

Submitter: Sharp Planning Solutions Ltd

Submission number: 695

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
695.1			Requests council to promote discussion with Kiwirail, the NZ Government, and the Regional Council and transport providers about future development of rail infrastructure and appropriately designated corridors in its region.	Reject	Decision Report 32: Miscellaneous Matters
695.2			Add Iwi areas of interest on Planning Maps, and list site-specific properties known known for existing mana whenua interests as occurs within the Auckland Unitary Plan, and the reasons for this (except where such information is not appropriate to publicly disclose).	Accept in part	Decision Report 7: Maori Sites and Areas of Significance
695.3			Add those sites to which Sections 1.7.2.1(a), 1.7.3.1 and 1.7.3.5 are relevant as a planning overlay on the Planning Maps.	Reject	Decision Report 32: Miscellaneous Matters
<i>FS1323.149</i>	Heritage New Zealand Pouhere Taonga	Support		Accept	
695.4			Add an online calculator for development contributions linked to the Planning Maps that provides a site-specific assessment.	Reject	Decision Report 32: Miscellaneous Matters
695.5			Requests applied development plans for each village and town to set out how localities should	Reject	Decision Report 32:

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			be developed which sets out how localities should be developed with visual plans.		Miscellaneous Matters
695.6			Council to consider the needs of all likely road users when re-sealing road surfaces.	Reject	Decision Report 32: Miscellaneous Matters
695.7			Add a hierarchy of non-motor vehicle routes for cycling, walking and horse riding.	Accept in Part	Decision Report 32: Miscellaneous Matters
695.8			Amend Development Contributions policies to be much more simplified and made easier to understand how much is applicable.	Reject	Decision Report 4: Introduction
695.9			Amend Section 2.12.1(a)(vii) Whanaungatanga (relationship to nature) so that "other land" is objectively defined and care is exercised as to which land this policy applies to, without limiting the natural and legal right of Maori to express and recognise their relationship with the land.	Accept in part	Decision Report 6: Tangata Whenua
FS1323.9	Heritage New Zealand Pouhere Taonga	Oppose	.	Reject	
695.10			Delete Policy 3.5.3(a)(iii) Protecting the natural character qualities of the coastal environment.	Reject	Decision Report 10: Landscapes
FS1223.202	Mercury NZ Limited	Oppose	.	Accept	

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695.11			Delete Policy 3.5.4(a)(iii) Protecting the natural character of wetlands, and lakes and rivers and their margins.	Reject	Decision Report 10: Landscapes
FS1108.147	Te Whakakitenga o Waikato Incorporated (Waikato-Tainui)	Oppose		Accept	
FS1223.203	Mercury NZ Limited	Oppose	.	Accept	
FS1377.199	Havelock Village Limited	Support		Reject	
695.12			Amend Policy 3.5.4(a)(iv) Protecting the natural character of wetlands, and lakes and rivers and their margins to include a reference to a specific rule, or requirement of the Resource Management Act, is placed here to assist the reader.	Reject	Decision Report 10: Landscapes
FS1223.204	Mercury NZ Limited	Oppose	.	Accept	
695.13	Sharp Planning Solutions Ltd	Neutral/Amend	Add a new clause (iv) to Policy 4.2.5(a) Setback: Side boundaries as follows: <u>(iv) For property and building maintenance.</u>	Reject	Decision Report 14: Residential Zone
695.14			Delete Policy 4.2.5(b)(i) and (ii) Setback - Side boundaries.	Reject	Decision Report 14: Residential Zone

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695.15			Amend Policy 4.2.7(b) Site Coverage and Permeable Surfaces to remove the words "lawns and gardens."	Accept	Decision Report 14: Residential Zone
695.16			Amend Policy 4.2.10(a) Daylight and outlook as follows: Maintain adequate daylight, and enable opportunities for passive solar gain by providing for the progressive reduction in the heights of buildings. AND Consider adding a link to a rule or a source for context for Policy 4.2.10(a) Daylight and outlook.	Accept	Decision Report 14: Residential Zone
695.17			Amend Policy 4.2.10(b) Daylight and outlook as follows: Require the height, bulk and location of development to maintain sunlight access and privacy, and to minimise <u>non-compliant</u> visual dominance effects on adjoining sites <u>where they are demonstrated to the satisfaction of council that they cannot be reasonably avoided due to constraints such as steep topography in relation to effects of works and costs.</u>	Reject	Decision Report 14: Residential Zone
695.18			Amend Policy 4.2.10(c) Daylight and outlook as follows: Maintain and enhance attractive open space character of residential areas by ensuring that development is compatible in scale to surrounding activities and structures and has generous-compliant on-site landscaping, screening and street planting, <u>as set out in design guide xyz as stated as being applicable to the proposal in that design guide..</u>	Accept in part	Decision Report 14: Residential Zone

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695.19			Add references/links throughout the Proposed District Plan, as it is in Policy 4.2.12(a) Outdoor living court - Multi-unit development.	Reject	decision report 32: Miscellaneous Matters
695.20			Delete Policy 4.2.15(a)(iv) Earthworks. OR Amend Policy 4.2.15(a)(iv) Earthworks to refer to "unauthorised clean-fill" instead of "clean-fill".	Reject	Decision Report 14: Residential Zone
695.21			Delete Policy 4.2.15(d) Earthworks. OR Amend Policy 4.2.15(d) Earthworks to refer to minimising earthworks to maintain the fundamental shape, contour and landscape characteristics where otherwise possible.	Reject	Decision Report 14: Residential Zone
<i>FS1377.200</i>	Havelock Village Limited	Support		Reject	
695.22			Amend Policy 4.2.15(e) Earthworks to identify which sites this applies to as a planning overlay on the Proposed District Plan maps. OR Amend Policy 4.2.15(e) Earthworks to provide a reference document source for applicants to refer to determine to what extent they need to comply.	Reject	Decision Report 14: Residential Zone
695.23			Amend Policy 4.2.18(a)(i) Multi-unit development to include reference to the document (Appendix 3.4 of the Proposed District Plan) at the start of this policy, rather than part way through or at the end of this section.	Reject	Decision Report 14: Residential Zone
695.24			Retain Policy 4.2.23(a)(i) Non-residential activities. AND Delete Policy 4.2.23(a)(iv) Non-residential activities. OR Add to Policy 4.2.23(a)(iv) Non-residential activities a list of the	Accept in part	Decision Report 14: Residential Zone

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			types of non-residential activities that can occur in residential areas, with restrictions on dominance.		
695.25			Amend Policy 4.2.26(a)(ii) Neighbourhood centres in structure plan areas to replace "provide" with "plan" and define the walkable catchment in relationship to the catchment.	Reject	Decision Report 14: Residential Zone
695.26			Amend Policy 4.3.3(a) Future development - Tuakau and Te Kowhai by replacing with the following wording: <u>Enable infrastructure and service availability so that future subdivision and development in Tuakau and Te Kowhai provides for suitable building and access locations to be identified.</u>	Reject	Decision Report 17: Village Zone
695.27			Amend Policy 4.3.5(a) Building setbacks as follows: Maintain existing and promote new vistas and views between <u>new</u> buildings in the Village Zone when viewed from a road.	Accept in part	Decision Report 17: Village Zone
695.28			Amend Policy 4.3.6(a) Front setback character to consider new/anticipated development.	Reject	Decision Report 17: Village Zone
695.29			Amend Rule 4.3.7(a) Excessive building scale as follows: Enable d Development <u>shall only to</u> exceed height, bulk and form only where it is in keeping with <u>and does not detract</u> from the amenity values of the street <u>which are existing and (where a design guide is available) any development proposal balances the anticipated amenity values with those which are existing.</u>	Accept in part	Decision Report 17: Village Zone
695.30			Amend Policy 4.3.15(d) Earthworks as follows: Subdivision and development occurs in a manner	Reject	Decision Report 17: Village Zone

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			that maintains fundamental shape, contour and landscape characteristics <u>That earthworks shall be to the extent necessary to enable the development, and where practical shall try to maintain the shape, contour and landscape characteristic.</u>		
695.31			No specific decision sought for Policy 4.3.15(e) , however submission considers common clauses for all development should be under one section in the District Plan to avoid unnecessary repetition.	Reject	Decision Report 17: Village Zone
695.32			Amend Policy 4.4.6 Signage to include restrictions on the number of signs on a premises.	Reject	Decision Report 14: Residential Zone and Decision Report 17: Village Zone
695.33			Amend Policy 4.4.7 Managing the adverse effects of signs to include restrictions on the number of signs on a premises.	Reject	Decision Report 14: Residential Zone and Decision Report 17: Village Zone
695.34			Amend Policy 4.5.2(a)(iii) Commercial function and purpose to provide for small convenience retail and community activities in all business zones.	Reject	Decision Report 20: Business Zones
695.35			Delete Policy 4.5.9(a) Employment opportunities: Business Town Centre Zone and Business Zone	Reject	Decision Report 20: Business Zones

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695.36			Amend Policy 4.5.11 Residential upper floors: Business Town Centre Zone and Business Zone as follows: (a) Maintain the commercial viability of the Business Town Centre Zone and Business Zone while: (i) Providing for mixed use developments, ensuring residential activities are located above ground floor; and <u>as applicable (ii) Removal of any existing Avoiding residential activity located at ground level, or, relocating the existing residential activity currently located at ground level to above ground level where a business or other type of land use is to be located at the ground level.</u>	Reject	Decision Report 20: Business Zones
695.37			Delete Policy 4.5.14(a)(ii) Raglan Town Centre.	Reject	Decision Report 19: Raglan
<i>FS1276.151</i>	Whaingaroa Environmental Defence Inc. Society	Oppose		Accept	
695.38			Amend Policy 4.5.15(a)(iv)B Huntly Town Centre to include an exemption statement for a building that is of a historical character where a veranda was not part of the original design.	Reject	Decision Report 20: Business Zones
695.39			Delete Policy 4.5.17(a)(iv)D Te Kauwhata Town Centre.	Accept	Decision Report 20: Business Zones
695.40			Delete Policy 4.5.33 Reverse sensitivity.	Accept	Decision Report 20: Business Zones

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695.41			Amend the Proposed District Plan to delete unnecessary duplication of the term "reverse sensitivity".	Reject	various decision reports
695.42			Amend Policy 4.5.37 Managing the adverse effects of signs to list common requirements that apply across all zones in one section of the Proposed District Plan.	Accept in part	Decision Report 20: Business Zones
695.43			Delete Policy 4.7.2(a)(vii) Subdivision location and design.	Reject	Decision Report 32: Miscellaneous Matters
<i>FS1387.307</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.44			Amend Section 4.7 Urban Subdivision and development to be a separate section of the Proposed District Plan.	Accept	Decision Report 32: Miscellaneous Matters
<i>FS1387.308</i>	Mercury NZ Limited for Mercury D	Oppose		Reject	
695.45			Amend Policy 4.7.3(a) Residential subdivision to be placed before Policy 4.7.2(a) Subdivision location and design.	Reject	Decision Report 32: Miscellaneous Matters
<i>FS1387.309</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	

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695.46			Amend Policy 4.7.4 lot size to include shape, required setbacks, and slope, especially for Raglan and Pokeno.	Reject	Decision Report 32: Miscellaneous Matters
<i>FS1387.310</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.47			Retain Policy 4.7.9(a) Connected neighbourhoods.	Accept	Decision Report 32: Miscellaneous Matters
695.48			Amend Policy 4.7.11(b) Reverse sensitivity as follows: Avoid potential reverse sensitivity effects of locating new dwellings in the <u>buffer setback</u> vicinity of an <u>existing (or approved)</u> intensive farming, extraction industry or industrial activity <u>unless the written approval of the activity operator has been obtained.</u>	Reject	Decision Report 32: Miscellaneous Matters
<i>FS1387.311</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.49			Delete Policy 4.7.12(a) Boundary adjustments and relocations.	Reject	Decision Report 32: Miscellaneous Matters
695.50			No specific decision sought with regards to Objective 5.1.1(a)(i) The rural environment, but the submission states that the matter of high class soils fragmentation could be fully solved/avoided by: Ensuring any Rural Zoned	Reject	Decision Report 22: Rural Zone

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			lots over 20ha can undertaken a transferable rural lot subdivision; and On lesser sized Rural Zones land where high class soils exist, enabling a rural lot transfer option. AND Council should reconsider the exclusion of transferable rural lot rights.		
FS1129.19	Auckland Council	Oppose		Accept	
FS1138.14	Glenn Michael Soroka and Louise Claire Mered as Trustees of the Pakau Trust	Support		Reject	
FS1138.16	Glenn Michael Soroka and Louise Claire Mered as Trustees of the Pakau Trust	Support		Reject	
FS1379.263	Hamilton City Council	Oppose		Accept	
FS1387.312	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.51			No specific decision sought with regards to Policy 5.3.8(d) Effects on rural character and amenity from rural subdivision, but submission	Accept in Part	Decision Report 22: Rural Zone

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			states rural hamlet subdivision should not occur in an adhoc manner, which will cumulatively result in undermining the rural character. Such subdivision should have entitlements transferred to land around existing towns and villages.		
<i>FS1379.264</i>	Hamilton City Council	Oppose		Accept in Part	
695.52			Delete Policy 5.3.9(a) Non-rural activities.	Accept in Part	Decision Report 22: Rural Zone
<i>FS1292.46</i>	McPherson Resources Limited	Oppose		Accept in Part	
<i>FS1334.46</i>	Fulton Hogan Limited	Oppose		Accept in Part	
<i>FS1379.265</i>	Hamilton City Council	Oppose		Accept in Part	
<i>FS1387.313</i>	Mercury NZ Limited for Mercury D	Oppose		Accept in Part	
695.53			Amend Policy 5.3.15 Noise and vibration to include earthworks within residential setbacks of adjoining property.	Reject	Decision Report 22: Rural Zone
695.54			No specific decision sought with respect to Policy 5.6.3(a)(i) Subdivision within the Country Living Zone, but submission considers greater intensification of Country Living Zoned land is to be encouraged not discouraged.	Reject	Decision Report 18: Country Living Zone

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<i>FS1197.30</i>	Bowrock Properties Limited	Support		Reject	
<i>FS1379.266</i>	Hamilton City Council	Oppose		Accept	
<i>FS1387.314</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.55			Add a list of all known sites where Hazardous Activities and Industries List activities are understood to have occurred on the Planning Maps.	Reject	Decision Report 32: Miscellaneous Matters
<i>FS1168.174</i>	Horticulture New Zealand	Oppose		Accept	
695.56			Retain the definition for "Agricultural and horticultural research activities" in Chapter 13 Definitions which no longer contains references to "Genetic Engineering".	Accept	Decision Report 22: Rural Zone
<i>FS1192.1</i>	J H & R Cotman	Support		Accept	
<i>FS1212.1</i>	David Stewart Bull	Support		Accept	
<i>FS1214.1</i>	Forest Owners Association	Support		Accept	
<i>FS1225.1</i>	BIOTech New Zealand	Support		Accept	

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<i>FS1295.1</i>	Life Sciences Network Incorporated	Support		Accept	
<i>FS1320.1</i>	Livestock Improvement Corporation	Support		Accept	
<i>FS1343.3</i>	Bruce Cameron	Support		Accept	
<i>FS1276.74</i>	Whaingaroa Environmental Defence Inc. Society	Oppose		Reject	
<i>FS1342.259</i>	Federated Farmers	Support		Accept	
695.57			Amend the definition of "Airfield" in Chapter 13 Definitions to include areas for aircraft to be stored and maintained, and airport administration buildings.	Accept	Decision Report 30: Definitions
<i>FS1339.75</i>	NZTE Operations Limited	Support		Accept	
695.58			Amend the definition for "Blasting" in Chapter 13 Definitions to include an irregular array of blast holes.	Accept	Decision Report 30: Definitions
<i>FS1285.1</i>	Terra Firma Mining Limited	Support		Accept	
695.59			Amend the definition for "Boundary" in Chapter 13 Definitions to be more comprehensive for	Accept	Decision Report 30: Definitions

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			cross-leases, covering internal boundaries associated with registered exclusive use areas and external boundaries covering the whole of the cross lease site.		
695.60			Amend the definition of "Community Activity" in Chapter 13 Definitions to include "sporting activity".	Reject	Decision Report 30: Definitions
<i>FS1387.315</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.61			Add a definition for "Construction Noise" in Chapter 13 Definitions.	Reject	Decision Report 30: Definitions
<i>FS1387.316</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.62			Amend the definition for "Cumulative risk" in Chapter 13 Definitions to objectively state if it means other facilities on or off the site.	Accept in Part	Decision Report 11: Hazardous Substances and Contaminated Land
<i>FS1387.317</i>	Mercury NZ Limited for Mercury D	Oppose		Accept in Part	
695.63			No specific decision sought but submission supports the absence of "Growth Areas" as a defined term.	Accept	Decision Report 30: Definitions
<i>FS1387.318</i>	Mercury NZ Limited for Mercury D	Oppose		Reject	

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695.64			Add a definition for "Disposal" to Chapter 13 Definitions	Reject	Decision Report 30: Definitions
<i>FS1342.175</i>	Federated Farmers	Oppose		Accept	
<i>FS1387.319</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.65			Amend the definition of "Dripline" in Chapter 13 Definitions to include, when a tree is deciduous, the ground underneath the furthest extent of the branch system of the tree.	Reject	Decision Report 8: Historic Heritage
695.66			Add a definition for "Horticultural Activity" to Chapter 13 Definitions.	Reject	Decision Report 22: Rural Zone
<i>FS1168.98</i>	Horticulture New Zealand	Support		Reject	
<i>FS1342.176</i>	Federated Farmers	Oppose		Accept	
<i>FS1387.320</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.67			Amend the scope of the definition for "Health Facility" in Chapter 13 Definitions.	Reject	Decision Report 30: Definitions
<i>FS1387.321</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.68			Amend the definition of "Height Control Plane" in Chapter 13 Definitions to consider slopes, and the use of 45 degree rather than 37 degree and	Accept in part	Decision Report 30: Definitions

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			to be subservient to building height from the ground and setbacks.		
695.69			Add Planning Map references to the definition of "High Class Soils" in Chapter 13 Definitions. AND Add maps of High Class Soils to the Proposed District Plan.	Reject	Decision Report 22: Rural Zone
<i>FS1168.104</i>	Horticulture New Zealand	Support		Reject	
695.70			No specific decision sought in relation to the definition of "Homestay" in Chapter 13 Definitions, however submission notes that there is no maximum duration of stay listed.	Reject	Decision Report 30: Definitions
<i>FS1387.322</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.71			Amend the definition of "Indicative Road" in Chapter 13 Definitions to include phrasing that where an indicative road is constructed and is open to the public the classification is redundant.	Accept in part	Decision Report 30: Definitions
695.72			Add a definition of "Landfill" to Chapter 13 Definitions.	Accept	Decision Report 30: Definitions
<i>FS1387.323</i>	Mercury NZ Limited for Mercury D	Oppose		Reject	
695.73			Amend the definition of "Living Court" in Chapter 13 Definitions to state the proximity on a site to the downstairs or upstairs of a dwelling, including covered area such as porticos, decks,	Reject	Decision Report 30: Definitions

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			conservatories, and indoor-outdoor flow areas; and a swimming pool on its own is insufficient.		
695.74			Amend the definition of "Minor Dwelling" in Chapter 13 Definitions to provide an exclusion for decks and garaging from the dwelling area.	Reject	Decision Report 30: Definitions
695.75			Amend the definition of "National Grid Corridor" in Chapter 13 Definitions to be consistent with the NZECP34:2001 requirements, and recognise that in some cases, high voltage line pylons and/or their conductor wires also set out a 22.5m setback.	Reject	Decision Report 13: Infrastructure
<i>FS1350.45</i>	Transpower New Zealand Limited	Oppose		Accept	
695.76			Amend the definition of "Notional Boundary" in Chapter 13 Definitions consistent with Section 218 of the Resource Management Act and other Councils.	Accept	decision report 30: Definitions
<i>FS1345.120</i>	Genesis Energy Limited	Support		Accept	
695.77			Amend the definition of "Rear Record of Title" in Chapter 13 Definitions to describe the situation where an allotment although approved, has not yet had a Record of Title issued.	Reject	decision report 30: Definitions
695.78			Add a definition of "Reverse Sensitivity" to Chapter 13 Definitions.	Reject	decision report 30: Definitions
<i>FS1387.324</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	

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695.79			Add a definition of "Rural Hamlet Subdivision" in Chapter 13 Definitions.	Reject	decision report 30: Definitions
FS1387.325	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.80			Delete the definition of "Viable Record of Title" in Chapter 13 Definitions	Accept	decision report 30: Definitions
695.81			Amend the definition of "Village Green" in Chapter 13 Definitions to not be restricted only to Tamahere, so as to be later used as a general development term when Villages are more widely developed.	Reject	decision report 30: Definitions
695.82			Amend the definition of "Visually permeable" in Chapter 13 Definitions as follows: Means materials on a fence or wall that have continuous vertical or horizontal gaps of at least 50mm width that result in at least 50% visual permeability <u>that include continuous vertical or horizontal gaps of at least 50mm width.</u>	Reject	Decision Report 14: Residential Zone
695.83			Amend Rule 16.1.3 RD1(h) Restricted Discretionary Activities so that an additional 10m2 per bedroom be required for outdoor living space for 3 bedrooms or more, and that the 4m dimension be reduced to 3m.	Reject	Decision Report 14: Residential Zone
FS1387.326	Mercury NZ Limited for Mercury D	Oppose		Accept	

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695.84			Amend Rule 16.2.4.1 P1 Earthworks - General so that earthworks are applied as a ratio to site area, i.e. a 1:1 ratio on a 450m ² site would provide 450m ³ earthworks.	Reject	Decision Report 14: Residential Zone
695.85			Retain a maximum area of earthworks in Rule 16.2.4.1 P1 Earthworks - General.	Accept	Decision Report 14: Residential Zone
695.86			Amend Rule 16.2.4.1 P3 Earthworks - General so that the volume is applied as a ratio to site, i.e. a 1:5 ratio, so a 450m ² site would therefore provide a 90m ³ fill.	Reject	Decision Report 14: Residential Zone
695.87			Amend Rule 16.2.4.4 Earthworks - Landscape and Natural Character Areas so that the 50m ² area figure is volume and the 250m ³ volume figure is area.	Accept	Decision Report 10: Landscapes
695.88			Amend Rule 16.2.4.4 Earthworks - Landscape and Natural Character so that the earthworks applied within the affected area by the overlay (as distinct from the whole of the site) as a 1:5 ratio to site area. i.e if 500m ² occurs in the overlay, only 100m ² area and 100m ³ volume will be allowed.	Reject	Decision Report 10: Landscapes
695.89			Amend Rule 16.3.2 P1(a)(i) Minor dwelling to apply a 600m ² threshold instead of the current 900m ² requirement.	Accept	Decision Report 14: Residential Zone
FS1308.106	The Surveying Company	Support		Accept	

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<i>FS1387.327</i>	Mercury NZ Limited for Mercury D	Oppose		Reject	
695.90			Amend Rule 16.3.3.1 P1 Height - Building general so the rule applies to that part of the building structure opposite the immediate ground level only. AND Amend Rule 16.3.5 Daylight admission as a consequential amendment.	Accept in part	Decision Report 14: Residential Zone
695.91			Amend Rule 22.3.7.1 P3(a)(ii) Building setbacks – All boundaries, to be 12m rather than 25m.	Reject	Decision Report 22: Rural Zone
695.92			No specific decision sought with respect to Rule 22.4.1.1 PR2 and PR3 Prohibited subdivision, however the submission considers the rules are unnecessarily complex and a transferable right if supplied would completely eliminate the need for concern over high class soils if the created entitlement is required to be transferred to another zone with capacity for the intended purpose.	Reject	Decision Report 22: Rural Zone
<i>FS1308.107</i>	The Surveying Company	Support		Reject	
<i>FS1387.328</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.93			Delete Rule 22.4.1.1 PR4(a) Prohibited Subdivision; OR Amend Rule 22.4.1.1 PR4(a) Prohibited Subdivision, to be an exemption (if this is the intent).	Reject	Decision Report 22: Rural Zone

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<i>FS1138.27</i>	Glenn Michael Soroka and Louise Claire Mered as Trustees of the Pakau Trust	Support		Reject	
<i>FS1308.108</i>	The Surveying Company	Support		Reject	
<i>FS1387.329</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.94			No specific decision sought, however the submission considers that Rule 22.4.1.2 RDI(v) A and B General subdivision adds unnecessary and inappropriate complexity and that no variation margin is set out for realistic variations which do occur (the Operative District Plan Franklin Section allowed plus or minor 10% range).	Reject	Decision Report 22: Rural Zone
<i>FS1387.330</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.95			Delete the date component of Rule 22.4.1.4 RDI(a) Subdivision – Boundary relocation.	Accept	Decision Report 22: Rural Zone
<i>FS1387.331</i>	Mercury NZ Limited for Mercury D	Oppose		Reject	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
695.96			Amend Rule 22.4.1.5 Rural Hamlet Subdivision, to include a transferable rural lot right subdivision.	Reject	Decision Report 22: Rural Zone
<i>FS1129.74</i>	Auckland Council	Oppose		Accept	
<i>FS1138.28</i>	Glenn Michael Soroka and Louise Claire Mered as Trustees of the Pakau Trust	Support		Reject	
<i>FS1379.267</i>	Hamilton City Council	Oppose		Accept	
695.97			Amend Rule 22.4.1.6 RDI(a)(iii) Conservation lot subdivision to apply a discretionary activity status to a conservation lot subdivision utilising land already subject to the listed covenant(s) where such land has not been previously subdivided.	Reject	Decision Report 22: Rural Zone
<i>FS1168.127</i>	Horticulture New Zealand	Support		Reject	
695.98			Add to Rule 22.4.6 RDI(a)(i) Subdivision of land containing all or part of an Environmental Protection Area a reasonable setback (trigger threshold applied) e.g. where an overlay occurs in or within 100m of lots being proposed to be developed, with the exception of the balance lot; AND Amend Rule 22.4.6 RDI(a)(i) Subdivision of land containing all or part of an Environmental	Reject	Decision Report 22: Rural Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			Protection Area, as follows: A planting and management plan is submitted to Council for the Environmental Protection Area prepared by a suitably-qualified person, containing . <u>The plan is to contain details of exclusively indigenous species suitable to the area and conditions for the purpose of planting enhancement and management where this is considered necessary after qualified ecological assessment of the Environmental Protection Area Planning Overlay on the site.</u>		
FS1387.332	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.99			Amend Rule 22.4.9 RDI(a)(i) Subdivision – Building platform, to reduce the area of a building platform on the proposed lot from 1000m ² to 800m ² .	Reject	Decision Report 22: Rural Zone
695.100			Retain a maximum area of earthworks in Rule 22.7.1.3 PI(a)(i) Earthworks within a Development Area.	Accept in part	Decision Report 6: Tangata Whenua
695.101			Amend Rule 22.7.1.3 P(a)(i) to be applied on a ratio based on the site area i.e. a 1:1 ratio so that a 450m ² site would provide 450m ³ of earthworks.	Reject	Decision Report 6: Tangata Whenua
695.102			Amend Rule 22.7.1.4 PI(a)(ii) Building height within a Development Area, to have a 45 degree plane angle rather than 37 degrees to be subservient to building height from the ground	Accept	Decision Report 22: Rural Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			and setbacks and to be consistent with other adjoining Councils.		
695.103			Amend Rule 22.8.3 RD1(c)(ii) A and B Restricted Discretionary Activities, to have a 1200m setback apply to the said zones and if an existing pig farm already occurs at that setback, then the effects of that have to be taken into account as well; AND Amend Rule 22.8.3 RD1(c)(ii) A and B Restricted Discretionary Activities, to require any development occurring within that setback to have an enforced Council non complaints covenant applied.	Reject	Decision Report 16: Te Kauwhata Lakeside
FS1076.5	New Zealand Pork Industry Board	Support		Reject	
FS1387.333	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.104			Amend Rule 22.8.3 RD1(c)(ii) A and B Restricted Discretionary Activities, to include a setback requirement of equivalent distance (1200m) from the Paa Zone.	Reject	Decision Report 16: Te Kauwhata Lakeside
FS1387.334	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.105			Retain the maximum area of earthworks in Rule 23.2.3.1 P2 Earthworks – General.	Accept	Decision Report 18: Country Living Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
695.106			Amend Rule 23.2.3.1 P2 Earthworks – General, so that earthworks limits be applied as a ratio of the site area i.e. 1:1 so that a 450m ² site would provide 450m ³ of earthworks.	Reject	Decision Report 18: Country Living Zone
695.107			Amend Rule 23.2.3.1 P4(i) Earthworks – General, to increase the infill volume from 20m ³ to 50m ³ .	Accept	Decision Report 18: Country Living Zone
695.108			Amend Rule 23.2.3.1 P4(ii) Earthworks – General, to increase the maximum depth from 1m to 1.5m.	Accept	Decision Report 18: Country Living Zone
695.109			Amend Rule 23.2.3.3 P1(a)(i) Earthworks – Significant Natural Areas, to change the suffix from 50m ² to 50m ³ .	Accept in part	Decision Report 9: Significant Natural Areas
695.110			Amend Rule 23.2.3.4 P1(a)(ii) Earthworks – within Landscape and Natural Character Areas so that the 50m ² area figure is volume and the 250m ³ volume is area.	Accept	Decision Report 10: Landscapes
FS1223.205	Mercury NZ Limited	Oppose		Reject	
695.111			Amend the planning maps to reduce the number of planning overlays that undertake similar functions and group them, particularly landscape, features and character overlays.	Reject	Decision Report 9: Significant Natural Areas
FS1223.206	Mercury NZ Limited	Oppose		Accept	
695.112			Amend Rule 23.2.6.1 P2(a)(iii) Signs – General, to increase the maximum sign size to 3m ² (total per site).	Reject	Decision Report 18: Country Living Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
FS1323.88	Heritage New Zealand Pouhere Taonga	Oppose		Accept	
695.113			No specific relief sought for Rule 23.2.6.1 P2(a)(vii), however the submission notes that Council has no jurisdiction over State Highways and the Waikato Expressway when these are under NZTA jurisdiction.	Accept in part	Decision Report 18: Country Living Zone
695.114			Amend Rule 23.2.6.2 PI (a)(ii) Signs – Effects on traffic, to delete the words “and any other sign”; OR Amend Rule 23.2.6.2 PI (a)(ii) Signs – Effects on Traffic, as follows: Be located at least 60m from controlled intersections, pedestrian crossings and any other sign <u>on the same site</u> . OR Amend Rule 23.2.6.2 PI (a)(ii) Signs – Effects on Traffic, as follows: Be located at least 60m from controlled intersections, pedestrian crossings and any other sign <u>railway crossings (or roads under Council jurisdiction)</u> .	Accept in part	Decision Report 18: Country Living Zone
695.115			Amend Rule 23.3.4.1 PI Height, so the rule should apply to that part of the building structure opposite the immediate ground level only; AND Amend Rule 23.3.5 Daylight admission as a consequential amendment.	Accept	Decision Report 18: Country Living Zone
695.116			Amend Rule 23.3.5 PI Daylight admission, as follows: Buildings must not protrude through a height control plane rising at an angle of 3745 degrees commencing at an elevation of 2.53m	Accept	Decision Report 18: Country Living Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			above ground level at every point of the site boundary.		
695.117			Amend Rule 23.3.6 P1 Building coverage, as follows: The total building coverage must not exceed 10% of the site area or 300m ² , whichever is the larger.	Accept	Decision Report 18: Country Living Zone
FS1387.335	Mercury NZ Limited for Mercury D	Oppose		Reject	
695.118			Amend Rule 23.3.7.1 P2(a)(ii) Building setbacks – All boundaries, to include an exemption where an indicative road has been constructed and is open to the public but the indicative road has not been removed from the Planning Maps.	Accept in part	Decision Report 18: Country Living Zone
695.119			Amend Rule 23.3.7.1 P2(a)(iii) Building setbacks – All boundaries to reduce the minimum setback to 6m for all sites.	Reject	Decision Report 18: Country Living Zone
695.120			Amend Rule 23.3.7.5 Building setbacks – Waterbodies and Rule 22.3.7.5 Building setbacks, to be made the same.	Reject	Decision Report 18: Country Living Zone
695.121			Amend Rule 23.4.2 RD1(a)(i) General subdivision, to allow provision for 1000m ² sized serviced (reticulated service) lots on the outskirts of towns and villages.	Reject	Decision Report 18: Country Living Zone
FS1127.6	Vineyard Road Properties Limited	Support		Reject	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
FS1197.31	Bowrock Properties Limited	Support		Reject	
FS1311.25	Ethan & Rachael Findlay	Support		Reject	
FS1379.255	Hamilton City Council	Oppose		Accept	
FS1387.336	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.122			Amend Rule 23.4.8 RDI(a)(i) Subdivision – Building platform, to decrease the area from 1000m ² to 600m ² (exclusive of boundary setbacks).	Reject	Decision Report 18: Country Living Zone
FS1387.337	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.123			No specific relief sought for Rule 23.4.8 RDI(a)(v) Subdivision – Building platform, but submission notes that a 1% AEP requirement normally applies although the submitter is not opposed to a lesser requirement provided this is a consistent with regulatory practice elsewhere.	Reject	Decision Report 18: Country Living Zone
FS1387.338	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.124			Retain a maximum area of earthworks in Rule 24.2.4.1 PI Earthworks – General.	Reject	Decision Report 17: Village Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
695.125			Amend Rule 24.2.4.1 P1 Earthworks – General, so that earthworks limits be applied as a ratio of the site area i.e. 1:1 so a 450m ² site would provide 450m ³ of earthworks.	Reject	Decision Report 17: Village Zone
695.126			Amend Rule 24.2.4.1 P3(a)(i) Earthworks – General, to increase the infill volume from 20m ³ to 50m ³ .	Reject	Decision Report 17: Village Zone
695.127			Amend Rule 24.2.4.1 P3(a)(ii) Earthworks – General, to increase the depth from 1m to 1.5m.	Accept	Decision Report 17: Village Zone
695.128			Amend Rule 24.2.4.2 P1(a) Earthworks – for Maaori Sites and Maaori Areas of Significance, to provide clarity as to whether the 100m setback of a Maaori Area of Significance applies to adjoin sites.	Reject	Decision Report 7: Maaori Sites and Areas of Significance
<i>FS1323.20</i>	Heritage New Zealand Pouhere Taonga	Support		Reject	
695.129			Amend Rule 24.2.4.2 P1(a) Earthworks – for Maaori Sites and Maaori Areas of Significance, to provide a zone specific trigger; and sites that exceed the suggested area/ratio of 1:1 earthworks could be another trigger.	Reject	Decision Report 7: Maaori Sites and Areas of Significance
<i>FS1323.21</i>	Heritage New Zealand Pouhere Taonga	Oppose		Accept	
695.130			Amend Rule 24.2.4.4 P1(a)(ii) Earthworks – within Landscape and Natural Character Areas,	Accept	Decision Report 10: Landscapes

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			so that the 50m2 area figure is volume and the 250m3 volume is area.		
FS1223.207	Mercury NZ Limited	Oppose		Reject	
695.131			Amend Rule 24.2.7.1 P2(a)(iii) Signs – General, to enlarge the maximum area of a sign from 0.25m2 to 1m2 (total per site).	Reject	Decision Report 17: Village Zone
FS1323.90	Heritage New Zealand Pouhere Taonga	Oppose		Accept	
695.132			Amend Rule 24.2.7.2 P1(a)(ii) Signs - Effects on Traffic, to delete the words “and any other sign”; OR Amend Rule 24.2.7.2 P1(a)(ii) Signs – Effects on Traffic, as follows: To be located at least 60m from controlled intersections, pedestrian crossings and any other sign <u>on the same site</u> OR Amend Rule 24.2.7.2 P1(a)(ii) Signs – Effects on Traffic, as follows: To be located at least 60m from controlled intersections, pedestrian crossings and any other sign <u>railway crossings (or roads under Council jurisdiction)</u>	Reject	Decision Report 17: Village Zone
695.133			Amend Rule 24.3.3.1 P1 Height – Building general, so the rule only applies to that part of the building structure opposite the immediate ground level; AND Amend Rule 24.3.4 P1 Daylight admission as a consequential amendments.	Reject	Decision Report 17: Village Zone
695.134			Amend Rule 24.3.4 P1 Daylight admission, as follows: A building must not protrude through a	Accept in part	Decision Report 17: Village Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			height control plane rising at an angle of 37 45 degrees commencing at an elevation of 2.5 3m above ground level at every point of the site boundary.		
695.135			Amend Rule 24.3.5 P1 and P2 to retain the operative district plan building coverage of 10% or 300m ² , whichever is the larger.	Reject	Decision Report 17: Village Zone
<i>FS1091.34</i>	GD Jones	Oppose		Accept	
<i>FS1187.14</i>	Greig Developments No 2 Limited	Oppose		Accept	
<i>FS1308.104</i>	The Surveying Company	Oppose		Accept	
<i>FS1387.339</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.136			Amend Rule 24.3.6.1 P1(a)(ii) Building setbacks – All boundaries, to include phrasing that if an indicative road is constructed and is open to the public the classification is redundant.	Accept	Decision Report 17: Village Zone
695.137			Amend Rule 24.3.6.3 Building setbacks – Waterbodies and Rule 22.3.7.5 Building setbacks – Waterbodies, to be the same.	Reject	Decision Report 17: Village Zone
<i>FS1387.340</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.138			Amend Rule 24.4.2 RD1(a)(i) Subdivision – Te Kowhai and Tuakau to allow provision for	Accept in part	Decision Report 17: Village Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			1000m ² sized serviced lots on the outskirts of towns and villages; AND Add a rule to Rule 24.4.2 RDI Subdivision – Te Kowhai and Tuakau, that enables 2,500m ² lots for non-reticulated serviced lots, consistent with the Regional Council net lot area requirement.		
FS1379.256	Hamilton City Council	Oppose		Reject	
695.139			Retain the 20m frontage as proposed in Rule 24.4.9 RDI (a) Road frontage .	Accept	Decision Report 17: Village Zone
FS1187.17	Greig Developments No 2 Limited	Oppose		Reject	
FS1286.15	Horotiu Properties Limited	Support		Accept	
FS1308.105	The Surveying Company	Oppose		Reject	
695.140			Amend Rule 23.4.7 RDI (a) Subdivision – Road frontage, to change the minimum width along the road boundary in the Country Living Zone from 15m to 20m.	Reject	Decision Report 18: Country Living Zone
695.141			Undertake further detailed growth investigations in the following localities, in order of priority. Matangi – Add 1,000m ² serviced lots capacity and enlarge commercial area. Tuakau – Residential and Village Zone additions, enlargement of commercial area, regenerate rail precinct and station. Mercer – Residential and	Accept in part	Decision Reports 28A - 28O: Zoning

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<p>Village Zone additions, enlargement of commercial area, regenerate rail precinct and station. Gordonton – Residential and Village Zone additions, enlargement of commercial area, promote it as a rural service hub. Huntly – Once Huntly East Mine subsidence resolved, Residential and Village Zone additions, enlargement of commercial area, regenerate rail precinct and station into freight hub.</p> <p>Karakariki Valley/Karakariki Road (near Whatawhata) – Development of the secluded valley could occur as it is already near a country living estate which occurs on the otherside of the hill. The hill top retained as a scenic reserve with walking tracks and gardens on it slower reaches, extending to the Waipa River. A small commercial area developed on the western side of the hill which itself would be flanked by residential, village and country living allotments as one reaches further out. Te Uku – Creation into a large village. Village Zone type allotments that are serviced or 2,500m² non-reticulated lots developed here. Taupiri – Residential and Village Zone additions, enlargement of commercial area, regenerate rail precinct and station. Provide designations for rail line to Morrinsville in conjunction with Matamata-Piako District Council. Designation of rail corridor near expressway and to bypass Ngaruawahia (the latter retained for freight and</p>		

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			future commuter passenger and light rail services to Hamilton). Ngaruawahia – Residential and village zone additions. Allow for minor commercial servicing. Orini – Limited village development planned here.		
FSI305.29	Andrew Mowbray	Support		Accept in part	
FSI379.257	Hamilton City Council	Oppose		Accept in part	
FSI387.341	Mercury NZ Limited for Mercury D	Oppose		Accept in part	
695.142			Add potential sand extraction to the District Planning Maps and that this is discussed in conjunction with sand pit operators and quarry owners, as well as the construction industry.	Reject	Decision Report 22: Rural Zone
FSI385.28	Mercury NZ Limited for Mercury B	Oppose		Accept	
695.143			Delete Policy 4.3.15(d) Earthworks. OR Amend Policy 4.3.15(d) Earthworks to refer to minimising earthworks to maintain the fundamental shape, contour and landscape characteristics where otherwise possible.	Reject	Decision Report 17: Village Zone
FSI323.34	Heritage New Zealand Pouhere Taonga	Oppose		Accept	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
695.144			No specific decision sought, but submission recommends that council follow the design principles of Professor Newman et al and Engwicht, in subdivision design.	Reject	Decision Report 32: Miscellaneous Matters
695.145			Amend Section 14.12 Transportation, to change the driveway gradient from 12.5% maximum for a concrete drive to 20%.	Reject	Decision Report 13: Infrastructure
<i>FS1287.30</i>	Blue Wallace Surveyors Ltd	Support		Reject	
<i>FS1387.342</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.146			Investigate incentives for road transport operators to form co-operatives using computerised freight sourcing and tracking systems, and for road truck operators to invest in rail rolling stock or leasing.	Reject	Decision Report 32: Miscellaneous Matters
695.147			Add to Rule 22.3.7.1 Building Setbacks - All boundaries a statement to say that where an indicative road is no longer relevant, or constructed and in use, the rule is no longer applicable.	Accept in Part	Decision Report 22: Rural Zone
695.148			Requests to be notified and given a reasonable opportunity to prepare a response of this chapter when the contents become available.	Accept in part	Decision Report 32: Miscellaneous Matters
<i>FS1387.343</i>	Mercury NZ Limited for Mercury D	Oppose		Accept in part	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
695.149			Ensure that Council website online links and pathways are easy to find and links are to the current plan/s and maps.	Reject	Decision Report 32: Miscellaneous Matters
695.150			Clarify the Section 88 and Schedule 4 application requirements to Council planners and provide this detail online to the public with examples.	Reject	Decision Report 32: Miscellaneous Matters
695.151			Develop a consistent methodology for assessment during the District Plan review process where more than one District Plan is assessed and that there are no wide variations of personal interpretations with Planners.	Accept in part	Decision Report 32: Miscellaneous Matters
695.152			Provide objective online information to applicants regarding how Council will assess an application where two District Plans require to be assessed, for each phase of the plan change process.	Accept in part	Decision Report 32: Miscellaneous Matters
695.153			Delete the use of the suffix (a) after single item statements in the Proposed District Plan.	Accept	Decision Report 32: Miscellaneous Matters
695.154			Amend Section 1.4.1(a) Demographic trends to use five to ten year forecasts instead of 45 to 50 year forecasts.	Reject	Decision Report 4: Introduction
FS1379.258	Hamilton City Council	Oppose		Accept	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
<i>FS1384.122</i>	Mercury NZ Limited for Mercury A	Oppose		Accept	
695.155			Develop and add applied plans to Section 1.4.1.3(a) Uneven population growth across the district, to grow every town and village in this District, developed in conjunction with owners and development professionals.	Reject	Decision Report 4: Introduction
<i>FS1287.31</i>	Blue Wallace Surveyors Ltd	Support		Reject	
<i>FS1305.30</i>	Andrew Mowbray	Support		Reject	
<i>FS1384.123</i>	Mercury NZ Limited for Mercury A	Oppose		Accept	
695.156			Add to 1.4.2.3 (a) Challenges clear Council applied mechanism that achieves and facilitates the desired outcomes listed in the objectives in a focused way that addresses all likely localities for demand in the District.	Reject	Decision Report 4: Introduction
<i>FS1305.31</i>	Andrew Mowbray	Support		Reject	
<i>FS1384.124</i>	Mercury NZ Limited for Mercury A	Oppose		Accept	
695.157			No specific decision sought, but submission states that the current sprawl of the Country Living Zone at Tamahere with 5000m2 lots	Reject	Decision Report 4: Introduction

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			which directly contradicts the intent of Section 1.4.2.3(a)(vi) Challenges.		
<i>FS1305.32</i>	Andrew Mowbray	Support		Reject	
<i>FS1384.125</i>	Mercury NZ Limited for Mercury A	Oppose		Accept	
695.158			Add provisions for transferable rural lot right with entitlements placed in country living zones or in villages and towns as a tool to facilitate objectively focused planning and development outcomes.	Reject	Decision Report 22: Rural Zone
<i>FS1138.19</i>	Glenn Michael Soroka and Louise Claire Mered as Trustees of the Pakau Trust	Support		Reject	
<i>FS1385.29</i>	Mercury NZ Limited for Mercury B	Oppose		Accept	
695.159			Delete Section 1.4.3.1(c) Rural activities.	Reject	Decision Report 4: Introduction
<i>FS1168.8</i>	Horticulture New Zealand	Oppose		Accept	
<i>FS1342.174</i>	Federated Farmers	Oppose		Accept	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
<i>FS1379.259</i>	Hamilton City Council	Oppose		Accept	
<i>FS1384.126</i>	Mercury NZ Limited for Mercury A	Oppose		Accept	
695.160			Amend the Proposed District Plan (including Section 1.4.3.2(a) Protecting the rural environment) with consideration to the Matangi Committee Submission 2018 to the Regional Plan as a template for growth in conjunction with a rural transferable lot right subdivision process.	Reject	Decision Report 4: Introduction
<i>FS1138.8</i>	Glenn Michael Soroka and Louise Claire Mered as Trustees of the Pakau Trust	Support		Reject	
<i>FS1305.33</i>	Andrew Mowbray	Support		Reject	
<i>FS1379.260</i>	Hamilton City Council	Oppose		Accept	
695.161			Amend the Proposed District Plan to include a more structured approach to growth in periphery areas beyond the Country Living Zone of 5,000m ² lots.	Accept in part	various decision reports
<i>FS1305.34</i>	Andrew Mowbray	Support		Accept in part	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
<i>FS1379.261</i>	Hamilton City Council	Oppose		Accept in part	
695.162			Add a transferable lot right subdivision approach similar to that of Waipa District Council and Auckland Council where areas of entitlement generation and placement are identified.	Reject	Decision Report 22: Rural Zone
<i>FS1138.1</i>	Glenn Michael Soroka and Louise Claire Mered as Trustees of the Pakau Trust	Support		Reject	
<i>FS1305.35</i>	Andrew Mowbray	Support		Reject	
<i>FS1379.262</i>	Hamilton City Council	Oppose		Accept	
695.163			Add an applied mechanism to address various issues including sections 1.4.4(a) and 1.4.4(b) The urban environment and 1.5.1(b) and 1.5.1(c) Compact urban development on a district wide basis for every town and village.	Reject	Decision Report 4: Introduction
695.164			No specific decision sought, however the submission requests Council to demonstrate how Objective 1.5.1(b) Compact urban development is going to be achieved by rezoning of land around towns and key villages. The submission states that Country Living Zone lots could be smaller and serviced near key villages and towns to avoid the minimum 2,500m ²	Reject	Decision Report 4: Introduction and Decision Reports 28A-28O: Zoning and Decision Reports 14-27: Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			regional plan requirement for non-reticulated sites.		
<i>FS1197.32</i>	Bowrock Properties Limited	Support		Reject	
<i>FS1311.26</i>	Ethan & Rachael Findlay	Support		Reject	
695.165			No specific decision sought, however submission considers that it is unclear from the objectives and policies how the Regional Policy Statement Policy 6.17.1 will be realistically achieved without a strong applied focus and mechanism on developing towns and villages (in regards to Section 1.5.4(c) Urban Growth).	Reject	Decision Report 4: Introduction
695.166			No specific decision sought, however the submission considers Section 1.5.6(d) Transport and Logistics is uninformed, open ended and inaccurate.	Reject	Decision Report 4: Introduction
<i>FS1223.127</i>	Mercury NZ Limited	Support		Reject	
<i>FS1384.130</i>	Mercury NZ Limited for Mercury A	Support		Reject	
695.167			Amend Rule 16.3.3.2 PI Building and vegetation in a battlefield view shaft area to have greater setbacks, rather than the 5m maximum height.	Reject	Decision Report 8: Historic Heritage

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
695.168			Amend Rule 16.3.4 Fences or walls - Road boundaries and Reserve Zone boundaries so that no fences or walls occur ahead of the front building line or within the 3m front yard setback to a road.	Reject	Decision Report 14: Residential Zone
695.169			Amend Rule 16.3.4 Fences or walls - Road boundaries and Reserve Zone boundaries for fences to be at least 50% permeable for that part of the fence over 1.2m height facing a reserve, with permeability to be spaced evenly along the fence.	Reject	Decision Report 14: Residential Zone
695.170			Amend Rule 16.3.5 PI Daylight admission as follows: Buildings must not protrude through a height control plane rising at an angle of 3745 degrees commencing at an elevation of 2.53m above ground level at every point of the site boundary.	Accept in part	Decision Report 14: Residential Zone
<i>FS1287.32</i>	Blue Wallace Surveyors Ltd	Support		Accept in part	
695.171			Amend Rule 16.3.7 Living Court so that an additional 10m ² per bedroom be required for outdoor living space for 3 bedrooms or more, and that the 4m dimension be reduced to 3m.	Reject	Decision Report 14: Residential Zone
695.172			Amend Rule 16.4.1 RDI(a)(i) Subdivision - General so that flat sites have a minimum of 400m ² , instead of 450m ² .	Reject	Decision Report 14: Residential Zone
<i>FS1387.344</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
695.173			Amend Rule 16.4.1 RD1(a)(iv) Subdivision - General to state that rear lots are to be avoided except where there is no realistic alternative.	Reject	Decision Report 14: Residential Zone
FS1387.345	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.174			Amend Rule 16.4.2 RD1(a)(v) Subdivision - Te Kauwhata West Residential Area to state that rear lots are to be avoided except where there is no realistic alternative.	Accept in part	Decision Report 14: Residential Zone
FS1387.346	Mercury NZ Limited for Mercury D	Oppose		Accept in part	
695.175			Amend Rule 16.4.3 RD1 to state that rear lots are to be avoided except where there is no realistic alternative.	Reject	Decision Report 14: Residential Zone
FS1387.347	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.176			Amend Rule 16.4.5 C1(b) Subdivision - Boundary adjustments to change the term "boundary relocation" to "boundary adjustment".	Accept	Decision Report 14: Residential Zone
FS1387.348	Mercury NZ Limited for Mercury D	Oppose		Reject	
695.177			Amend Rule 16.4.12 RD1(a)(i) Subdivision - Building platform as follows: (i) a circle with a diameter of at least 18 15m exclusive of yards; or...	Reject	Decision Report 14: Residential Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
FS1387.349	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.178			Amend Rule 16.5.7.2(a)(i) Earthworks - General to apply a ratio based on the site area i.e. a 1:1 ratio so a 450m ² site would provide for 450m ³ of earthworks.	Reject	Decision Report 16: Te Kauwhata Lakeside
695.179			Retain a maximum area of earthworks in Rule 16.5.7.2(a)(i) Earthworks - general	Accept	Decision Report 16: Te Kauwhata Lakeside
695.180			Amend Rule 16.5.8.2 P1 Height as follows: The maximum height of any building must not exceed 8.0m 7.5m.	Reject	Decision Report 16: Te Kauwhata Lakeside
695.181			Amend Rule 16.5.8.4 P1 Daylight admission as follows: Any building within the Medium Density Precinct identified on the Te Kauwhata Lakeside Precinct Plan 16.5.1(3)(a) shall not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 2.53m above ground level at every point of the site boundary, except that this standard does not apply to party walls located along site boundaries.	Reject	Decision Report 16: Te Kauwhata Lakeside
FS1371.10	Lakeside Development Limited	Oppose		Accept	
695.182			Amend Rule 16.5.8.4 P2 Daylight admission as follows: Any building within the High Density Precinct identified on the Te Kauwhata Lakeside Precinct Plan 16.5.1(3)(a) shall not protrude	Reject	Decision Report 16: Te Kauwhata Lakeside

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			through a height control plane rising at an angle of 45 degrees commencing at an elevation of 3.5m above ground level at every point of the site boundary within 20m of a street frontage, and 2.53m above ground level at every point on the site boundary greater than 20m from the street frontage; except that this standard does not apply to party walls located along site boundaries.		
<i>FS1371.11</i>	Lakeside Development Limited	Oppose		Accept	
695.183			Amend Rule 16.5.8.6 Living Court to be consistent with other Living Court requirements through the Proposed District Plan.	Reject	Decision Report 16: Te Kauwhata Lakeside
695.184			Amend Rule 16.5.8.8 Fences so that all dwelling fencing provisions through the Proposed District Plan are the same.	Accept	Decision Report 16: Te Kauwhata Lakeside
<i>FS1371.12</i>	Lakeside Development Limited	Oppose		Reject	
695.185			Amend Rule 16.9.1 CI (a)(v)C Subdivision Lakeside - general to be consistent with Rule 16.4.12 RD1(a)(i) where the minimum lot sizes are the same at 450m ² .	Reject	Decision Report 16: Te Kauwhata Lakeside
<i>FS1371.13</i>	Lakeside Development Limited	Oppose		Accept	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
<i>FS1387.350</i>	Mercury NZ Limited for Mercury D	Oppose			
695.186			Retain a maximum area of earthworks in Rule 17.2.5.1 P1(a)(ii) Earthworks General. AND Amend Rule 17.2.5.1 P1(a)(ii) Earthworks General to apply a ration based on a site area, i.e. 1:1 so that a 450m ² site would provide 450m ³ earthworks.	Reject	Decision Report 20: Business Zones
695.187			Amend Rule 17.2.5.1 P2 Earthworks - General to be consistent with the rest of the Proposed District Plan.	Accept in part	Decision Report 20: Business Zones
695.188			Amend Rule 17.3.2 P1(a) Daylight admission as follows: P1(a) Any building must not protrude through a height control plane rising at angle of 37 ⁴⁵ degrees commencing at an elevation of 2.5 ³ m above ground level at the site boundary.	Accept in part	Decision Report 20: Business Zones
695.189			Amend Rule 17.3.7(a)(iii) Living Court so to revise and make consistent with outdoor living provisions elsewhere in the Proposed District Plan.	Reject	Decision Report 20: Business Zones
<i>FS1387.351</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.190			Amend Rule 17.5.5 P1 Daylight admission as follows: Any building shall not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 3.5m above ground level at every point of the site boundary where it adjoins a residential zone.	Accept in part	Decision Report 16: Te Kauwhata Lakeside

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
FS1371.14	Lakeside Development Limited	Oppose		Accept in part	
695.191			No specific decision sought, however submission states Rule 17.5.6 Gross floor area is ultra-vires.	Reject	Decision Report 16: Te Kauwhata Lakeside
695.192			Amend Rule 18.1.3 RDI(f) Restricted Discretionary Activities so that an additional 10m ² bedroom be required for outdoor living space for 3 bedrooms or more, and the 4m dimension reduced to 3m.	Accept in part	Decision Report 20: Business Zones
FS1387.352	Mercury NZ Limited for Mercury D	Oppose		Reject	
695.193			Amend Rule 18.2.4.1 P1(a)(ii) Earthworks – General so that earthworks are applied as a ratio to site area i.e. a 1:1 ratio based on a site area e.g. a 450m ² area would provide 450m ³ earthworks.	Reject	Decision Report 20: Business Zones
695.194			Amend Rule 18.2.4.1 P2(a)(i) Earthworks – General to enable importation of fill to occur.	Accept in part	Decision Report 20: Business Zones
695.195			Amend Rule 18.3.2 P1 Daylight admission as follows: (a) Any building must not protrude through a height control plane rising at an angle of 37 45 degrees commencing at an elevation of 2.53 3m above ground level at the site boundary where it adjoins the: ...	Accept in part	Decision Report 20: Business Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
695.196			Amend Rule 18.3.9(a)(iii) Living court, to be revised and made consistent with outdoor living provisions elsewhere in the Proposed District Plan.	Reject	Decision Report 20: Business Zones
<i>FS1387.353</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.197			Retain a maximum area of earthworks in Rule 18.2.4.1 PI(a)ii) Earthworks - General.	Accept	Decision Report 20: Business Zones
695.198			Amend Rule 19.2.4 PI(a)(ii) Earthworks to be applied on a ratio based on site area. i.e. a 1:1 ratio so that a 450m ² site would provide 450m ³ earthworks.	Reject	Decision Report 20: Business Zones
695.199			Amend Rule 19.3.3 PI Daylight admission as follows: Any building must not protrude through a height control plane rising at an angle of 37 ⁴⁵ degrees commencing at an elevation of 2.53 ³ m above ground level at every point of the boundary of a site within the Business Zone Tamahere.	Accept in part	Decision Report 20: Business Zones
695.200			Retain the maximum area of earthworks in Rule 19.2.4 PI(a)(ii) Earthworks.	Accept	Decision Report 20: Business Zones
695.201			Amend Rule 22.1.3 RDI(c)(ii) B Restricted Discretionary Activities to have a minimum 1200m setback apply to the said zones and if an existing pig farm already occurs at the setback, then the effects of that have to be taken into account as well; AND Amend Rule 22.1.3	Accept in Part	Decision Report 22: Rural Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			RD1(c)(ii) B Restricted Discretionary Activities to require any development occurring within that setback to have an enforced Council no complaints covenant applied.		
FS1076.3	New Zealand Pork Industry Board	Support		Accept in Part	
FS1387.354	Mercury NZ Limited for Mercury D	Oppose		Accept in Part	
695.202			Amend Rule 22.1.3 RD1 (c)(ii)B Restricted Discretionary Activities to include a requirement to be setback or equivalent distance (1200m) from a Paa Zone.	Reject	Decision Report 22: Rural Zone
FS1387.355	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.203			Amend Rule 22.1.5 NCI Non-Complying Activities to include an exemption clause in the situation where an indicative road remains on a planning map but has been constructed and is open to the public, either in the same location or very near.	Accept	Decision Report 22: Rural Zone
FS1387.356	Mercury NZ Limited for Mercury D	Oppose		Reject	
695.204			Amend Rule 22.2.3.1 P1, P2 and P4 Earthworks general so that earthworks are based on the site	Reject	Decision Report 22: Rural Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			area i.e. a 1:1 ratio so a 45m ² site would provide 450m ³ of earthworks.		
FS1387.357	Mercury NZ Limited for Mercury D	Oppose		Accept	
695.205			Retain the maximum area of earthworks in Rule 22.2.3.1 P1, P2 and P3 Earthworks – General.	Accept in Part	Decision Report 22: Rural Zone
FS1387.358	Mercury NZ Limited for Mercury D	Oppose		Accept in Part	
695.206			Amend Rule 22.2.3.3 P1 and P2 Earthworks – Significant Natural Areas so that earthworks are based on the site area i.e. a 1:1 ratio so a 450m ² site would provide 450m ³ of earthworks.	Reject	Decision Report 9: Significant Natural Areas
695.207			Retain a maximum area of earthworks in Rule 22.2.3.3 P1 Earthworks – Significant Natural Areas.	Reject	Decision Report 9: Significant Natural Areas
695.208			Amend Rule 22.2.3.4 Earthworks within Landscape and Natural Character Areas so that earthworks are based on the site area. i.e a 1:1 ratio so that a 450m ² site would provide 450m ³ of earthworks.	Reject	Decision Report 10: Landscapes
FS1223.208	Mercury NZ Limited	Oppose		Accept	
695.209			Retain a maximum area of earthworks in Rule 22.2.3.4 Earthworks within Landscape and Natural Character Areas.	Accept	Decision Report 10: Landscapes
FS1223.209	Mercury NZ Limited	Oppose		Reject	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
695.210			Amend Rule 22.2.6.2 PI(a)(ii) Signs - Effects on Traffic, to delete the words “and any other sign”; OR Amend Rule 22.2.6.2 PI(a)(ii) Signs – Effects on Traffic, as follows: Be located at least 60m from controlled intersections, pedestrian crossings and any other sign <u>on the same site</u> . OR Amend Rule 22.2.6.2 PI(a)(ii) Signs – Effects on Traffic, as follows: Be located at least 60m from controlled intersections, pedestrian crossings and any other sign <u>railway crossings (or roads under Council jurisdiction)</u>	Accept in Part	Decision Report 22: Rural Zone
695.211			No specific decision sought for Rule 22.3.1 PI(b) Number of dwellings within a lot, however the submitter has concerns that where land has been previously subdivided only the dwelling entitlement that was taken should count, and only on that parcel that was amalgamated. Any remaining entitlements that occur on the land should provide for entitlement to subdivide, and should not restrict subdivision of amalgamated titles where one of the parcels was not previously utilised.	Accept in Part	Decision Report 22: Rural Zone
FS1387.359	Mercury NZ Limited for Mercury D	Oppose		Accept in Part	
695.212			Amend Rule 22.3.2 PI(i) Minor dwelling by rephrasing to read: The minor dwelling must be located within 20m of the <u>existing</u> dwelling.	Accept in Part	Decision Report 22: Rural Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
FS1387.360	Mercury NZ Limited for Mercury D	Oppose		Accept in Part	
695.213			Amend Rule 22.3.4.4 Buildings, structures and vegetation in a battlefield view shaft to have greater setbacks rather than the 5m maximum height.	Reject	Decision Report 22: Rural Zone
695.214			Amend Rule 22.3.5 PI Daylight admission as follows: A building must not protrude through a height control plane rising at an angle of 37 45 degrees commencing at an elevation of 2.53 m above ground level at every point of the site boundary.	Accept in Part	Decision Report 22: Rural Zone
695.215			Amend Rule 22.3.7.1 P1(a)(ii), P2(a)(ii), P3(a)(ii) and P4(a)(ii) Building setbacks – All boundaries, to include an exemption clause in the situation where an indicative road remains on the Planning Map but has been constructed and is open to the public, either in the same location or very near.	Accept in Part	Decision Report 22: Rural Zone
695.216			Amend Rule 22.3.7.1 P1(a)(iii) to change the setback requirement from 25m to 12m and remove the adjoining property size as follows: <u>125</u> m from the boundary of an adjoining site that is less than 6ha.	Reject	Decision Report 22: Rural Zone