Whakakitenga o Waikato would not expect a buffer zone be applied to papakainga development as this is already envisaged and encompassed in the Proposed District Plan.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.6	<p>Retain Outstanding natural features and landscapes s6(b) as a qualifying matter</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• To ensure outstanding natural features are always protected</li> </ul>	Support	Te Whakakitenga o Waikato support provisions which contribute to restoration and protection of the Waikato River, including Lake Waikare.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.

				from the negative impacts of the proposed v3 to the PDP. • For example, natural features and landscapes like the Waikato River and Lake Waikare.		Te Whakakitenga o Waikato put considerable effort through the proposed district plan in ensuring the Awa was recognised as an outstanding natural landscape.	
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.7	<b>Retain</b> Areas of significant indigenous vegetation and significant habitats of indigenous fauna s6(c) as a qualifying matter <b>Decision Reason</b> • To ensure areas of significant indigenous vegetation and significant habitats of indigenous fauna are always protected from the negative impacts of the proposed v3 to the PDP. • For example, significant indigenous vegetation and significant habitats of indigenous fauna like the Whangamarino and Mangatawhiri Wetlands and all its their waterways and tributaries	Support	Te Whakakitenga o Waikato support provisions which contribute to protecting, restoring and enhancing habitats, indigenous vegetation, awa, repo and roto.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.8	<b>Retain</b> Maintenance and enhancement of public access to and along lakes and rivers s6(d) <b>Decision Reason</b> • To protect, mitigate or regulate the negative impact of public access and use of our lakes and rivers.	Support	Te Whakakitenga o Waikato support provisions which contribute to maintain and enhancing public access to and along lakes and rivers.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.9	<b>Retain</b> Management of significant risks from natural hazards s6(h) s771 (b) - Matter required to give effect to a national policy statement <b>Decision Reason</b> • The lower Waikato River catchment is notoriously renowned for flooding at least once or twice a year. • The increase in population growth will have by default a greater demand and stress on existing infrastructure not to mention inadequate or non-existent infrastructure especially in relation to 3 Waters infrastructure.	Support	Te Whakakitenga o Waikato support provisions which recognise and protect marae, hapuu and whaanau from the effects of natural hazards.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.10	<b>Retain</b> Reverse Sensitivity <b>Decision Reason</b>	Support	Te Whakakitenga o Waikato is concern when the options for future use of	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.

				<ul style="list-style-type: none"> <li>Impact of reserves sensitivity matters regarding agriculture and horticultural development.</li> <li>Reverse sensitivity relevant to both district and regional plan matters namely, noise, dust, spray drift, odour etc</li> </ul>		highly versatile land is limited as a result of development	
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.11	<p><b>Retain</b> the 800m walkable catchment from each of the four town centres AND <b>Apply</b> low impact design principles and guidelines <b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>The submitter considers the outer fringe should remain as General Residential Zone.</li> </ul>	Support	Te Whakakitenga o Waikato support provisions which contribute to restoring and protecting the Waikato River.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.12	<p><b>Increase</b> the requirement for green spaces on a property AND <b>Increase</b> the distance and buffer zone between neighbour's boundaries. <b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>Ensure green spaces are provided given the impact of rapid and sudden population growth within the community because of the proposed v3 to the PDP.</li> </ul>	Support	<p>Te Whakakitenga o Waikato support provisions which contribute to restoring and protecting the Waikato River.</p> <p>The intensification enabled under Variation 3 is a considerable increase in the density and scale of development. The impacts of Variation 3 will be felt by Waikato-Tainui hapuu, marae and whanau and impact on our sites of significance.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.13	<p><b>Retain</b> the provisions and zoning pattern for Te Kauwhata and Raglan <b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>Population growth in Te Kauwhata and Raglan is rapidly increasing despite a severe lack of infrastructure for 3 waters and effective town planning</li> <li>Geographic proximity to the Raglan waterways and harbour and Lake Waikare for Te Kauwhata</li> </ul>	Support	Te Whakakitenga o Waikato are concerned of the ability of three waters infrastructure to cope with the degree of development enabled or anticipated through Variation 3 and the impacts on the Waikato River, waterbodies, and coastal areas.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.14	<p><b>Add</b> that prevent multi storey dwellings being constructed close to boundaries. AND <b>Add</b> implementation of low impact design builds. <b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>The submitter wants to protect communities from being split and</li> </ul>	Support	<p>Te Whakakitenga o Waikato are concerned of the impacts on marae, hapuu and whanau from the density of development anticipated by Variation 3.</p> <p>Te Whakakitenga o Waikato support provisions to implement low impact design.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.

				<p>protect WDC's vision for connected communities.</p> <ul style="list-style-type: none"> <li>• Protect the health and wellbeing of the individuals and the community.</li> <li>• Multi storey dwellings constructed close to boundaries will have adverse effects on neighbours – such as being cast in shadow, loss of outlook and claustrophobic condition</li> </ul>			
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.15	<p><b>Add</b> provisions that better manage impacts on services in particular three waters, electricity, energy, transport, telecommunications, internet and waste management.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• No reasons stated</li> </ul>	Support	<p>Te Whakakitenga o Waikato support provisions to better manage tree waters and which contribute to restoring and protecting the Waikato River.</p> <p>Te Whakakitanga o Waikato Support provisions to better manage electricity, energy, transport, telecommunications and waste management with direction on the matters being well established in Tai Tumu, Tai Pari, Tai Ao.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.16	<p><b>Add</b> principles of fairness and equity provisions.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• Prevent the devaluation of properties.</li> <li>• Prevent the loss of lifestyle, outlook, and surrounds.</li> <li>• Prevent homeowners from being blindsided by v3 developments.</li> <li>• Prevent existing housing and property covenants from being undermined or removed.</li> <li>• Prevent the potential for another Variation in the future being imposed on communities e.g., going from 3 storey to storey buildings.</li> <li>• Prevent people being pepper-potted in the community.</li> <li>• Prevent the character of a town or community from being changed or adversely affected.</li> </ul>	Support	Te Whakakitenga o Waikato support provisions which enable fairness and equity.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.17	<p><b>Delete</b> consultation not required from neighbours</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• Prevent the lack of informed consent and consultation.</li> </ul>	Support	Te Whakakitenga o Waikato supports early engagement and ongoing consultation in regards to land use and development proposal.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.

				<ul style="list-style-type: none"> <li>• Protect democratic processes so neighbours are consulted, and consent is required.</li> <li>• Prevent property owners and indeed the community from being blindsided by v3 style housing and typology.</li> <li>• Prevent Council from approving or pushing through developments it knows will be unpopular or controversial.</li> </ul>		Te Whakakitenga o Waikato are concerned to see notification requirements constrained and are concerned how this will impact iwi, hapuu and whaanau. We see this as contrary to Tai Tumu, Tai Pari ,Tai Ao.	
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.18	<p>Ensure there are no breaches of existing treaty of Waitangi Settlements namely, Waikato Raupatu Settlement Act 1995, Waikato River Settlement Act 2010.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• Not stated</li> </ul>	Support	Te Whakakitenga o Waikato strives to uphold our treaty settlements inclusive of their intent and mechanisms.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.19	<p>Ensure that the proposed v3 to the PDP does not prejudice, discriminate, compromise or jeopardize residual or outstanding Treaty of Waitangi Claims (including any claims under Te Tiriti) and the potential redress mechanisms available such as co-governance and or co-management with Council or the potential return of RFR properties held by central or local government.</p> <p>AND</p> <p>Protect the implementation of Hapū / Iwi Environmental Management Plans that address for example, Wai Māori / Wai Ora.</p> <p>AND</p> <p>Protect the implementation of Hapū / Iwi Social Development Plans that address for example, Papakāinga Housing or Kaumātua Housing or hapū, marae or whānau development initiatives.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• Outstanding Treaty of Waitangi Claims that have yet to reach settlement within WDC catchment that are currently in Negotiations with the Crown in</li> </ul>	Support	<p>Te Whakakitenga o Waikato seeks that the PDP does not prejudice, discriminate, compromise or jeopardize residual or outstanding Treaty of Waitangi Claims (including any claims under Te Tiriti) and the potential redress mechanisms available such as co-governance and or co-management with Council or the potential return of RFR properties held by central or local government</p> <p>Te Whakakitenga o Waikato support provisions which advance the implementation of iwi and hapuu plans.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.

				particular for this submission the wai.2035 claim for Te Paina Mercer and the mauri and mana of the Waikato river and its people.			
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.20	<p><b>Retain</b> National Policy Statement for Electricity Transmission s771 (c) - Te Ture Whaimana o te Awa o Waikato</p> <p>AND</p> <p><b>Add</b> a setback from wind and solar plants of 3km to 5km from medium density housing.</p> <p>Decision Reason</p> <ul style="list-style-type: none"> <li>• To mitigate the negative impact and stress from population growth and subsequent rising demand for hydro generated electricity on the 8 hydro dams along the Waikato, from Aratiatia to Karaapiro that have drowned important cultural and geothermal sites, altered fisheries, changed the Waikato river's ecology, hydrology, sedimentology, morphology, water clarity and quality, temperature regime, and recreational uses.</li> <li>• To mitigate the impact of renewable energy generation from wind and solar.</li> </ul>	Support	Te Whakakitenga o Waikato support provisions for Te Ture Whaimana o te Awa o Waikato and a setback from wind and solar plants of 3km to 5km from medium density housing.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.21	<p><b>Mitigate</b> the negative impact of existing roads and the construction of new roads that consume land resources and cause adverse impacts on natural water resources and discharge areas. The three most damaging effects of road construction and management are noise, dust, and vibrations.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• Road construction and excavation can lead to soil exposed and erosion caused by changes in ground runoff conditions; road engineering destroys surface vegetation, resulting in a decrease in plant species and ecosystem structure</li> </ul>	Support	Te Whakakitenga o Waikato supports provisions which mitigate, manage impacts of roading and land development and contribute to environmental enhancement as addressed in Tai Tumu, Tai Pari, Tai Ao.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.



				and function; road construction destroys wildlife habitat.			
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.22	<p><b>Not stated.</b> The submitter states that the topic relates to the North Island Main Trunk rail.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• Similarly, to road construction and excavation railway construction can lead to soil exposed and erosion caused by changes in ground runoff conditions; rail engineering can destroy surface vegetation, resulting in a decrease in plant species and ecosystem structure and function and rail construction can lead to the destruction of wildlife habitats and ecosystems.</li> <li>• Rail freight and cargo rail can lead to safer roads and less pollution with the removal of trucks and heavy transport from the roads and motorways.</li> </ul>	Support	Te Whakakitenga o Waikato supports provisions which will restore and protect te taiao including as addressed in Tai Tumu, Tai Pari ,Tai Ao.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.23	<p><b>Add</b> protection of the mana, mauri and wairua of the Waikato River and its people.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• To restore the mauri and mana of the Waikato River and its people as stated by King Taawhiao when he placed Te Pou o Mangatawhiri, at Te Paina (Mercer).</li> <li>• To protect and empower Mana Whenua to their exercise Mana Whakahaere as provided by the Waikato River Settlement Act 2010 to uphold and fulfil our obligation and responsibility.</li> </ul>	Support	Te Whakakitenga o Waikato supports provisions which protect the mana, mauri and wairua of the Waikato River and its people.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.24	<p><b>Add</b> the following to Natural character of the waterbodies and their margins s6(a):</p> <ul style="list-style-type: none"> <li>• <i>Including the mana, mauri and wairua of the Waikato River.</i></li> <li>• <i>Including the wairua and mauri of the Manawa-ā-whenua.</i></li> <li>• <i>Including the mauri tupua and mauri taniwha.</i></li> </ul> <p>Decision Reason</p> <ul style="list-style-type: none"> <li>• Not specifically stated.</li> </ul>	Support	Te Whakakitenga o Waikato supports provisions which contribute to recognising, restoring and protecting the mana, mauri and wairua of the Waikato River.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.

Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.25	<p><b>Add</b> Wairua as a Qualifying Matter in Reference A (MRZ2-P6).</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>To protect the unique and special character of Wairua to the cultural and environmental landscape given the significant presence of the metaphysical entities and locations in the of the North Waikato.</li> </ul>	Support	Te Whakakitenga o Waikato supports provisions which protect cultural and environmental lanscapes including metaphysical entities and locations.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.26	<p><b>Add</b> all of Ngati Naho’s sites of cultural significance and protect and enhance them AND protect the heritage trail of the 1863-1864 land wars.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>To protect and enhance all our sites of cultural significance in our rohe for Ngāti Naho including but not limited to waahi tapu, puna wai, urupa, marae, pā, papakāinga, repo, roto, pūkaki, awa, maunga, tokatapu, rākau, ana or pou.</li> <li>For example, Te Pou o Mangatawhiri between Pookeno and Te Paina (Mercer)</li> <li>To protect the heritage trail regarding the 1863 -1864 land wars.</li> </ul>	Support	Te Whakaitenga o Waikato supports the protection and enhancement of sites of cultural significance.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.27	<p>Retain Section 6(e). within Variation 3 (Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga)</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>To protect our mana (authority), kaitiakitanga (guardianship), tikanga (customs) mahi kai (Traditional practices and activities), whakapapa (identity and connection to the land and waterways) and kōrero tuku iho (history).</li> <li>To prevent breaches of Article 1 and 2 of the Treaty of Waitangi by WDC.</li> </ul>	Support	Te Whakaitenga o Waikato supports provisions which recognise and provide for RMA s6(e).	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.

				<ul style="list-style-type: none"> <li>• To protect article 3 of the Treaty of Waitangi being breached by WDC.</li> <li>• To prevent breaches of Te Tiriti o Waitangi.</li> <li>• To ensure our aboriginal rights under common law are not prejudiced and or extinguished. to prevent the undermining of the Principles of the Treaty of Waitangi.</li> </ul>			
Ngati Naho Trust	<a href="mailto:haydn@ngatinaho.com">haydn@ngatinaho.com</a>	83	83.29	<p><b>Add</b> the 6 pou indicators in Subm 83.1 to 83.27 to the Waikato District including their reason. Decision Reason</p> <ul style="list-style-type: none"> <li>• Refer to the reasons in Subm: 83.1 to 83.27.</li> </ul>	Support	Te Whakakitenga o Waikato support provisions which recognise and protect pou.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Marae Tukere	<a href="mailto:tpotmtukere@gmail.com">tpotmtukere@gmail.com</a>	87	87.1	<p><b>Confirmation</b> that the current and future water infrastructure is adequate to support intensified housing AND There must be no further discharge to the awa.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• Negative impact on te awa o Waikato is the paramount consideration.</li> </ul>	Support	<p>Te Whakakitenga o Waikato are concerned that current and future three water infrastructure will not be adequate to support the intensified housing enabled by Variation 3.</p> <p>Te Whakakitenga o Waikato support provisions which contribute to restoring and protecting the Waikato River including avoiding discharges to the awa.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Marae Tukere	<a href="mailto:tpotmtukere@gmail.com">tpotmtukere@gmail.com</a>	87	87.2	<p><b>Apply</b> a buffer area between the Tuurangawaewae Marae and any intensified housing development. AND Any associated consequential amendments <b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• The impact on the Marae needs to be taken into account. Tuurangawaewae Marae needs special consideration.</li> </ul>	Support	Te Whakakitenga o Waikato are concerned of the impacts Variation 3 will have on Tuurangawaewae Marae.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Marae Tukere	<a href="mailto:tpotmtukere@gmail.com">tpotmtukere@gmail.com</a>	87	87.3	<p><b>Not stated</b> <b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• The submitter accepts there is an urgent need for housing but considers there should also be consideration of the impact of intensified housing on the visual and physical aspects of our residential streets.</li> <li>• Missed opportunity in Variation 3 for provisions to be included in</li> </ul>	Support	Te Whakakitenga o Waikato are concerned of the impacts of Variation 3 on communities in the Waikato District including on marae, hapuu and whaanau.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.

				the Proposed District Plan that can support property			
Marae Tukere	<a href="mailto:tpotmtukere@gmail.com">tpotmtukere@gmail.com</a>	87	87.4	Consider whether the Variation should only apply to alternate sections Decision Reason • This approach would prevent current residential streets from becoming urban.	Support	Te Whakakitenga o Waikato are concerned of the impacts of Variation 3 on communities in the Waikato District including on marae, hapuu and whaanau.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Marae Tukere	<a href="mailto:tpotmtukere@gmail.com">tpotmtukere@gmail.com</a>	87	87.5	<b>Add</b> provisions that protect the privacy and amenity of properties. AND Any associated consequential amendments. Decision Reason • Not every property wants to develop to the full extent permitted. • There is a missed opportunity in Variation 3 for provisions to be included in the Proposed District Plan that can support property owners who choose not to develop their property to protect their privacy and other interests.	Support	Te Whakakitenga o Waikato are concerned of the impacts of Variation 3 on communities in the Waikato District including on marae, hapuu and whanau and support provisions which address these matters.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Marae Tukere	<a href="mailto:tpotmtukere@gmail.com">tpotmtukere@gmail.com</a>	87	87.6	Amend MRZ2-O6 Reverse Sensitivity as: <i>(1) Avoid or minimise the potential for reverse sensitivity by:</i> <i>(a) managing the location and design of sensitive activities through:</i> <i>- The use of building setbacks;</i> <i>and</i> <i>- The design of subdivisions and development.</i> <i><u>(b) Enabling properties/sites that do not develop to medium density residential to protect its privacy and</u></i> <i><u>amenity (c) restricting the development of sections immediately adjacent to the awa and to Tuurangawaewae Marae</u></i> AND Any associated consequential amendments. <b>Decision Reason</b> • The submitter believes that council have missed the	Support	Te Whakakitenga o Waikato are concerned of the impacts of Variation 3 on communities in the Waikato District including on marae, hapuu and whanau and support provisions which address these matters.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.

				<p>opportunity in Variation for provisions to be included that can support property owners who choose not to develop.</p> <ul style="list-style-type: none"> <li>• The submitter wishes to avoid adverse effects of permitted and controlled and use building activities that may occur directly next to them.</li> <li>• The submitter wishes that the status of Tuurangawaewae marae as a significant place of historical and cultural importance is recognised.</li> </ul>			
Marae Tukere	<a href="mailto:tpotmtukere@gmail.com">tpotmtukere@gmail.com</a>	87	87.7	<p><b>Amend</b> the rule P11by adding in a new (2) as follows:  <i>(2) Allow structures, and/or screen planting, that protect privacy and amenity on properties/sites that adjoin medium density residential development</i> AND  And any associated consequential amendments.  <b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• The submitter wishes to avoid adverse effects of permitted and controlled use building activities that may occur directly next to them.</li> </ul>	Support	<p>Te Whakakitenga o Waikato are concerned of the impacts of Variation 3 on communities in the Waikato District including on marae, hapuu and whanau</p> <p>Te Whakakitenga o Waikato support provisions which provide for marae, hapuu and whaanau maintain and protect the amenity of their properties.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Marae Tukere	<a href="mailto:tpotmtukere@gmail.com">tpotmtukere@gmail.com</a>	87	87.8	<p><b>Amend</b> the name of Standard 4 rule as follows  <i>Setbacks for Medium Density Residential Development</i>  AND any associated consequential amendments</p>	Support	<p>Te Whakakitenga o Waikato are concerned of the impacts of Variation 3 on communities in the Waikato District including on marae, hapuu and whaanau.</p> <p>Te Whakakitenga o Waikato support provisions which provide for marae, hapuu and whaanau maintain and protect the amenity of their properties.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Marae Tukere	<a href="mailto:tpotmtukere@gmail.com">tpotmtukere@gmail.com</a>	87	87.9	<p><b>Add</b> a new rule MRZ2-S9AScreening on Non-Medium Density Residential developed properties that enables privacy structures of 4m high or trees of 11m high (refer to submission) with associated matters of discretion.  AND</p>	Support	<p>Te Whakakitenga o Waikato are concerned of the impacts of Variation 3 on communities in the Waikato District including on marae, hapuu and whanau</p> <p>Te Whakakitenga o Waikato support provisions which provide for marae, hapuu and whaanau maintain and</p>	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.

				<p>Any associated consequential amendments</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• The submitter believes that the council have missed the opportunity in Variation for provisions to be included that can support property owners who choose not to develop.</li> <li>• The submitter wishes to avoid adverse effects of permitted and controlled and use building activities that may occur directly next to them.</li> <li>• Having screening will help mitigate adverse effects that will be caused from enabling Variation 3.</li> </ul>		<p>protect the privacy and amenity of their properties.</p>	
Marae Tukere	<a href="mailto:tpotmtukere@gmail.com">tpotmtukere@gmail.com</a>	87	87.10	<p>Amend to restrict the proposed 3 up model on sections immediately adjacent to the awa.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• To avoid blocking the river views for other residents.</li> </ul>	Support	<p>Te Whakakitenga o Waikato are concerned of the effects of the intensification provisions immediately adjacent the Waikato river and the impacts on marae, hapuu and whaanau.</p>	<p>Te Whakakitenga o Waikato seek that the whole of the submission be allowed.</p>
Tuurangawaewae Rugby League	<a href="mailto:secretarytrlsc@gmail.com">secretarytrlsc@gmail.com</a>	98	98.1	<p><b>Amend</b> the Variation to apply Section 77I(a) Section 6 matters to include the surrounding areas of Tuurangawaewae marae.</p> <p><b>Decision Reason</b></p> <p>This includes significant cultural and historic areas.</p>	Support	<p>Te Whakakitenga o Waikato reiterates that the relief sought better reflects the significance of the site to Waikato-Tainui and the Kiingitanga.</p>	<p>Te Whakakitenga o Waikato seek that the whole of the submission be allowed.</p>
Tuurangawaewae Rugby League	<a href="mailto:secretarytrlsc@gmail.com">secretarytrlsc@gmail.com</a>	98	98.2	<p><b>Amend</b> the zoning of the properties surrounding Tuurangawaewae Marae, including River Road, Regent Street, Kent Street, George Street, Edward Street, King and Queen Street that were proposed to be rezoned MDRS.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• It will affect the natural character, historic landscape, heritage and well-being of the area.</li> <li>• Traffic congestion around Tuurangawaewae Marae will increase and affect whanau and major cultural events.</li> <li>• Parking for events is already limited.</li> </ul>	Support	<p>Te Whakakitenga o Waikato reiterates that whilst not identified in the Proposed District Plan Decisions Version as a Site of Significance, Te Whakakitenga o Waikato reiterate that Tuurangawaewae Marae is a site of significance to Waikato-Tainui and the Kiingitanga.</p>	<p>Te Whakakitenga o Waikato seek that the whole of the submission be allowed.</p>

				<ul style="list-style-type: none"> <li>• Noise levels may increase and possibly affect cultural practices.</li> <li>• 3 storey / 11 metre structures would diminish the cultural significance of Tuurangawaewae Marae and more important the Kiingitanga.</li> <li>• The buildings would pose a distraction and blight on the landscape of the area.</li> <li>• The area chosen for the Marae was based on the Waikato River, confluence with the Waipaa River and cultural viewshafts to Taupiri Maunga and the Hakarimata Range.</li> <li>• These important attributes should not be diminished by property developers who will not appropriately consider those views.</li> </ul>			
Harkness Henry Lawyers	<a href="mailto:charlotte.muggeridge@harkness.co.nz">charlotte.muggeridge@harkness.co.nz</a>	99	99.1	<p><b>Ensure</b> all General Residential Zones have the Medium Density Standards applied as anticipated by the Resource Management Act (Enabling Housing Supply Act and Other Matters Amendment Act)</p> <p>OR</p> <p>In the alternative, if the MDRS is not applied in the General Residential zone, apply the MDRS to 61 Old Taupiri Road, 26 Jackson Steet Ngaaruawaahia, 99 and 99A Ngaaruawaahia Road, Ngaaruawaahia, 18 Rangaimarie Road, Ngaaruawaahia AND retain the Medium Density Residential Zone 2 in 15 and 29/33 Galbraith Street Ngaaruawaahia</p> <p>OR</p> <p>if the MDRS is not applied to the General Residential Zone, or the General Residential zone is not rezoned to medium Density Residential 2 Zone, that the Comprehensive Residential development ('CRD' rules are reinstated</p> <p>AND</p>	Oppose	<p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered current and planned three waters infrastructure.</p> <p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered or Te Ture Whaimana o te Awa o Waikato.</p> <p>Te Whakakitenga o Waikato understands that three waters infrastructure has not been planned for the level of development that variation 3 would enable.</p> <p>Te Whakakitenga o Waikato understands there is an inability of current and planned three waters infrastructure to enable the development anticipated under Variation 3. This will put further pressure on the Waikato River and in this regard Variation 3 and the relief sought is not compatible with Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River which demands restoration and protection of Te Awa o Waikato.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed.

				<p><b>Rezone</b> 99A Ngaaruwaahia Road and 18 Rangimarie Road are rezoned to include the whole property under the one General Residential Zone to avoid having half in the General Residential Zone and half in the Rural Zone.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• Having the MDRS applied to all residential zones will mean the Council's Variation is compliant with the Amendment Act.</li> <li>• The walkable catchment is not a tool to limit the application of the MDRS in residential zones</li> <li>• The GRZ is still accessible to dairies, petrol stations, parks, schools etc.</li> <li>• There is no difference with infrastructure requirements, the boundary is based on the walkable catchment.</li> <li>• The GRZ restrictions should not be imposed as these limits the dwelling types that should be available for developers to assist in achieving housing outcomes.</li> <li>• More development will provide more affordable dwelling options.</li> <li>• The listed properties are large meaning residential amenity will not be affected.</li> <li>• Reverse sensitivity will not be an issue because of the activities that take place.</li> </ul>			
Perjuli Developments Limited	<a href="mailto:Tim.lester@bluewallace.co.nz">Tim.lester@bluewallace.co.nz</a>	103	103.1	<p><b>Rezone</b> 5837 Great South Road to Medium Density Residential 1 Zone</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• The property is only 1.1km to the south of Ngaaruwaahia's MRZ2 area (VAR 3) and is therefore easily accessible to the Town Centre Zone.</li> <li>• Mass transportation networks (i.e., regular bus services) are easily available to Hamilton City, with the industrial and commercial areas of North</li> </ul>	Oppose	Te Whakakitenga o Waikato consider a medium density zoning of this site is inappropriate as the site is characterised by and contains a Maori Site of Significance listed and protected in the Proposed District Plan.	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed



				<p>Hamilton (Te Rapa) being only 8km to the south of the property.</p> <ul style="list-style-type: none"> <li>• The submitter considers Variation 3 has ignored land to the south of Ngaaruawaahia as appropriate to enable medium density housing; and consequently, requests that this be addressed through the VAR 3 review process.</li> <li>• The availability and capacity of infrastructure is considered to provide Council and the local community with confidence that enabling a higher density of residential development at 5837 Great South Road is a pragmatic and sensible proposition – and furthermore that such density will not be to the detriment of the safe and efficient provision of services to the adjacent residential areas to the south of Ngaaruawaahia.</li> <li>• The land subject to this submission is immediately adjacent to the recently completed Stage 5 of the River Terraces residential development, and consequently infrastructure (including transportation) has been provided to the location at to a level and standard commensurate the latest resilience and technical construction standards.</li> <li>• The submitter considers enabling a higher density of residential development under Variation 3 represents an efficient use of infrastructure, and furthermore, such efficiency presents a benefit to both local residents and ratepayers of the wider Waikato District.</li> </ul>			
Kāinga Ora	<a href="mailto:developmentplanning@kaingaora.govt.nz">developmentplanning@kaingaora.govt.nz</a>	106	106.4	<b>Add</b> a new High Density Residential Zone (HRZ) [see submission for new chapter and provisions]	Oppose	Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered current	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed.

				<p>AND  <b>Amend</b> the planning maps to apply a High density residential zone to the sites within a 400m walkable catchment of the town centre of Ngaaruawaahia [see submission for amended planning maps].</p> <p>AND  <b>Amend</b> the planning maps to apply a High density residential zone to the sites within an 800m walkable catchment of the town centre of Huntly [see submission for amended planning maps].</p> <p>AND  Any such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>		<p>and planned three waters infrastructure.</p> <p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered or Te Ture Whaimana o te Awa o Waikato.</p> <p>Te Whakakitenga o Waikato understands that three waters infrastructure has not been planned for the level of development that variation 3 would enable.</p> <p>Te Whakakitenga o Waikato understands there is an inability of current and planned three waters infrastructure to enable the development anticipated under Variation 3. This will put further pressure on the Waikato River and in this regard Variation 3 and the relief sought is not compatible with Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River which demands restoration and protection of Te Awa o Waikato.</p>	
Kāinga Ora	<a href="mailto:developmentplanning@kaingaora.govt.nz">developmentplanning@kaingaora.govt.nz</a>	106	106.5	<p><b>Amend</b> the planning maps to extend the MRZ in Raglan to a 400m walkable catchment of the Raglan Town Centre and include land that has previously been retained as General Residential Zone [see submission for identification of sites].</p> <p>AND  Any such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• Ensure that the extent of the MRZ applied to Raglan is more aligned with the intention for Raglan to be an urban environment (as outlined within the Future Proof Strategy).</li> <li>• Kāinga Ora appreciates that the current environmental and statutory context within Raglan and Te Kauwhata is different to</li> </ul>	Oppose	<p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered current and planned three waters infrastructure.</p> <p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered or Te Ture Whaimana o te Awa o Waikato.</p> <p>Te Whakakitenga o Waikato understands that three waters infrastructure has not been planned for the level of development that variation 3 would enable.</p> <p>Te Whakakitenga o Waikato understands there is an inability of current and planned three waters infrastructure to enable the development anticipated under Variation 3. This will put further pressure on the Waikato River and in</p>	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed

				the 'urban environments' of Huntly, Ngaaruwaahia, Pookeno and Tuakau; and therefore seeks that the MRZ attached within Appendix 3 is applied to a walkable catchment around the town centres only. To respond to the requirements of policy 1 of the NPS-UD		this regard Variation 3 and the relief sought is not compatible with Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River which demands restoration and protection of Te Awa o Waikato..	
Kāinga Ora	<a href="mailto:developmentplanning@kaingaora.govt.nz">developmentplanning@kaingaora.govt.nz</a>	106	106.6	<p><b>Encourages</b> the Council to immediately prepare and notify plan changes that would increase the extent of the town centre zoning footprint within Raglan. Such a plan change should also provide for consideration of additional medium density zoning within the walkable catchment of the future extent of the Raglan Town Centre.</p> <p>AND</p> <p>Any such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• The absence of scope to Town centre zoning within this process</li> </ul>	Oppose	<p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered current and planned three waters infrastructure.</p> <p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered or Te Ture Whaimana o te Awa o Waikato.</p> <p>Te Whakakitenga o Waikato understands that three waters infrastructure has not been planned for the level of development that variation 3 would enable.</p> <p>Te Whakakitenga o Waikato understands there is an inability of current and planned three waters infrastructure to enable the development anticipated under Variation 3. This will put further pressure on the Waikato River and in this regard Variation 3 and the relief sought is not compatible with Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River which demands restoration and protection of Te Awa o Waikato.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed
Kāinga Ora	<a href="mailto:developmentplanning@kaingaora.govt.nz">developmentplanning@kaingaora.govt.nz</a>	106	106.8	<p><b>Delete</b> the “urban fringe” qualifying matter.</p> <p>AND</p> <p><b>Apply</b> the proposed MRZ2 zone (which contains the MDRS standards) to the spatial extent of the GRZ in its entirety within Huntly, Ngaaruwaahia, Pookeno and Tuakau.</p> <p>AND</p>	Oppose	<p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered current and planned three waters infrastructure.</p> <p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered or Te Ture Whaimana o te Awa o Waikato.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed

				<p>Consequential changes and amendments to the provisions and planning maps. AND Any such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission. <b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• Opposes the ‘urban fringe’ qualifying matter, which has been used as the basis to limit the spatial extent of the MRZ2 zone as it applies to Huntly, Ngaaruawaahia, Pookeno and Tuakau.</li> <li>• Opposes the spatial extents to the MRZ2 and GRZ as they apply (as-notified) to Huntly, Ngaaruawaahia, Pookeno and Tuakau.</li> <li>• Does not consider the ‘urban fringe’ matter to be a legitimate ‘qualifying matter’ as the Housing Supply Act intends.</li> <li>• The supporting s32 analysis and the required site by site analysis necessary under ss77J-77L of the Housing Supply Act to support the MDRS has not being undertaken.</li> </ul>		<p>Te Whakakitenga o Waikato understands that three waters infrastructure has not been planned for the level of development that variation 3 would enable.</p> <p>Te Whakakitenga o Waikato understands there is an inability of current and planned three waters infrastructure to enable the development anticipated under Variation 3. This will put further pressure on the Waikato River and in this regard Variation 3 and the relief sought is not compatible with Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River which demands restoration and protection of Te Awa o Waikato.</p>	
Kāinga Ora	<a href="mailto:developmentplanning@kaingaora.govt.nz">developmentplanning@kaingaora.govt.nz</a>	106	106.9	<p><b>Add</b> a height variation control over the Huntly and Ngaaruawaahia centres to enable a proportionate height of buildings to that sought within the HRZ, including consequential amendments to the Town Centre Zone provisions as required [see submission for new provisions] AND <b>Add</b> a height variation control over business zoned land in the PDP [see submission for maps]. AND Any such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission. <b>Decision Reason</b></p>	Oppose	<p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered current and planned three waters infrastructure.</p> <p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered or Te Ture Whaimana o te Awa o Waikato.</p> <p>Te Whakakitenga o Waikato understands that three waters infrastructure has not been planned for the level of development that variation 3 would enable.</p> <p>Te Whakakitenga o Waikato understands there is an inability of current and planned three waters</p>	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed

				<ul style="list-style-type: none"> <li>To enable a proportionate height of buildings to that sought within the HRZ</li> </ul>		<p>infrastructure to enable the development anticipated under Variation 3. This will put further pressure on the Waikato River and in this regard Variation 3 and the relief sought is not compatible with Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River which demands restoration and protection of Te Awa o Waikato.</p>	
Kāinga Ora	<a href="mailto:developmentplanning@kaingaora.govt.nz">developmentplanning@kaingaora.govt.nz</a>	106	106.10	<p><b>Amend</b> the zoning of sites [see submission for maps and identification of sites]. AND Any such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission. <b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>There are a range of individual or groupings of sites that appear to retain the zoning under the PDP, while surrounding areas are up-zoned under Variation 3. The submission seeks that such land achieves a consistent zoning in order to achieve the objectives of the NPSUD.</li> <li>Such zoning fragmentation can compromise opportunities for comprehensive spatial planning and/or lead to differing development outcomes, which will not achieve a ‘well-functioning urban environment’ in the future.</li> <li>Further details are provided in subsequent parts of the submission and summary.</li> </ul>	Oppose	<p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered current and planned three waters infrastructure.</p> <p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered or Te Ture Whaimana o te Awa o Waikato.</p> <p>Te Whakakitenga o Waikato understands that three waters infrastructure has not been planned for the level of development that variation 3 would enable.</p> <p>Te Whakakitenga o Waikato understands there is an inability of current and planned three waters infrastructure to enable the development anticipated under Variation 3. This will put further pressure on the Waikato River and in this regard Variation 3 and the relief sought is not compatible with Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River which demands restoration and protection of Te Awa o Waikato.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed
Kāinga Ora	<a href="mailto:developmentplanning@kaingaora.govt.nz">developmentplanning@kaingaora.govt.nz</a>	106	106.11	<p><b>Amend</b> the zoning of the Large Lot Residential Zone to Medium Density Residential Zone in Tuakau [see submission for maps and identification of sites] AND Any such further, alternative or consequential relief as may be</p>	Oppose	<p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered current and planned three waters infrastructure.</p> <p>Te Whakakitenga o Waikato are concerned that the request of the</p>	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed

				<p>necessary to fully achieve the relief sought in the submission.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• There are a range of individual or groupings of sites that appear to retain the zoning under the PDP, while surrounding areas are up-zoned under Variation 3. The submission seeks that such land achieves a consistent zoning in order to achieve the objectives of the NPSUD. ·</li> <li>• Such zoning fragmentation can compromise opportunities for comprehensive spatial planning and/or lead to differing development outcomes, which will not achieve a ‘well-functioning urban environment’ in the future.</li> </ul>		<p>submitter has not considered or Te Ture Whaimana o te Awa o Waikato.</p> <p>Te Whakakitenga o Waikato understands that three waters infrastructure has not been planned for the level of development that variation 3 would enable.</p> <p>Te Whakakitenga o Waikato understands there is an inability of current and planned three waters infrastructure to enable the development anticipated under Variation 3. This will put further pressure on the Waikato River and in this regard Variation 3 and the relief sought is not compatible with Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River which demands restoration and protection of Te Awa o Waikato.</p>	
Kāinga Ora	<a href="mailto:developmentplanning@kaingaora.govt.nz">developmentplanning@kaingaora.govt.nz</a>	106	106.12	<p><b>Amend</b> the zoning of the site at 24 Great South Road and at 7 Walter Rodgers Road, Pookeno from Medium Density Residential Zone 2 to Commercial zone.</p> <p>AND</p> <p>Any such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• There are a range of individual or groupings of sites that appear to retain the zoning under the PDP, while surrounding areas are up-zoned under Variation 3. ·</li> <li>• Seeks a consistent zoning in order to achieve the objectives of the NPSUD. ·</li> <li>• Such zoning fragmentation can compromise opportunities for comprehensive spatial planning and/or lead to differing development outcomes, which will not achieve a ‘well-functioning urban environment’ in the future.</li> </ul>	Oppose	<p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered current and planned three waters infrastructure.</p> <p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered or Te Ture Whaimana o te Awa o Waikato.</p> <p>Te Whakakitenga o Waikato understands that three waters infrastructure has not been planned for the level of development that variation 3 would enable.</p> <p>Te Whakakitenga o Waikato understands there is an inability of current and planned three waters infrastructure to enable the development anticipated under Variation 3. This will put further pressure on the Waikato River and in this regard Variation 3 and the relief sought is not compatible with Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato</p>	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed

						River which demands restoration and protection of Te Awa o Waikato.	
Kāinga Ora	<a href="mailto:developmentplanning@kaingaora.govt.nz">developmentplanning@kaingaora.govt.nz</a>	106	106.13	<p><b>Amend</b> the zoning of 56 Huia Road, Pookeno from General Rural Zone to Medium Density Residential Zone.</p> <p>AND</p> <p>Any such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• There are a range of individual or groupings of sites that appear to retain the zoning under the PDP, while surrounding areas are up-zoned under Variation 3. ·</li> <li>• Seeks a consistent zoning in order to achieve the objectives of the NPSUD. ·</li> <li>• Such zoning fragmentation can compromise opportunities for comprehensive spatial planning and/or lead to differing development outcomes, which will not achieve a ‘well-functioning urban environment’ in the future.</li> </ul>	Oppose	<p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered current and planned three waters infrastructure.</p> <p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered or Te Ture Whaimana o te Awa o Waikato.</p> <p>Te Whakakitenga o Waikato understands that three waters infrastructure has not been planned for the level of development that variation 3 would enable.</p> <p>Te Whakakitenga o Waikato understands there is an inability of current and planned three waters infrastructure to enable the development anticipated under Variation 3. This will put further pressure on the Waikato River and in this regard Variation 3 and the relief sought is not compatible with Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River which demands restoration and protection of Te Awa o Waikato.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed
Kāinga Ora	<a href="mailto:developmentplanning@kaingaora.govt.nz">developmentplanning@kaingaora.govt.nz</a>	106	106.14	<p><b>Amend</b> the zoning of 46-50 Te Kauwhata Road and at 26D -40 Blunt Road, Te Kauwhata from General residential zone to Medium Density Residential Zone.</p> <p>AND</p> <p>Any such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• There are a range of individual or groupings of sites that appear to retain the zoning under the PDP, while surrounding areas are up-zoned under Variation 3. ·</li> </ul>	Oppose	<p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered current and planned three waters infrastructure.</p> <p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered or Te Ture Whaimana o te Awa o Waikato.</p> <p>Te Whakakitenga o Waikato understands that three waters infrastructure has not been planned for the level of development that variation 3 would enable.</p> <p>Te Whakakitenga o Waikato understands there is an inability of</p>	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed

				<ul style="list-style-type: none"> <li>• Seeks a consistent zoning in order to achieve the objectives of the NPSUD. ·</li> <li>• Such zoning fragmentation can compromise opportunities for comprehensive spatial planning and/or lead to differing development outcomes, which will not achieve a ‘well-functioning urban environment’ in the future.</li> </ul>		<p>current and planned three waters infrastructure to enable the development anticipated under Variation 3. This will put further pressure on the Waikato River and in this regard Variation 3 and the relief sought is not compatible with Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River which demands restoration and protection of Te Awa o Waikato.</p>	
Kāinga Ora	<a href="mailto:developmentplanning@kaingaora.govt.nz">developmentplanning@kaingaora.govt.nz</a>	106	106.15	<p><b>Amend</b> the zoning of 32 Main Road and at 1-7 Baird Ave, Te Kauwhata from Commercial zone to Town centre zone.</p> <p>AND</p> <p>Any such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p> <p>Decision Reason</p> <ul style="list-style-type: none"> <li>• There are a range of individual or groupings of sites that appear to retain the zoning under the PDP, while surrounding areas are up-zoned under Variation 3. ·</li> <li>• Seeks a consistent zoning in order to achieve the objectives of the NPSUD. ·</li> <li>• Such zoning fragmentation can compromise opportunities for comprehensive spatial planning and/or lead to differing development outcomes, which will not achieve a ‘well-functioning urban environment’ in the future.</li> </ul>	Oppose	<p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered current and planned three waters infrastructure.</p> <p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered or Te Ture Whaimana o te Awa o Waikato.</p> <p>Te Whakakitenga o Waikato understands that three waters infrastructure has not been planned for the level of development that variation 3 would enable.</p> <p>Te Whakakitenga o Waikato understands there is an inability of current and planned three waters infrastructure to enable the development anticipated under Variation 3. This will put further pressure on the Waikato River and in this regard Variation 3 and the relief sought is not compatible with Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River which demands restoration and protection of Te Awa o Waikato.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed
Kāinga Ora	<a href="mailto:developmentplanning@kaingaora.govt.nz">developmentplanning@kaingaora.govt.nz</a>	106	106.15	<p><b>Amend</b> the zoning of 34 Harris Street, Huntly from Rural Zone to Medium Density Residential Zone.</p> <p>AND</p> <p>Any such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p> <p>Decision Reason</p>	Oppose	<p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered current and planned three waters infrastructure.</p> <p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered or Te Ture Whaimana o te Awa o Waikato.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed



				<ul style="list-style-type: none"> <li>• There are a range of individual or groupings of sites that appear to retain the zoning under the PDP, while surrounding areas are up-zoned under Variation 3.</li> <li>• Seeks a consistent zoning in order to achieve the objectives of the NPSUD.</li> <li>• Such zoning fragmentation can compromise opportunities for comprehensive spatial planning and/or lead to differing development outcomes, which will not achieve a 'well-functioning urban environment' in the future.</li> </ul>		<p>Te Whakakitenga o Waikato understands that three waters infrastructure has not been planned for the level of development that variation 3 would enable.</p> <p>Te Whakakitenga o Waikato understands there is an inability of current and planned three waters infrastructure to enable the development anticipated under Variation 3. This will put further pressure on the Waikato River and in this regard Variation 3 and the relief sought is not compatible with Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River which demands restoration and protection of Te Awa o Waikato.</p>	
Kāinga Ora	<a href="mailto:developmentplanning@kaingaora.govt.nz">developmentplanning@kaingaora.govt.nz</a>	106	106.17	<p>Delete the definition for "Papakainga" AND Delete the definition for "Papakainga housing development" AND Add the following definition for "Papakainga": <i>A development by tangata whenua established to be occupied by tangata whenua for residential activities and ancillary social, cultural, economic, conservation and/or recreation activities to support the cultural, environmental and economic wellbeing of tangata whenua.</i> AND Any such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p> <p><b>Reason</b></p> <ul style="list-style-type: none"> <li>• Does not consider a separate definition for Papakainga to be required in addition to 'Papakainga housing development'.</li> </ul>	Support in part	<p>Te Whakakitenga o Waikato acknowledge the intent of this change considering the submitter's other related submission points (106.26 and 106.31).</p> <p>Te Whakakitenga o Waikato generally support the broad definition of papakainga in the relief sought.</p> <p>Te Whakakitenga o Waikato are concerned of any unintended consequences on other aspects of the Proposed District Plan including as to how the relief sought relates to the provisions of the Maaori Land Chapter and Hopuhopu Special Purpose Zone.</p>	Te Whakakitenga o Waikato Incorporated seek that part of the submission be allowed in so far that it does not have unintended consequences for other aspects of the district plan enabling papakainga provisions of the Maaori Land Chapter and Hopuhopu Special Purpose Zone.

				<ul style="list-style-type: none"> <li>Does not support the reference to comprehensive residential development under the definition of papakaainga housing development and seeks a definition be included that is consistent with the definition of papakaainga housing across the Waikato region.</li> </ul>			
Kāinga Ora	<a href="mailto:developmentplanning@kaingaora.govt.nz">developmentplanning@kaingaora.govt.nz</a>	106	106.18	<p><b>Add</b> a new policy to the Strategic direction chapter as follows: To provide for high density residential development within a 400m walkable catchment of the town centres of Huntly and Ngaaruawaahia</p> <p><b>AND</b> Any such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>Seeks a high density residential zone be incorporated into the Proposed District Plan and applied within a 400m walkable catchment of both the Huntly and Ngaaruawaahia town centres of up to 6 storeys.</li> <li>This will give effect to Policy 3(d) of the NPS-UD that applies to the Waikato District, as a Tier 1 urban authority.</li> </ul>	Oppose	<p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered current and planned three waters infrastructure.</p> <p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered or Te Ture Whaimana o te Awa o Waikato.</p> <p>Te Whakakitenga o Waikato understands that three waters infrastructure has not been planned for the level of development that variation 3 would enable.</p> <p>Te Whakakitenga o Waikato understands there is an inability of current and planned three waters infrastructure to enable the development anticipated under Variation 3. This will put further pressure on the Waikato River and in this regard Variation 3 and the relief sought is not compatible with Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River which demands restoration and protection of Te Awa o Waikato.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed
Kāinga Ora	<a href="mailto:developmentplanning@kaingaora.govt.nz">developmentplanning@kaingaora.govt.nz</a>	106	106.21	<p><b>Amend</b> the following rules to remove all references to the MRZ1 zone and replace it with MRZ:</p> <ul style="list-style-type: none"> <li>SUB-R30 Subdivision – general</li> <li>SUB-R32 Subdivision – general</li> <li>SUB-R33 Subdivision – boundary adjustments</li> <li>SUB-R34 Subdivision – amendments and updates to Cross Lease Flats Plans and Conversion to Freehold</li> </ul>	Oppose	<p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered current and planned three waters infrastructure.</p> <p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered or Te Ture Whaimana o te Awa o Waikato.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed

				<ul style="list-style-type: none"> <li>• SUB-R35 Subdivision – amendments and updates to Cross Lease Flats Plans and Conversion to Freehold ·</li> <li>• SUB-R36 Title Boundaries – contaminated land ·</li> <li>• SUB-R37 Subdivision – road frontage ·</li> <li>• SUB-R38 Subdivision creating reserves ·</li> <li>• SUB-R39 Subdivision creating reserves</li> </ul> <p>AND</p> <p>Any such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• Opposes there being two Medium Density Residential Zones.</li> </ul>		<p>Te Whakakitenga o Waikato understands that three waters infrastructure has not been planned for the level of development that variation 3 would enable.</p> <p>Te Whakakitenga o Waikato understands there is an inability of current and planned three waters infrastructure to enable the development anticipated under Variation 3. This will put further pressure on the Waikato River and in this regard Variation 3 and the relief sought is not compatible with Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River which demands restoration and protection of Te Awa o Waikato.</p>	
Kāinga Ora	<a href="mailto:developmentplanning@kaingaora.govt.nz">developmentplanning@kaingaora.govt.nz</a>	106	106.22	<p><b>Delete</b> SUB-R153(1)(a)(i) Subdivision – general relating to the minimum lot size for vacant lots as detailed in submission.</p> <p>AND</p> <p><b>Amend</b> SUB-153 Subdivision – general to remove all references to the MRZ2 zone and replace it with MRZ</p> <p>AND</p> <p>Any such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• Opposes the inclusion of minimum lot sizes associated with subdivision.</li> <li>• Supports subdivision as a controlled activity in the MRZ zone and notification provisions, as they are consistent with the notification requirements under Schedule 3A of the Housing Supply Act. ·</li> <li>• Opposes there being two Medium Density Residential Zones.</li> </ul>	Oppose	<p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered current and planned three waters infrastructure.</p> <p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered or Te Ture Whaimana o te Awa o Waikato.</p> <p>Te Whakakitenga o Waikato understands that three waters infrastructure has not been planned for the level of development that variation 3 would enable.</p> <p>Te Whakakitenga o Waikato understands there is an inability of current and planned three waters infrastructure to enable the development anticipated under Variation 3. This will put further pressure on the Waikato River and in this regard Variation 3 and the relief sought is not compatible with Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River which demands restoration and protection of Te Awa o Waikato.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed.

Kāinga Ora	<a href="mailto:developmentplanning@kaingaora.govt.nz">developmentplanning@kaingaora.govt.nz</a>	106	106.23	<p><b>Delete</b> SUB-R154(1)(b) Subdivision - residential relating to minimum net site area.</p> <p>AND</p> <p><b>Amend</b> SUB-154 Subdivision – residential to remove all references to the MR22 zone and replace it with MRZ</p> <p>AND</p> <p>Any such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• Opposes the inclusion of minimum lot sizes associated with subdivision. ·</li> <li>• Supports subdivision as a controlled activity in the MRZ zone and notification provisions, as they are consistent with the notification requirements under Schedule 3A of the Housing Supply Act. ·</li> <li>• Opposes there being two Medium Density Residential Zones.</li> </ul>	Oppose	<p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered current and planned three waters infrastructure.</p> <p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered or Te Ture Whaimana o te Awa o Waikato.</p> <p>Te Whakakitenga o Waikato understands that three waters infrastructure has not been planned for the level of development that variation 3 would enable.</p> <p>Te Whakakitenga o Waikato understands there is an inability of current and planned three waters infrastructure to enable the development anticipated under Variation 3. This will put further pressure on the Waikato River and in this regard Variation 3 and the relief sought is not compatible with Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River which demands restoration and protection of Te Awa o Waikato.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed
Kāinga Ora	<a href="mailto:developmentplanning@kaingaora.govt.nz">developmentplanning@kaingaora.govt.nz</a>	106	106.24	<p><b>Amend</b> the zoning of the General residential zoned sites in Huntly, Ngaaruawaahia, Pookeno, and Tuakau to Medium density residential 2 zone (as sought to be modified elsewhere in this submission).</p> <p>AND</p> <p><b>Amend</b> the zoning so that General residential zone is only applied in areas that are not defined as ‘urban environments’ under the Housing Supply Act, with the exception of Raglan and Te Kauwhata.</p> <p>AND</p> <p>any such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p> <p><b>Decision Reason</b></p>	Oppose	<p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered current and planned three waters infrastructure.</p> <p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered or Te Ture Whaimana o te Awa o Waikato.</p> <p>Te Whakakitenga o Waikato understands that three waters infrastructure has not been planned for the level of development that variation 3 would enable.</p> <p>Te Whakakitenga o Waikato understands there is an inability of current and planned three waters infrastructure to enable the</p>	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed

				<ul style="list-style-type: none"> <li>• Opposes the spatial extent of the GRZ as notified in the Huntly, Ngaaruawaahia, Pookeno, and Tuakau Centres.</li> </ul>		development anticipated under Variation 3. This will put further pressure on the Waikato River and in this regard Variation 3 and the relief sought is not compatible with Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River which demands restoration and protection of Te Awa o Waikato.	
Kāinga Ora	<a href="mailto:developmentplanning@kaingaora.govt.nz">developmentplanning@kaingaora.govt.nz</a>	106	106.26	<p><b>Add</b> the following new rule to the General residential zone:</p> <ul style="list-style-type: none"> <li>• Papakaainga development – 1 unit Permitted</li> <li>• Papakaainga development – 2+ units Restricted Discretionary</li> </ul> <p>AND Any such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p> <p><b>Reason</b></p> <ul style="list-style-type: none"> <li>• Considers it is appropriate to enable a permitted level of development for papakaainga housing on general title land, to align with permitted levels of development for residential activities and enable urban papakaainga developments.</li> <li>• In addition, this is enabled through clause 80E(1)(b)(ii) of the Resource Management Act</li> </ul>	Support in part	<p>Te Whakakitenga o Waikato supports the intent of the submitter regarding enabling Papakaainga development in the General Residential Zone.</p> <p>Te Whakakitenga o Waikato supports enabling Papakaainga development on general land with this being clearly anticipated and set out in the Waikato-Tainui Environmental Plan but not currently enabled in the PDP.</p> <p>Te Whakakitenga o Waikato are concerned of any implications resulting from the relief sought for land held as Maaori Land (as defined in Proposed District Plan) within the General Residential Zone which could see papakaainga restricted by the submitters request.</p> <p>Te Whakakitenga o Waikato are concerned that the recommendation may limit papakaainga development by potentially restricting or conflating papakaainga to 1 unit per site. This does not align with our view of papakaainga, including as set out in the Tai Tumu, Tai Pari, Tai Ao and the PDP.</p>	Te Whakakitenga o Waikato Incorporated seek that part of the submission be allowed in part in so far that it does not have unintended consequences or undermine other aspects of the district plan including the enabling papakaainga provisions of the Maaori Land Chapter.
Kāinga Ora	<a href="mailto:developmentplanning@kaingaora.govt.nz">developmentplanning@kaingaora.govt.nz</a>	106	106.31	<p><b>Amend</b> MRZ2-S1 Land use – Building as follows: Residential unit – <i>including papakaainga</i></p> <p>AND</p> <p><b>Delete</b> reference to the MRZ2 chapter, to reflect a single ‘Medium Density Residential Zone’ chapter.</p> <p>AND Any such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p> <p><b>Reason</b></p>	Support in part	<p>Te Whakakitenga o Waikato supports the intent of the submitter regarding enabling Papakaainga development in the Medium Density Residential Zone as a permitted activity.</p> <p>Te Whakakitenga o Waikato supports enabling Papakaainga development on general land, including within an urban context, with this being clearly anticipated and set out in the Waikato-Tainui Environmental Plan.</p> <p>However, Te Whakakitenga o Waikato are concern of the broader implications on the District Plan which relies on, and relates to, the proposed district plan definitions of papakaainga</p>	Te Whakakitenga o Waikato Incorporated seek that the whole of the submission be allowed in part in so far that it does not have unintended consequences or undermine other aspects of the district plan including the enabling papakaainga provisions of the Maaori Land Chapter.

				<ul style="list-style-type: none"> <li>• Supports the standard and notification provisions, as they are consistent with the notification requirements under Schedule 3A of the Housing Supply Act.</li> <li>• The activity status for residential units within the MDRZ should be extended to include papakaainga and be more enabling of this form of development in accordance with clause 80E(1)(b)(ii) of the RMA.</li> </ul>		<p>and papakaainga housing development.</p> <p>Te Whakakitenga o Waikato wish to avoid unintended consequences from the relief sought in particular for land held as Maaori Land (as defined in proposed district plan) within the Medium Density Residential Zones which could see papakaainga restricted by the submitters request.</p>	
Kāinga Ora	<a href="mailto:developmentplanning@kaingaora.govt.nz">developmentplanning@kaingaora.govt.nz</a>	106	106.32	<p><b>Add</b> MRZ-S2 Minimum residential unit size AND <b>Delete</b> reference to the MRZ2 chapter, to reflect a single 'Medium Density Residential Zone' chapter. AND Any such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission. <b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>• Opposes the proposed deletion of the minimum residential unit size standard.</li> <li>• Such a standard ensures that residential units achieve a minimum internal floor area which ensures liveability and a well-functioning environment in accordance with the NPS-UD</li> </ul>	Oppose	<p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered current and planned three waters infrastructure.</p> <p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered or Te Ture Whaimana o te Awa o Waikato.</p> <p>Te Whakakitenga o Waikato understands that three waters infrastructure has not been planned for the level of development that variation 3 would enable.</p> <p>Te Whakakitenga o Waikato understands there is an inability of current and planned three waters infrastructure to enable the development anticipated under Variation 3. This will put further pressure on the Waikato River and in this regard Variation 3 and the relief sought is not compatible with Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River which demands restoration and protection of Te Awa o Waikato.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed
Kāinga Ora	<a href="mailto:developmentplanning@kaingaora.govt.nz">developmentplanning@kaingaora.govt.nz</a>	106	106.36	<p><b>Amend</b> MRZ2-S13 Building setbacks – water bodies as follows: (1) Activity status: PER Where: (a) A building must be set back a minimum of:</p>	Oppose	<p>Te Whakakitenga o Waikato oppose the reduction of setbacks and associated impacts on the Waikato River.</p> <p>Te Whakakitenga o Waikato consider reduced setbacks from the river would</p>	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed

				<p>(i) 20m from the margin of any lake;</p> <p>(ii) 20m from the margin of any wetland;</p> <p>(iii) 20m <del>21.5m</del>23m from the bank of any river (other than the Waikato River and Waipā River);</p> <p>(iv) 20m <del>25.5m</del>38m from the margin of either the Waikato River and the Waipā River AND River.</p> <p>Undertake an appropriate site by site analysis under ss77J-77L of the Housing Supply Act if the increase is to be over and above what the RMA anticipates.</p> <p>AND</p> <p>Delete reference to the MRZ2 chapter, to reflect a single 'Medium Density Residential Zone' chapter.</p> <p>AND</p> <p>Any such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p>		<p>not implement Te Ture Whaimana o te Awa o Waikato.</p> <p>Te Whakakitenga o Waikato agrees with the submitter in so far as clarity is needed on the intended setback. It is our understanding that setbacks in other zones of the PDP (and Operative District Plan) were established based on accommodating both esplanade reserve provisions (noting this is 25m in the case of the Waikato and Waipa River margins) in addition to the relevant boundary setback.</p>	
Kāinga Ora	<a href="mailto:developmentplanning@kaingaora.govt.nz">developmentplanning@kaingaora.govt.nz</a>	106	106.42	<p><b>Add</b> an additional height overlay applies to the Town centre zone in Huntly, Ngaaruawaahia, Pookeno and Tuakau, to reflect the increased building heights sought within the proposed High density residential zone sought elsewhere in the submission.</p> <p>AND</p> <p>Any such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in the submission.</p> <p><b>Decision Reason</b></p> <ul style="list-style-type: none"> <li>As a consequence of adding a HRZ.</li> </ul>	Oppose	<p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered current and planned three waters infrastructure.</p> <p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered or Te Ture Whaimana o te Awa o Waikato.</p> <p>Te Whakakitenga o Waikato understands that three waters infrastructure has not been planned for the level of development that variation 3 would enable.</p> <p>Te Whakakitenga o Waikato understands there is an inability of current and planned three waters infrastructure to enable the development anticipated under Variation 3. This will put further pressure on the Waikato River and in this regard Variation 3 and the relief</p>	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed.

						sought is not compatible with Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River which demands restoration and protection of Te Awa o Waikato.	
Retirement Villages Association	<a href="mailto:Alice.hall@chapmantripp.com">Alice.hall@chapmantripp.com</a> <a href="mailto:Marika.williams@chapmantripp.com">Marika.williams@chapmantripp.com</a> <a href="mailto:Hannah.okane@mitchelldaysh.co.nz">Hannah.okane@mitchelldaysh.co.nz</a> <a href="mailto:luke.hinchey@chapmantripp.com">luke.hinchey@chapmantripp.com</a>	107	107.7	Public notification for retirement villages should always be precluded and limited notification should only be available when a retirement village breaches one or more of the height, height in relation to boundary, setbacks and building coverage standard Decision Reason • Notification is a key consent issue for retirement village operators.	Oppose	Te Whakakitenga o Waikato are concerned about the further preclusion of public notification.  Te Whakakitenga o Waikato are concerned that the limited notification matters in the relief sought are narrow and fail to consider other adverse effects which would otherwise be considered in the context of limited notification.	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed.
Retirement Villages Association	<a href="mailto:Alice.hall@chapmantripp.com">Alice.hall@chapmantripp.com</a> <a href="mailto:Marika.williams@chapmantripp.com">Marika.williams@chapmantripp.com</a> <a href="mailto:Hannah.okane@mitchelldaysh.co.nz">Hannah.okane@mitchelldaysh.co.nz</a> <a href="mailto:luke.hinchey@chapmantripp.com">luke.hinchey@chapmantripp.com</a>	107	107.46	<b>Amend</b> Rule MRZ2-S10(2) (Impervious Surfaces) as follows: (2) <i>Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</i> (a) <i>Site design, layout, and amenity; and (b) The risk of flooding, nuisance or damage to the site or other buildings and sites. (c) The effects of any on-site stormwater retention or detention devices.</i> Decision Reasons • The submitter does not oppose Rule MRZ2-S10 and the 70% impervious surface area standard as it does not preclude a 50% building coverage. • The submitter considers that the impermeable surface standard should provide for technical solutions (such as retention and detention).	Support	Te Whakakitenga o Waikato consider that this relief sought will better provide for management of stormwater and its effects.	Te Whakakitenga o Waikato seek that the whole of the submission be allowed.
Retirement Villages Association	<a href="mailto:Alice.hall@chapmantripp.com">Alice.hall@chapmantripp.com</a> <a href="mailto:Marika.williams@chapmantripp.com">Marika.williams@chapmantripp.com</a> <a href="mailto:Hannah.okane@mitchelldaysh.co.nz">Hannah.okane@mitchelldaysh.co.nz</a> <a href="mailto:luke.hinchey@chapmantripp.com">luke.hinchey@chapmantripp.com</a>	107	107.51	<b>Add</b> a new Rule to provide for the activity of retirement villages as a permitted activity: <i>COMZ-RX - Retirement Villages, excluding the construction of buildings</i> (1) <i>Activity status: Permitted</i> <i>Land-use effects standards and Land-use building standards do</i>	Oppose	Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered current and planned three waters infrastructure.  Te Whakakitenga o Waikato are concerned that the request of the	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed.



				<p><i>not apply. Activity Specific Standards: Nil</i></p> <p><i>(2) Activity status where compliance not achieved: n/a.</i></p> <p><b>Decisions Reasons</b></p> <ul style="list-style-type: none"> <li>• The submitter considers Variation 3 should include amendments to LCZ-R4.</li> <li>• The submitter supports the permitted activity status for residential activities in the Commercial Zone.</li> <li>• The submitter considers a retirement village specific rule is required recognising that retirement villages provide substantial benefit, including enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up several dwellings located in surrounding suburbs.</li> </ul>		<p>submitter has not considered or Te Ture Whaimana o te Awa o Waikato.</p> <p>Te Whakakitenga o Waikato understands that three waters infrastructure has not been planned for the level of development that variation 3 would enable.</p> <p>Te Whakakitenga o Waikato understands there is an inability of current and planned three waters infrastructure to enable the development anticipated under Variation 3. This will put further pressure on the Waikato River and in this regard Variation 3 and the relief sought is not compatible with Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River which demands restoration and protection of Te Awa o Waikato.</p>	
Retirement Villages Association	<a href="mailto:Alice.hall@chapmantripp.com">Alice.hall@chapmantripp.com</a> <a href="mailto:Marika.williams@chapmantripp.com">Marika.williams@chapmantripp.com</a> <a href="mailto:Hannah.okane@mitchelldaysh.co.nz">Hannah.okane@mitchelldaysh.co.nz</a> <a href="mailto:luke.hinchey@chapmantripp.com">luke.hinchey@chapmantripp.com</a>	107	107.59	<p><b>Add</b> a new Rule to provide for the activity of retirement villages as a permitted activity:  <u>COMZ-RX - Retirement Villages, excluding the construction of buildings</u></p> <p><i>(1) Activity status: Permitted</i>  <i>Land-use effects standards and Land-use building standards do not apply. Activity Specific Standards: Nil</i></p> <p><i>(2) Activity status where compliance not achieved: n/a.</i></p> <p><b>Decision Reasons</b></p> <ul style="list-style-type: none"> <li>• To give effect to the NPSUD and the Enabling Housing Act, the submitter considers Variation 3 should include amendments to COMZ-R4The submitter supports the permitted activity status for residential activities in the Town Centre Zone.</li> <li>• The submitter considers a retirement village specific rule is required recognising that retirement villages provide substantial benefit, including</li> </ul>	Oppose	<p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered current and planned three waters infrastructure.</p> <p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered or Te Ture Whaimana o te Awa o Waikato.</p> <p>Te Whakakitenga o Waikato understands that three waters infrastructure has not been planned for the level of development that variation 3 would enable.</p> <p>Te Whakakitenga o Waikato understands there is an inability of current and planned three waters infrastructure to enable the development anticipated under Variation 3. This will put further pressure on the Waikato River and in this regard Variation 3 and the relief sought is not compatible with Te Ture Whaimana o Te Awa o Waikato – the</p>	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed.

				enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up several dwellings located in surrounding suburbs.		Vision and Strategy for the Waikato River which demands restoration and protection of Te Awa o Waikato.	
Retirement Villages Association	<a href="mailto:Alice.hall@chapmantripp.com">Alice.hall@chapmantripp.com</a> <a href="mailto:Marika.williams@chapmantripp.com">Marika.williams@chapmantripp.com</a> <a href="mailto:Hannah.okane@mitchelldaysh.co.nz">Hannah.okane@mitchelldaysh.co.nz</a> <a href="mailto:luke.hinchey@chapmantripp.com">luke.hinchey@chapmantripp.com</a>	107	107.67	<p><b>Add</b> a new Rule to provide for the activity of retirement villages as a permitted activity:  <u>TCZ-RX - Retirement Villages, excluding the construction of buildings</u>  <u>(1) Activity status: Permitted</u>  <u>Land-use effects standards and Land-use building standards do not apply.</u>  <u>Activity Specific Standards: Nil</u>  <u>(2) Activity status where compliance not achieved: n/a.</u></p> <p><b>Decision Reasons</b></p> <ul style="list-style-type: none"> <li>• To give effect to the NPSUD and the Enabling Housing Act, the submitter considers Variation 3 should include amendments to TCZ-R2.</li> <li>• The submitter supports the permitted activity status for residential activities in the Town Centre Zone.</li> <li>• The submitter considers a retirement village specific rule is required recognising that retirement villages provide substantial benefit, including enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up several dwellings located in surrounding suburbs.</li> </ul>	Oppose	<p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered current and planned three waters infrastructure.</p> <p>Te Whakakitenga o Waikato are concerned that the request of the submitter has not considered or Te Ture Whaimana o te Awa o Waikato.</p> <p>Te Whakakitenga o Waikato understands that three waters infrastructure has not been planned for the level of development that variation 3 would enable.</p> <p>Te Whakakitenga o Waikato understands there is an inability of current and planned three waters infrastructure to enable the development anticipated under Variation 3. This will put further pressure on the Waikato River and in this regard Variation 3 and the relief sought is not compatible with Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River which demands restoration and protection of Te Awa o Waikato.</p>	Te Whakakitenga o Waikato seek that the whole of the submission be disallowed.