

## Submitter: Property Council New Zealand

### Submission number: 198

| Submission number | Further submitter name                  | Further submitter oppose/support | Summary of decision requested  | Decision      | Decision report where this subject matter is addressed |
|-------------------|---|----------------------------------|--|---------------|--|
| 198.1             |   |                                  | Place on hold the District Plan review process to align with the Ministry for the Environment's National Planning Standards, incorporate structure plans as a result of current blueprinting work and incorporate a Natural Hazards chapter. | Reject        | Various decision reports                               |
| FS1308.8          | <i>The Surveying Company</i>            | <i>Oppose</i>                    |  | <i>Accept</i> |  |
| FS1385.2          | <i>Mercury NZ Limited for Mercury B</i> | <i>Oppose</i>                    |  | <i>Accept</i> |  |
| FS1062.20         | <i>Andrew and Christine Gore</i>        | <i>Support</i>                   |  | <i>Reject</i> |  |
| FS1269.92         | <i>Housing New Zealand Corporation</i>  | <i>Support</i>                   |  | <i>Reject</i> |  |
| FS1340.33         | <i>TaTa Valley Limited</i>              | <i>Oppose</i>                    |  | <i>Accept</i> |  |
| FS1377.38         | <i>Havelock Village Limited</i>         | <i>Oppose</i>                    |  | <i>Accept</i> |  |
| 198.2             |   |                                  | Retain the Proposed District Plan's approach to focus urban development and growth primarily into existing towns and villages near necessary infrastructure such as transport nodes.   | Accept        | Decision Report 5: Strategic Directions                |

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| FSI269.93                | Housing New Zealand Corporation | Support                                 |   | Accept          |   |
| FSI377.39                | Havelock Village Limited        | Support                                 |   | Accept          |   |
| FSI386.210               | Mercury NZ Limited              | Support                                 |   | Accept          |   |
| 198.3                    |                                 |   | Increase collaboration with other councils for the sharing of resources and infrastructure near or crossing boundary lines.   | Reject          | Decision Report 32: Miscellaneous Matters                     |
| FSI176.36                | Watercare Services Ltd          | Support                                 |   | Reject          |   |
| 198.4                    |                                 |   | Amend the planning standards to better align with the Hamilton to Auckland Corridor Network Plan.   | Reject          | Various decision reports                                      |
| FSI202.6                 | New Zealand Transport Agency    | Support                                 |   | Reject          |   |
| FSI269.94                | Housing New Zealand Corporation | Support                                 |   | Reject          |   |
| 198.5                    |                                 |   | Amend the Proposed District Plan to strongly support urban growth in a way that does not rely solely on the Future Proof 2010 data, and to use more ambitious growth estimates in the region to support urban growth. AND No specific decision sought, but the submitter considers that Policy 4.1.3(b) Location of | Accept in part  | Various decision reports                                      |

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|                          |  |   | development is counterproductive, given that the predictions and data used by Future Proof date back to 2010.   |                       |   |
| <i>FSI202.7</i>          | <i>New Zealand Transport Agency</i>    | <i>Oppose</i>                           |   | <i>Accept in part</i> |   |
| <i>FSI269.95</i>         | <i>Housing New Zealand Corporation</i> | <i>Support</i>                          |   | <i>Accept in part</i> |   |
| <i>FSI377.40</i>         | <i>Havelock Village Limited</i>        | <i>Support</i>                          |   | <i>Accept in part</i> |   |
| 198.6                    |  |   | No specific decision sought, but submission encourages a coordinated approach between councils across the Waikato region to comply with the upcoming Ministry for the Environment's (MfE) National Planning Standards as soon as the standards are operative. | Accept                | Decision Report 32: Miscellaneous Matters                     |
| <i>FSI269.96</i>         | <i>Housing New Zealand Corporation</i> | <i>Support</i>                          |   | <i>Accept</i>         |   |
| 198.7                    |  |   | Amend Objective 4.1.1 Strategic to be more ambitious and flexible to incorporate Future Proof Phase 2 and the upcoming Statistics NZ data.  | Reject                | Decision Report 5: Strategic Directions                       |
| <i>FSI075.9</i>          | <i>Steven and Teresa Hopkins</i>       | <i>Support</i>                          |   | <i>Reject</i>         |   |

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| FSI287.9                 | Blue Wallace Surveyors Ltd             | Support                                 |   | Reject          |   |
| FSI297.2                 | CSL Trust & Top End Properties Limited | Support                                 |   | Reject          |   |
| FSI269.97                | Housing New Zealand Corporation        | Support                                 |   | Reject          |   |
| FSI377.41                | Havelock Village Limited               | Support                                 |   | Reject          |   |
| FSI386.211               | Mercury NZ Limited                     | Oppose                                  |   | Accept          |   |
| 198.8                    |  |   | Retain the approach of allowing for a range of different housing options with varying land values and amenities.                                  | Accept in part  | Decision Report 5: Strategic Directions                       |
| FSI269.98                | Housing New Zealand Corporation        | Support                                 |   | Accept          |   |
| 198.9                    |  |   | Amend the Proposed District Plan to have a wider approach to plan for different housing typologies to cater for a diverse and younger population. | Accept in part  | Decision Report 5: Strategic Directions                       |
| FSI269.99                | Housing New Zealand Corporation        | Support                                 |   | Accept          |   |
| 198.10                   |  |   | Retain the objective of ensuring that subdivisions are located, designed and staged to  | Accept          | Decision Report 32: Miscellaneous Matters                     |

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|                          |                               |   | support infrastructure such as stormwater, parks and open space networks. AND Provide the important linkages from future planned urban development settlements in both residential and commercial areas to the expressway, and to invest in areas that are along the transport corridor. |                 |   |
| <i>FS1110.11</i>         | <i>Synlait Milk Limited</i>   | <i>Support</i>                          |  | <i>Accept</i>   |   |
| <i>FS1176.37</i>         | <i>Watercare Services Ltd</i> | <i>Support</i>                          |  | <i>Accept</i>   |   |
| <i>FS1322.24</i>         | <i>Synlait Milk</i>           | <i>Support</i>                          |  | <i>Accept</i>   |   |
| <i>FS1386.212</i>        | <i>Mercury NZ Limited</i>     | <i>Oppose</i>                           |  | <i>Reject</i>   |   |
| 198.11                   |                               |   | No specific decision sought, but submission strongly supports the need for alternative funding mechanisms for infrastructure with central and local government, and the Long Term Plan and District Plan proposals in this regard.   | Reject          | Decision Report 32: Miscellaneous Matters                     |
| 198.12                   |                               |   | Amend the Proposed District Plan to align the supply of industrial land with the Auckland Unitary Plan.  | Accept in part  | Decision Reports 28A - 28O: Zoning                            |
| 198.13                   |                               |   | No specific decision sought, but the submission supports the monitoring of growth against the anticipated growth settlement patterns and the targets identified in Future Proof strategy and   | Reject          | Decision Report 32: Miscellaneous Matters                     |

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|                          |   |   | the National Policy Statement on Urban Development Capacity.  |                       |  |
| <i>FS1269.100</i>        | <i>Housing New Zealand Corporation</i>  | <i>Support</i>                          |   | <i>Reject</i>         |  |
| 198.14                   |   |   | Amend the Proposed District Plan to have a multi-pronged approach and strategically support building both up and out to ensure that the district is not limiting itself.  | Reject                | Decision Report 5: Strategic Directions  |
| <i>FS1269.1</i>          | <i>Housing New Zealand Corporation</i>  | <i>Support</i>                          |   | <i>Reject</i>         |  |
| <i>FS1386.213</i>        | <i>Mercury NZ Limited</i>               | <i>Oppose</i>                           |   | <i>Accept</i>         |  |
| 198.15                   |   |   | Amend the Proposed District Plan to consider housing for the younger generation on the fringes of the city, which may include making land available for apartment-style or high density living near key transport routes that connect Waikato to Auckland and Hamilton. | Accept in part        | Decision Report 15: Medium Density Residential Zone and Decision Reports 28A - 28O: Zoning |
| <i>FS1269.2</i>          | <i>Housing New Zealand Corporation</i>  | <i>Support</i>                          |   | <i>Accept in part</i> |  |
| <i>FS1385.3</i>          | <i>Mercury NZ Limited for Mercury B</i> | <i>Oppose</i>                           |   | <i>Accept in part</i> |  |

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| 198.16            |                                 |                                  | Retain the promotion of the outcomes in the urban design guidelines.  | Accept in Part | Decision Report 5: Strategic Directions                                   |
| FS1377.42         | Havelock Village Limited        | Support                          |   | Accept in Part |   |
| FS1386.214        | Mercury NZ Limited              | Oppose                           |   | Accept in Part |   |
| 198.17            |                                 |                                  | Retain the purpose of the Proposed District Plan to promote sustainable management of natural and physical resources primarily through strategic management of growth, as it is set out in Section 1.2(a) What is the purpose of the Waikato District Plan. | Accept         | Decision Report 4: Introduction   |
| 198.18            |                                 |                                  | No specific decision sought, but submission wishes to see more progress on Future Proof.  | Reject         | Decision Report 32: Miscellaneous Matters                                 |
| 198.19            |                                 |                                  | Retain the minimum density of 12-15 households per hectare in Residential zones and 8-10 households per hectare in Village zones. AND Amend the Proposed District Plan to have a mixed typology across the district.  | Accept in part | Decision Report 14: Residential Zone and Decision Report 17: Village Zone |
| FS1269.3          | Housing New Zealand Corporation | Oppose                           |   | Accept in part |   |
| FS1386.215        | Mercury NZ Limited              | Oppose                           |   | Accept in part |   |

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| 198.20                   |  |   | Retain Policy 4.5.24 New buildings: Business Town Centre Zone.  | Accept in part  | Decision Report 20: Business Zones                            |
| <i>FS1386.216</i>        | <i>Mercury NZ Limited</i>                                      | <i>Oppose</i>                           |   | <i>Reject</i>   |   |
| 198.21                   |  |   | Retain Policy 4.7.2 Layout and Design – Subdivision location and design.  | Accept          | Decision Report 32: Miscellaneous Matters                     |
| <i>FS1386.217</i>        | <i>Mercury NZ Limited</i>                                      | <i>Oppose</i>                           |   | <i>Reject</i>   |   |
| 198.22                   |  |   | Retain Policy 4.7.3 Layout and Design – Residential subdivision.  | Accept          | Decision Report 32: Miscellaneous Matters                     |
| <i>FS1377.43</i>         | <i>Havelock Village Limited</i>                                | <i>Support</i>                          |   | <i>Accept</i>   |   |
| <i>FS1108.149</i>        | <i>Te Whakakitenga o Waikato Incorporated (Waikato-Tainui)</i> | <i>Oppose</i>                           |   | <i>Reject</i>   |   |
| <i>FS1386.218</i>        | <i>Mercury NZ Limited</i>                                      | <i>Oppose</i>                           |   | <i>Reject</i>   |   |
| 198.23                   |  |   | Retain the strategic approach to growth ensuring infrastructure and services are provided for and aligning infrastructure and urban development to provide for growth and connectivity. | Accept          | Decision Report 5: Strategic Directions                       |