

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 in part	
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>Accept in part</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