

15 July 2019

Gavin Ion
Chief Executive
Waikato District Council
Private Bag 544
Ngaruawahia 3742

Dear Gavin

Further Submissions on the Submissions to the 2018 Waikato Proposed District Plan (Stage 1)

Please find attached Hamilton City Council's (HCC's) further submissions on the Proposed Waikato District Plan submissions. We confirm that under the Resource Management Act Schedule 1, Clause 8, HCC is entitled to make further submissions as we represent a relevant aspect of the public interest and have a greater interest than the general public.

In line with our original submission, our further submissions focus on HCC's area of interest around Hamilton.

HCC is not entirely opposed to the idea of changes that might provide opportunities for urban growth near Hamilton, particularly for some of the large-scale zone change requests. However, we believe that it would be premature to make determinations on possible future growth areas in isolation from the collaborative sub-regional growth management processes currently underway.

We consider that the Hamilton to Auckland (H2A) Corridor and associated Metropolitan Spatial Plan projects are crucial to shaping the future of the sub-region. This work is currently investigating opportunities for growth. It is expected to take shape over the latter half of 2019, with outcomes of the Metropolitan Spatial Plan expected in early 2020; the wider H2A corridor programme continues over several years and contains a range of other initiatives.

We support the decision that your District Plan hearings will be timed to allow for the Metropolitan Spatial Plan outcomes to be available during the preparation for District Plan hearings and subsequent decisions. Delaying the consideration of zoning requests within the area of interest to Hamilton to the end of the hearing schedule will ensure decisions on appropriate zoning are made with a full understanding of sub-regional ambitions, opportunities and considerations. Over time, it may be that HCC is able to withdraw certain submission points if they have been suitably addressed either within the District Plan itself or through sub-regional strategic work.

We also understand that Waikato District Council is reviewing its District Development Strategy, which should also play an important role in guiding the District Plan. Ideally the outcomes of the Development Strategy will be used to guide decisions on the District Plan, including strengthening its strategic section. As outlined in HCC's submission, this section needs to appropriately set the scene for how Waikato District will plan for both future residential and employment land.

We look forward to working closely with your staff in the collaborative sub-regional growth management processes. I am confident we can reach alignment on the appropriateness of potential zoning changes, rule changes and development aspirations within the wider metropolitan area.

Please contact Luke O'Dwyer, City Planning Manager (phone 07 838 6418, email Luke.O'Dwyer@hcc.govt.nz) if you have any questions or seek clarification on any matters raised in this letter or in the attached further submission table.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'LVA', is written over a light blue rectangular background.

Lance Vervoort
ACTING CHIEF EXECUTIVE

Hamilton City Council's Further Submissions on the Submissions to the 2018 Waikato Proposed District Plan (Stage 1)

Name of original submitter	Submission number/point	Support or oppose	Reasons for my support or opposition are	I seek that the whole (or part) of the submission be allowed (or disallowed)
Jason Nadin	13.1	Oppose	The submitter seeks a change from the Rural Zone to Country Living Zone (CLZ) near the boundary of Hamilton. Given the significant impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport and social infrastructure, HCC opposes more lenient subdivision provisions.	Disallow
Steve Cochrane	14.1	Oppose	HCC opposes the relief sought to allow for smaller lot sizes (2,500 sqm) within the Rural Zone of Matangi. One of the key purposes of the Rural Zone is to protect the productive nature of the land and to ensure growth is more appropriately directed to towns and other areas identified for growth. Growth for non-rural purposes within the Rural Zone is contrary to the principles of the Future Proof Strategy and the Waikato Regional Policy Statement (WRPS).	Disallow
Corey Belfield	36.1	Oppose	HCC opposes the rezoning from Rural Zone to CLZ. HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on infrastructure within Hamilton, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone). The key purpose of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth.	Disallow
Geotech Low Ltd	45.1	Oppose	HCC opposes the rezoning of land from Rural Zone to CLZ in the Urban Expansion Area (UEA). HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on infrastructure within Hamilton, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone). The key purpose of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth.	Disallow
Schick Trust Company	49.1	Oppose	HCC opposes the rezoning at Te Kowhai from Rural Zone to CLZ. HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone). The key purpose of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth.	Disallow
Gary McMahon	50.1	Oppose	HCC opposes the relief sought to reduce lot sizes within the CLZ. Reducing the subdivision lot size will result in increased densities of subdivision near to Hamilton's boundaries and is likely to result in impacts upon infrastructure within Hamilton, namely transport, 3 waters and social infrastructure. Such development could also detract from growth in towns and other identified locations for growth.	Disallow
Amy Pitcher	79.1	Oppose	HCC opposes the rezoning at Horotiu from Rural Zone to CLZ. HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone). The key purpose of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth. Additionally, it is also premature to consider such zoning change requests, given the work currently underway within the Hamilton to Auckland Corridor Project, more specifically the Metropolitan Spatial Plan. This work involves Waikato District Council, other sub-regional partners and a variety of Crown Agencies. It will put in place a spatial plan and key considerations for the future form and function of the area, and other mechanisms to best support the growth of the wider Hamilton Metropolitan Area. Ad hoc development and zoning changes at this stage could undermine the achievement of wider sub-regional planning aspirations.	Disallow
Waikato Regional Council	81.1	Support	HCC supports the submission, which seeks better relationships between the strategic objectives and policies, and the issues. The result would be an easier-to-use, better cross-referenced document.	Allow
Waikato Regional Council	81.113	Support	HCC supports the relief sought by WRC in relation to clarifying that growth occurs only in towns and villages identified in the settlement pattern set out in the Future Proof Strategy and the WRPS, and where there is existing or planned infrastructure.	Allow
Waikato Regional Council	81.12	Support	HCC supports the submission, which seeks cross referencing, as this would aid plan usability and help better justify the Council's intention behind the issues, objectives, policies and rules.	Allow
Waikato Regional Council	81.131	Oppose	HCC opposes the relief sought by the submitter to amend Policy 4.3.3 Future Development – Tuakau and Te Kowhai because HCC, as highlighted in its own submission, opposes the introduction of a Village Zone in Te Kowhai.	Disallow
Waikato Regional Council	81.16	Support	The submission seeks outcomes that more strongly address how subdivision and development activities will be managed where a 'live' zoning approach is now applied. HCC agrees that the Plan should be strengthened in this regard. The submission also seeks to retain the operative plan's rural zoning rules for	Allow

			areas such as Horotiu where infrastructure servicing requirements/provision are unclear. It is important that the outcomes of the Hamilton to Auckland Corridor work is taken into account in the consideration of the zoning changes.	
Waikato Regional Council	81.17	Support	The submission seeks outcomes that more strongly address how subdivision and development activities will be managed where a 'live' zoning approach is now applied. HCC agrees that the Plan should be strengthened in this regard. The submission also seeks to retain the operative plan's rural zoning rules for areas such as Horotiu where infrastructure servicing requirements/provision are unclear. It is important that the outcomes of the Hamilton to Auckland Corridor work is taken into account in the consideration of the zoning changes.	Allow
Waikato Regional Council	81.172	Support	HCC supports WRC in relation to requiring changes to the subdivision rules. HCC opposes plan provisions that increase subdivision opportunities in the Rural or CLZ.	Allow
Waikato Regional Council	81.173	Support	HCC supports WRC in relation to requiring a larger minimum balance lot size. HCC opposes plan provisions that increase subdivision opportunities in the Rural or CLZ. The relief sought will reduce the number of properties that can undertake this type of subdivision and therefore minimise land fragmentation in Hamilton's Area of Interest.	Allow
Waikato Regional Council	81.2	Support	HCC supports the points raised in this submission, as it is considered they would help plan usability and to guide appropriate development and land management.	Allow
Waikato Regional Council	81.203	Support	HCC supports the retention of the policy 4.7.7 that seeks development which achieves sufficient density to support the provision of infrastructure. This policy will result in a planned, co-ordinated approach to subdivision, use, development and infrastructure provision.	Allow
Warren Jonson	92.1	Oppose	HCC opposes the rezoning at Te Kowhai from Rural Zone to Village Zone. As included in its original submission, HCC opposes the objectives, policies and rules of the Village Zone. Accordingly, HCC opposes requests to rezone additional areas (that are within Hamilton's Area of Interest), to Village Zone.	Disallow
Warren Allen	95.1	Oppose	HCC opposes new residential zoning at Horotiu for the reasons set out in its original submission.	Disallow
Cameron Allen	96.1	Oppose	HCC opposes new residential zoning at Horotiu for the reasons set out in its original submission.	Disallow
David Hall	103.1	Oppose	HCC opposes the rezoning of properties at Rotokauri from Rural Zone to CLZ. HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. While the presence of subdivision in the area is noted, given the significant cross-boundary impacts that further subdivision within the area are likely to have on infrastructure within Hamilton, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone). The key purpose of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth.	Disallow
Bruce and Dorothy Chipman	106.7	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth.	Disallow
Ross & Margery Weir Obo	116.1	Support	HCC supports the relief sought to change the zoning from Village Zone to Rural Zone in Te Kowhai. At this stage, the intention, purpose and infrastructure servicing of the Village Zone is not understood and has not been adequately justified. The previous rural zoning under the Operative District Plan should remain.	Allow
Amanda Shaw	120.1	Oppose	HCC opposes the rezoning properties at Tauwhare from Rural Zone to CLZ. HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone). The key purpose of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth.	Disallow
Mark Fendall	121.1	Oppose	HCC opposes the submission to amend the zoning of properties in Ngaruawahia from CLZ to Village Zone. As included in its original submission, HCC opposes the objectives, policies and rules of the Village Zone.	Disallow
Mark Fendall	122.1	Oppose	HCC opposes the submission to amend the zoning of properties in Ngaruawahia from CLZ to Village Zone. As included in its original submission, HCC opposes the objectives, policies and rules of the Village Zone.	Disallow
Trevor Reid	128.1	Oppose	HCC opposes new residential zoning at Horotiu for the reasons set out in its original submission.	Disallow
Geoffrey Long	129.1	Oppose	HCC opposes the introduction of new Country Living Zoning at Matangi, in that it would introduce additional impacts on HCC's infrastructure, namely transport, 3 waters and social infrastructure, and would result in further fragmentation of land around Hamilton's boundary. Rural-residential development around the periphery of Hamilton is contrary to the provisions of the WRPS and the Future Proof Strategy.	Disallow
Kathleen Reid	130.1	Oppose	HCC opposes new residential zoning at Horotiu for the reasons set out in its original submission.	Disallow
Brownie Investments	131.1	Oppose	HCC opposes new residential zoning at Horotiu for the reasons set out in its original submission.	Disallow
Simon Gibson	133.1	Oppose	HCC opposes new residential zoning at Horotiu for the reasons set out in its original submission.	Disallow
Michele Gamble	137.1	Oppose	HCC opposes new residential zoning at Horotiu for the reasons set out in its original submission.	Disallow

Kim Crook	138.1	Oppose	HCC opposes new residential zoning at Horotiu for the reasons set out in its original submission.	Disallow
Daniel Miles	142.1	Oppose	HCC opposes new residential zoning at Horotiu for the reasons set out in its original submission.	Disallow
Haley Bicknell-McMahon	147.2	Oppose	HCC opposes the relief sought to reduce lot sizes within the CLZ. Reducing the subdivision lot size will result in increased densities of subdivision near to Hamilton's boundaries and is likely to result in impacts upon infrastructure within Hamilton, namely transport, 3 waters and social infrastructure. Such development could also detract from growth in towns and other identified locations for growth.	Disallow
Todd Bewden	151.1	Oppose	HCC opposes the rezoning of land in Horsham Downs from Rural Zone to CLZ. HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone).	Disallow
Karl Crook	155.1	Oppose	HCC opposes new residential zoning at Horotiu for the reasons set out in its original submission.	Disallow
John Baillie	157.1	Oppose	HCC opposes new residential zoning at Horotiu for the reasons set out in its original submission.	Disallow
Martin Lynch	161.1	Oppose	HCC opposes the rezoning of land from Rural Zone to CLZ in the Urban Expansion Area (UEA). HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on infrastructure within Hamilton, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone). The key purpose of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth.	Disallow
Martin Lynch	161.2	Oppose	HCC opposes the relief sought to delete the prohibited activity status of subdivision in the CLZ within the Hamilton UEA. The prohibited activity status is imperative in the UEA to ensure the objectives and policies for this overlay are achieved. Further fragmentation through subdivision within the UEA will compromise the ability for the area to be fully urbanised in a comprehensive manner in the future, as is anticipated for land within this overlay.	Disallow
Beverage Developments	166.1	Oppose	HCC opposes the rezoning of rural-zoned land at Horotiu to recognise the existing urban housing in the area. There are potentially significant cross-boundary impacts that further development within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure. Additionally, it is also premature to consider such zoning change requests, given the work currently underway within the Hamilton to Auckland Corridor Project, more specifically the Metropolitan Spatial Plan. This work involves Waikato District Council, other sub-regional partners and a variety of Crown Agencies. It will put in place a spatial plan and key considerations for the future form and function of the area, and other mechanisms to best support the growth of the wider Hamilton Metropolitan Area. Ad hoc development and zoning changes at this stage could undermine the achievement of wider sub-regional planning aspirations.	Disallow
Roger Heaslip	167.1	Oppose	HCC opposes new residential zoning at Horotiu for the reasons set out in its original submission.	Disallow
Paula Brown	168.1	Oppose	HCC opposes the rezoning of properties at Tauwhare from Rural Zone to CLZ. HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone). The key purpose of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth.	Disallow
Nick Hall	177.1	Oppose	HCC opposes the rezoning of properties at Tauwhare from Rural Zone to CLZ. HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone). The key purpose of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth.	Disallow
Kirriemuir Trustee Ltd	182.5	Oppose	HCC opposes the retention of the suite of objectives and policies in Section 4.1 as notified for the reasons outlined in its original submission.	Disallow
Vera Wennekers	184.11	Oppose	HCC opposes rezoning Residential Zoning that is outside the urban limits. Additionally, it is also premature to consider such zoning change requests, given the work currently underway within the Hamilton to Auckland Corridor Project, more specifically the Metropolitan Spatial Plan. This work involves Waikato District Council, other sub-regional partners and a variety of Crown Agencies. It will put in place a spatial plan and key considerations for the future form and function of the area, and other mechanisms to best support the growth of the wider Hamilton Metropolitan Area. Ad hoc development and zoning changes at this stage could undermine the achievement of sub-regional planning aspirations.	Disallow
Grant Merelina	185.1	Oppose	HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone).	Disallow
Derek and Colleen Hartley	196.1	Oppose	HCC opposes the relief sought to reduce lot sizes within the CLZ. Reducing the subdivision lot size will result in increased densities of subdivision near to Hamilton's boundaries and is likely to result in impacts upon infrastructure within Hamilton, namely transport, 3 waters and social infrastructure. Such development could also detract from growth in towns and other identified locations for growth.	Disallow

NZ Pork	197.4	Oppose	HCC opposes the relief sought by the submitter to amend Objective 5.1.1 a) with the introduction of additional subclause notated as 5.1.1a)iv). HCC does not support rural-residential or countryside living style development within the Rural Zone, regardless of whether it is close to urban areas or larger towns or villages. HCC opposes fragmentation of rural land; residential-style development should be more appropriately directed into towns and other areas identified for growth.	Disallow
Scott Montagu	216.1	Oppose	HCC opposes the Te Kowhai Air Park as notified, for the reasons set out in its original submission.	Disallow
Scott Montagu	216.2	Oppose	HCC opposes the Te Kowhai Air Park as notified, for the reasons set out in its original submission.	Disallow
Shaun McGuire	243.1	Oppose	HCC opposes the retention of the suite of objectives and policies in Section 4.1 as notified, for the reasons outlined in its original submission and subject to the relief sought.	Disallow
Pam Furguson Charitable Trust	260.11	Oppose	HCC opposes rezoning additional areas in Taupiri from Rural Zone to Residential Zone. Additionally, it is also premature to consider such zoning change requests, given the work currently underway within the Hamilton to Auckland Corridor Project, more specifically the Metropolitan Spatial Plan. This work involves Waikato District Council, other sub-regional partners and a variety of Crown Agencies. It will put in place a spatial plan and key considerations for the future form and function of the area, and other mechanisms to best support the growth of the wider Hamilton Metropolitan Area. Ad hoc development and zoning changes at this stage could undermine the achievement of wider sub-regional planning aspirations.	Disallow
Mark Smith	272.1	Oppose	HCC opposes the rezoning of properties within the Tamahere area from Rural Zone to CLZ. While it is noted that there has been considerable subdivision in the area, HCC opposes further expansion of the CLZ. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone). HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. The key purpose of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth.	Disallow
Ted and Kathryn Letford	276.11	Oppose	HCC opposes the relief sought to reduce lot sizes within the CLZ. Reducing the subdivision lot size will result in increased densities of subdivision near to Hamilton's boundaries and is likely to result in impacts upon infrastructure within Hamilton, namely transport, 3 waters and social infrastructure. Such development could also detract from growth in towns and other identified locations for growth.	Disallow
Ted and Kathryn Letford	276.14	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth.	Disallow
Planman Consultants	281.12	Oppose	HCC opposes the relief sought, which is to change the activity status of Intensive Farming to a 'permitted use' in the Rural Zone. Within HCC's Area of Interest, there needs to be a level of control on land uses which may be incompatible with current and future land uses.	Disallow
David Yzendoorn	292.1	Oppose	HCC opposes the deletion of the UEA overlay. The purpose of the UEA Overlay is to prevent fragmentation of land that could hinder efficient future urbanisation of the land.	Disallow
David Yzendoorn	292.3	Oppose	HCC opposes the rezoning of properties between Gordonton Road, Greenhill Roads and the Expressway from Rural Zone to Residential Zone. This area is currently zoned rural with the UEA overlay to allow for appropriate development of the area once it becomes part of Hamilton. The purpose of the Rural Zone within the UEA Overlay is to prevent fragmentation of land and more efficiently provide for future urbanisation of the land. The Rural Zoning also helps protect the productive nature of the land, until such time as urbanisation is appropriate. Increased subdivision within this zone, as requested by the submitter, is contrary to the purposes of the UEA. Additionally, it is also premature to consider such zoning change requests, given the work currently underway within the Hamilton to Auckland Corridor Project, more specifically the Metropolitan Spatial Plan. This work involves Waikato District Council, other sub-regional partners and a variety of Crown Agencies. It will put in place a spatial plan and key considerations for the future form and function of the area, and other mechanisms to best support the growth of wider Hamilton Metropolitan Area. Ad hoc development and zoning changes at this stage could undermine the achievement of wider sub-regional planning aspirations.	Disallow
David Yzendoorn	292.4	Oppose	The submitter seeks additional Residential Zone in Gordonton. It is also premature to consider such zoning change requests, given the work currently underway within the Hamilton to Auckland Corridor Project, more specifically the Metropolitan Spatial Plan. This work involves Waikato District Council, other sub-regional partners and a variety of Crown Agencies. It will put in place a spatial plan and key considerations for the future form and function of the area, and other mechanisms to best support the growth of the wider Hamilton Metropolitan Area. Ad hoc development and zoning changes at this stage could undermine the achievement of wider sub-regional planning aspirations. Additionally, such zone changes may result in cross-boundary impacts on HCC.	Disallow
David Yzendoorn	292.5	Oppose	HCC opposes the relief sought to amend Rule 22.3.1 P1 (a), to increase the number of dwellings allowed within the Rural Zone. HCC opposes the relief sought to remove the date from the Rural Zone subdivision rules. This would enable more subdivision than is allowed by the notified plan and will result in unplanned growth and land fragmentation within HCC's Area of Interest.	Disallow
David Yzendoorn	292.6	Oppose	The submitter seeks an additional Residential Zone in Gordonton. It is premature to consider such zoning change requests, given the work currently underway within the Hamilton to Auckland Corridor Project, more specifically the Metropolitan Spatial Plan. This work involves Waikato District Council, other sub-regional partners and a variety of Crown Agencies. It will put in place a spatial plan and key considerations for the future form and function of the area, and	Disallow

			other mechanisms to best support the growth of the wider Hamilton Metropolitan Area. Ad hoc development and zoning changes at this stage could undermine the achievement of wider sub-regional planning aspirations. Additionally, such zone changes may result in cross-boundary impacts on HCC.	
Terra Consultants	296.1	Oppose	HCC opposes the retention of the Village Zone at Te Kowhai for the reasons set out in its original submission.	Disallow
Terra Consultants	296.3	Oppose	HCC opposes the rezoning of land between Horotiu and Te Kowhai Roads from Rural Zone to Village Zone. As included in its original submission, HCC opposes the objectives, policies and rules of the Village Zone. Accordingly, HCC opposes requests to include additional areas (that are within Hamilton's Area of Interest) within the Village Zone.	Disallow
2SEN Ltd & Tuakau Est	299.1	Oppose in part	HCC opposes the retention of the suite of objectives and policies in Section 4.1 as notified, for the reasons outlined in its original submission and subject to the relief sought.	Disallow in part
EnviroWaste New Zealand Limited	302.29	Oppose	HCC opposes the relief sought, as it would result in more subdivision. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth.	Disallow
Envirowaste New Zealand Limited	302.44	Oppose	HCC opposes the submission to allow for commercial and industrial activities in the Rural Zone. This relief would undermine the integrity of the Rural Zone. The policy is important to protect rural land from industrial and commercial development, particularly within HCC's Area of Interest. The key purpose of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth.	Disallow
Peter Fitzpatrick	306.1	Oppose	HCC opposes the rezoning of land at Matangi from Rural Zone to Village or CLZ. As included in its original submission, HCC opposes the objectives, policies and rules of the Village Zone. Accordingly, HCC opposes requests to include additional areas (that are within Hamilton's Area of Interest) in the Village Zone. Additionally, HCC opposes the provision of any additional CLZ. The CLZ, when located so close to Hamilton's boundaries, has resulted in significant cross-boundary impacts on HCC.	Disallow
Whaingaroa Raglan Affordable Housing Project	310.15	Oppose	HCC opposes the submission to amend the definition of 'minor dwelling' in Chapter 13 to enable more than one primary dwelling and more than one minor dwelling per site. The definition of 'minor dwelling' is applied across different zones. The proposed amendments have the potential to increase the density of development in the Rural Zone. The key purpose of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth.	Disallow
Paula Dudley	328.5	Oppose	HCC opposes the relief sought to reduce lot sizes within the CLZ. Reducing the subdivision lot size will result in increased densities of subdivision near to Hamilton's boundaries and is likely to result in impacts upon infrastructure within Hamilton, namely transport, 3 waters and social infrastructure. Such development could also detract from growth in towns and other identified locations for growth.	Disallow
Andrew and Christine Gore	330.1	Oppose	HCC opposes the submission to make all subdivision a controlled activity, particularly in the Rural Zone within the UEA and HCC's Area of Interest. The purpose of the Rural Zone within the UEA Overlay is to prevent fragmentation of land and more efficiently provide for future urbanisation of the land. Increased subdivision within this Zone/Overlay is contrary to the purpose of the UEA.	Disallow
Andrew and Christine Gore	330.129	Oppose	The submitter seeks amendments to the Rural Environment section to allow subdivision and development in the UEA Overlay area. Increased subdivision within the Overlay area is contrary to the purpose of the UEA.	Disallow
Andrew and Christine Gore	330.130	Oppose	HCC opposes the amendment of Section 5.2 Productive Versatility of Rural Resources to allow for development where the surrounding land has been modified. Amending this policy could result in unplanned and ad hoc development occurring in rural areas.	Disallow
Andrew and Christine Gore	330.131	Oppose	HCC opposes the amendment to Section 5.3 Rural Character and Amenity to allow for development where it is not possible to continue as productive rural environment. The amendment would apply to all rural-zoned land and could result in unplanned and ad hoc development in rural areas.	Disallow
Andrew and Christine Gore	330.132	Oppose	HCC opposes the amendment of Policy 5.3.4 Density of dwellings and buildings within the rural environment, which would allow urban development in the UEA. The amendment sought would apply to all rural-zoned land; it could result in unintended development in rural areas and would be contrary to the purpose of the UEA.	Disallow
Andrew and Christine Gore	330.133	Oppose	HCC opposes the amendment of Policy 5.3.8 Effects on rural character and amenity from rural subdivision. The requested changes would allow for ad hoc, unchecked and unplanned development in rural areas. It would also result in increased subdivision in the UEA, contrary to the purpose of the UEA.	Disallow
Andrew and Christine Gore	330.135	Oppose	HCC opposes the amendment to Section 5.5 Hamilton's UEA, to allow development in the Rural Zone according to rural rules unless the land is acquisitioned by Hamilton City Council. Land within the UEA and the stronger controls that apply within the area are necessary to ensure the land is protected for future urban development once the land forms part of the city.	Disallow
Andrew and Christine Gore	330.138	Oppose	HCC opposes the amendment of Rule 22.4.1.1 PR1 Prohibited subdivision. Increased subdivision within this overlay is contrary to the purpose of the UEA.	Disallow
Andrew and Christine Gore	330.139	Oppose	HCC opposes the amendment to Rule 22.4.1.2 RD1 General Subdivision, to reflect rural values but supply some urban demand and add provisions to allow for smaller rural lots. This amendment would apply to all rural-zoned land including HCC's Area of Interest and could result in significant development in rural areas. The key purpose of the Rural Zone is to protect the productive nature of the land and to ensure growth is more appropriately directed to towns and	Disallow

			other areas identified for growth. Growth for non-rural purposes within the Rural Zone is contrary to the principles of the Waikato Regional Policy Statement (WRPS) and Future Proof Strategy.	
Andrew and Christine Gore	330.140	Oppose	HCC opposes amendments to Section 5.1 The Rural Environment, so it does not apply to all rural properties that have already been fragmented from rural land by development. This amendment would apply to all rural-zoned land and could result in unplanned and ad hoc development in rural areas.	Disallow
Andrew and Christine Gore	330.141	Oppose	HCC opposes amendments to allow small land holdings (particularly land that has been fragmented by publicly-driven projects such as the Waikato Expressway) to be developed as CLZ. This would result in ad hoc, unplanned peri-urban development on HCC's boundary.	Disallow
Andrew and Christine Gore	330.142	Oppose	HCC opposes the amendment of Objective 5.1.1 The Rural Environment to not limit urban subdivision in an area that is marked Future Urban. This would result in inappropriate peri-urban development, in close proximity to HCC's boundary, which could impede full urban development in the future, and create cross-boundary impacts, particularly on social and physical infrastructure within Hamilton.	Disallow
Andrew and Christine Gore	330.144	Oppose	HCC opposes the amendment to Rural Zone Rule 22.1.2 Permitted Activities, as they relate to the UEA. Uses in the UEA should be rural, and commercial activities should be tightly controlled. Commercial activities are better directed to towns.	Disallow
Andrew and Christine Gore	330.145	Oppose	HCC is unsure what the definition of 'agribusiness activities' is, and accordingly opposes the request to allow for these to be permitted activities within the Rural Zone Rule 22.1.2 Permitted Activities, in relation to the UEA and HCC's Area of Interest.	Disallow
Andrew and Christine Gore	330.146	Oppose	HCC opposes the amendment of rules that remove the prohibited activity status for subdivision in the UEA. Prohibited activity status is imperative in the UEA to ensure the objectives and policies for this overlay are achieved.	Disallow
Gwyneth & Barrie Smith	332.10	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the Future Proof Strategy and the WRPS. The Rural Zoning also helps protect the productive nature of the land.	Disallow
Gwyneth & Barrie Smith	332.16	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth.	Disallow
Willemien Wennekers	335.12	Oppose	HCC opposes rezoning additional areas in Taupiri from Rural Zone to Residential Zone. It is also premature to consider such zoning change requests, given the work currently underway within the Hamilton to Auckland Corridor Project, more specifically the Metropolitan Spatial Plan. This work involves Waikato District Council, other sub-regional partners and a variety of Crown Agencies. It will put in place a spatial plan and key considerations for the future form and function of the area, and other mechanisms to best support the growth of the wider Hamilton Metropolitan Area. Ad hoc development and zoning changes at this stage could undermine the achievement of wider sub-regional planning aspirations in Hamilton's Area of Interest.	Disallow
Tainui Group Holdings	341.1	Oppose	<p>The submitter requests the rezoning of a large tract of rural-zoned land to industrial, to complement the proposed industrial/freight hub within Hamilton and to off-set a possible loss of industrial land within their Hamilton landholdings.</p> <p>Before HCC would be in a position to support this opportunity, further detail would be required, particularly on the infrastructure impacts of such a change, including the transport network, but also importantly the three waters and any associated changes to activities/zones required within Hamilton. At this stage, it is understood that the issue of creating additional industrial land on the other side of the Waikato Expressway is to be explored through the Hamilton to Auckland Corridor project and the Metropolitan Spatial Plan.</p> <p>The Waikato PDP zoning quite rightly reflects the current rural use. In the absence of other supporting work that determines new locations for growth of Hamilton and the wider Metropolitan Area, HCC opposes the submission, while awaiting further detail through other planning processes such as:</p> <ul style="list-style-type: none"> - the Metropolitan Spatial Plan; - possible Strategic Agreements between Hamilton and Waikato District; - infrastructure impacts; - the wider sub-regional industrial land implications of the introduction of more industrial land in the area, given the uncertainty of the future zoning within Hamilton. <p>HCC's preference is that any planning for urbanisation in this area, or in any of the areas around Hamilton, is collectively undertaken by HCC, WDC and Waikato Tainui, along with other Future Proof partners.</p>	Disallow
Tainui Group Holdings Limited	341.5	Oppose	HCC opposes the relief the sought, as it relates to Hamilton's Area of Interest. The addition of Permanent Sawmills and Timber Processing Facilities into the activities listed in the discretionary activities within Rule 22.1.5 would not be appropriate within HCC's Area of Interest. It is anticipated that this type of activity could lead to inappropriate cross-boundary impacts on Hamilton's infrastructure and could result reverse sensitivity if located near urban areas.	Disallow
Burton Family Trust	344.19	Oppose	HCC opposes this submission, which seeks to halve the minimum lot size within the CLZ. Given so much of the CLZ is near the boundary of Hamilton, the requested change would have significant, but as yet untested effects on the infrastructure and environment within Hamilton. Additionally, such low-density growth, but with potential for significant amounts of growth, would be contrary to the WRPS and Future Proof Strategy which direct growth to towns and other areas identified for growth.	Disallow

Burton Family Trust	344.23	Oppose	As highlighted in HCC's original submission, we have concerns relating to the role and function of the proposed Village Zone and the subdivision sizes within it. HCC opposes this submission, which seeks to reduce the minimum lot size, as it would allow for even more development in the Village Zone, without any further infrastructure planning, structure planning or understanding of cross-boundary impacts.	Disallow
Burton Family Trust	344.3	Oppose	HCC opposes the relief sought by the submitter to change the current rural provisions to recognise the urban potential of the land. HCC notes there may be opportunities in the future to investigate the potential of land to the east of the Expressway for urban development. However, the investigation of potential growth areas in and around Hamilton should occur through the Hamilton to Auckland Corridor work, more the specifically the Metropolitan Spatial Plan. Additionally, the WRPS and the Future Proof Strategy will also need to factor in where new growth areas are to be located at a sub-regional level. Any potential zoning changes should wait until further detail through other planning processes is completed, such as: <ul style="list-style-type: none"> - the Metropolitan Spatial Plan - possible Strategic Agreements between Hamilton and Waikato District - infrastructure impacts and considerations of expanding urban areas beyond current planning - additional time to track how the major Ruakura inland port and associated development progresses. Over time, this position may change, but as it stands currently, subdivision in the Rural Zone should be limited and should be of a scale and nature that supports the continued use of the Rural Zone for productive rural activities.	Disallow
Julie Perry	348.1	Oppose	HCC opposes the relief sought, which would result in additional subdivision in the CLZ, for the reasons set out in its original submission.	Disallow
Peter & Janette Middlemiss	354.1	Oppose	HCC opposes the sub-zoning of the Rural Zone. The suggested changes would undoubtedly allow for greater levels of subdivision and development in the Rural Zone. HCC opposes growth in the Rural Zone other than for rural purposes.	Disallow
Peter and Jane Middlemiss	354.3	Oppose	HCC opposes the relief sought to delete the 20ha minimum parent lot size within the Rural Zone, when there is already subdivision less than this size bordering the property. Through its own submission, HCC sought a larger parent lot size of 40ha and does not accept that more lenient subdivision provisions should apply. Such subdivision would result in further fragmentation of the rural area and it would prove difficult to manage and control growth.	Disallow
Robert and Colleen Endicott	356.1	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the Future Proof Strategy and the WRPS.	Disallow
Linnat Watson (on behalf of S W Ramby)	369.4	Support	The submitter seeks the rezoning of the Te Kowhai Airpark to rural zoning. HCC supports this, as in its original submission, we opposed the Airpark zoning due to the uncertainty about the servicing of this zone and the impacts on Hamilton's own infrastructure.	Allow
Kitty Burton	371.9	Oppose	The submitter requests site-specific special and flexible zoning to allow the development of the site as a historic Business Town Centre, within Matangi. HCC is not opposed to zoning that supports the village of Matangi and to reflect current land uses accurately; however, any proposals to create new town centres or business centres need to be carefully considered in terms of the network of towns and other areas identified for growth and how they operate, particularly so close to Hamilton. It is also premature to consider such zoning change requests, given the work currently underway within the Hamilton to Auckland Corridor Project, more specifically the Metropolitan Spatial Plan. Waikato District Council, other sub-regional partners and a variety of Crown Agencies are all involved in these projects, at this stage. It is expected this work will produce a spatial plan and key considerations for the future form and function of the area, and other mechanisms to best support the growth of the wider Hamilton Metropolitan Area. Ad hoc development and zoning changes at this stage could undermine the achievement of wider sub-regional planning aspirations.	Disallow
Auckland Council	372.10	Support in part	HCC supports the submission to retain Sections 1.5.5 (f) and (g), subject to the relief sought in HCC's original submission.	Allow in part
Auckland Council	372.5	Support in part	HCC supports the retention of Sections 1.5.1 and 1.5.1(a), subject to the amendments sought in HCC's original submission. HCC seeks clarity and to remove reference to the compact urban development being concentrated around Hamilton's boundaries.	Allow in part
Auckland Council	372.6	Support	HCC supports the submission to retain Section 1.5.2, as the settlement pattern is consistent with the WRPS and Future Proof Strategy.	Allow
Auckland Council	372.9	Support	HCC supports the submission to retain Section 1.5.5(e), which requires consultation between relevant parties when cross-boundary issues are considered.	Allow
Jolene Francis	376.3	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth.	Disallow
Tangata Whenua Working Group	388.3	Oppose	HCC opposes new residential zoning at Horotiu for the reasons set out in its original submission.	Disallow
J and T Quigley Ltd	389.1	Oppose	HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone). The key purpose of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth.	Disallow

J and T Quigley Ltd	389.3	Oppose	HCC opposes the inclusion of 'childhood activities (daycare)' in the definition of 'rural activity'. One of the key purposes of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth. Non-rural activities within the Rural Zone can undermine the intent of the zone.	Disallow
J and T Quigley Ltd	389.4	Oppose	HCC opposes the subdivision of rural land near Village Zones/CLZ within HCC's Area of Interest. Fragmentation of rural land undermines the intent of the Rural Zone, regardless of its proximity to other zones.	Disallow
J and T Quigley Ltd	389.7	Oppose	HCC opposes the inclusion of 'childhood activities (daycare)' within close proximity to a village or CLZ. HCC seeks objectives and policies ensuring land use within HCC's Area of Interest aligns with the key purpose of the Rural Zone, to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed into towns and other areas identified for growth. Non-rural activities within the Rural Zone can undermine the intent of the zone.	Disallow
Bowrock Properties	393.1	Oppose	HCC opposes any further expansion of the CLZ or Village Zone within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, HCC opposes more lenient subdivision provisions as provided by the CLZ/Village Zone (compared to the Rural Zone).	Disallow
Gwenith Sophie Francis	394.1	Oppose	HCC opposes the deletion of 1.4.3.1 c) Rural Activities. The requested deletion would remove the explanation and understanding of how the cumulative effects of subdivision and development would impact on the rural environment.	Disallow
Gwenith Sophie Francis	394.10	Oppose	HCC opposes changes to the plan that enable additional subdivision within the Rural Zone, in HCC's Area of Interest. The key purpose of the Rural Zone is to protect the productive nature of the land and to ensure growth is more appropriately directed to towns and other areas identified for growth. Growth for non-rural purposes within the Rural Zone is contrary to the principles of the WRPS and Future Proof Strategy and can undermine the intent of the zone.	Disallow
Gwenith Sophie Francis	394.12	Oppose	HCC opposes the deletion of Objective 5.3.1 as it is appropriate for achieving the purpose of the Rural Zone and guides the important policies that fall beneath it.	Disallow
Gwenith Sophie Francis	394.16	Oppose	HCC opposes the deletion of Rule 22.4.1.1 Prohibited subdivision, or the removal of those provisions from the CLZ (Rule 23.4.1) for the reasons set out in its original submission, noting that these both relate to the UEA.	Disallow
Gwenith Sophie Francis	394.22	Oppose	HCC opposes any changes to the plan that may result in additional subdivision in Rural Zones. Subdivision in the Rural Zone should be limited and should be of a scale and nature that supports the continued use of the Rural Zone for productive rural activities. The key purpose of the Rural Zone is to protect the productive nature of the land and to ensure growth is more appropriately directed to towns and other areas identified for growth. Growth for non-rural purposes within the Rural Zone is contrary to the principles of the WRPS and Future Proof Strategy and can undermine the intent of the zone.	Disallow
Gwenith Sophie Francis	394.9	Oppose	HCC opposes the submission to add an objective that encourages additional subdivision within the Rural Zone of HCC's Area of Interest. The key purpose of the Rural Zone is to protect the productive nature of the land and to ensure growth is more appropriately directed to towns and other areas identified for growth. Growth for non-rural purposes within the Rural Zone is contrary to the principles of the WRPS and Future Proof Strategy and can undermine the intent of the zone.	Disallow
Horotiu Properties Limited	397.1	Oppose	HCC opposes the rezoning of Rural land at Horotiu to either Village, Residential or CLZ. As included in the original submission, HCC opposes the objectives, policies and rules of the Village Zone. Accordingly, HCC opposes requests to include additional areas (that are within Hamilton's Area of Interest) in the Village Zone. Additionally, HCC opposes the provision of any additional CLZ. The CLZ, when located so close to Hamilton's boundaries, has resulted in significant cross-boundary impacts on HCC. It is also premature to consider such zoning change requests, given the work currently underway within the Hamilton to Auckland Corridor Project, more specifically the Metropolitan Spatial Plan. This work involves Waikato District Council, other sub-regional partners and a variety of Crown Agencies. It will put in place a spatial plan and key considerations for the future form and function of the area, and other mechanisms to best support the growth of the wider Hamilton Metropolitan Area. Ad hoc development and zoning changes at this stage could undermine the achievement of wider sub-regional planning aspirations.	Disallow
Ian Thomas	398.1	Oppose	HCC opposes the rezoning of land at Matangi from Rural Zone to CLZ. HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone).	Disallow
Ian Thomas	398.2	Oppose	HCC opposes the rezoning of land at Matangi from Rural Zone to CLZ. HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone).	Disallow
Ian Thomas	398.4	Oppose	HCC opposes the rezoning of land at Matangi from Rural Zone to CLZ. HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone).	Disallow
Ian Thomas	398.5	Oppose	HCC opposes the rezoning of land in Matangi from Rural Zone to Village Zone or Residential Zone. As included in the original submission, HCC opposes the objectives, policies and rules of the Village Zone. Accordingly, HCC opposes requests to include additional areas (that are within Hamilton's Area of Interest),	Disallow

			within the Village Zone. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the Village Zone. A Residential Zone would enable further subdivision in an area that has not been planned for this level of development.	
Ian Thomas	398.5	Oppose	The submitter seeks a change from Rural Zoning to a more lenient zoning. While it is noted there has been considerable subdivision of small lots within the area, this is not justification that more should be allowed. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the Village Zone or CLZ.	Disallow
Tuakau Proteins Limited	402.8	Oppose	HCC opposes the change of Rural Industry from a restricted discretionary activity status to a permitted activity status as requested in this submission, within HCC's Area of Interest. Rule 22.1.3 (1) RD2 of the Waikato PDP includes matters of discretion, which are necessary to control the effects of rural industry.	Disallow
Mowbray Group	404.3	Oppose	The submitter requests site-specific zoning to allow the development of a Business Town Centre within Matangi. HCC is not opposed to zoning which supports the village of Matangi and to reflect current land uses accurately; however, any proposals to create new town centres or business centres need to be carefully considered in terms of the network of towns and villages and how they operate, particularly so close to Hamilton.	Disallow
Mowbray Group	404.5	Oppose	The submitter requests site-specific special and flexible zoning to allow the development of a Business Town Centre within Matangi. HCC is not opposed to zoning which supports the village of Matangi and to reflect current land uses accurately; however, any proposals to create new town centres or business centres need to be carefully considered in terms of the network of towns and villages and how they operate, particularly so close to Hamilton.	Disallow
Mei Libre	407.1	Oppose	HCC opposes the rezoning of properties at Tamahere from Rural Zone to CLZ. HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone).	Disallow
Godfrey Bridger	408.1	Oppose	HCC opposes the relief sought to reduce lot sizes within the CLZ. Reducing the subdivision lot size will result in increased densities of subdivision near to Hamilton's boundaries and is likely to result in impacts upon infrastructure within Hamilton, namely transport, 3 waters and social infrastructure. Such development could also detract from growth in towns and other identified locations for growth.	Disallow
Riki Manarangi	409.1	Oppose	HCC opposes the relief sought to reduce lot sizes within the CLZ. Reducing the subdivision lot size will result in increased densities of subdivision near to Hamilton's boundaries and is likely to result in impacts upon infrastructure within Hamilton, namely transport, 3 waters and social infrastructure. Such development could also detract from growth in towns and other identified locations for growth.	Disallow
Riki Manarangi	409.2	Oppose	HCC opposes rezoning at Ngaruawahia from CLZ to Village Zone. As included in the original submission, HCC opposes the objectives, policies and rules of the Village Zone. Accordingly, HCC opposes requests to rezone additional areas (that are within Hamilton's Area of Interest) to Village Zone.	Disallow
Glenys McConnell	417.1	Oppose	HCC opposes the creation of smaller lots in the Rural Zone. The key purpose of the Rural Zone is to protect the productive nature of the land and to ensure growth is more appropriately directed to towns and other areas identified for growth. Growth for non-rural purposes within the Rural Zone is contrary to the principles of the WRPS and Future Proof Strategy.	Disallow
Glenys McConnell	417.2	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the Future Proof Strategy and the WRPS.	Disallow
Ethan Findlay	418.9	Oppose	HCC opposes the submission seeking rezoning at Tamahere from Rural Zone to a zone that allows intensification, or amending the Rural Zone rules to allow for intensification of rural lot sizes smaller than 4ha. While it is noted that there has been considerable subdivision of small lots within the area, the extent of the CLZ should not be increased. More lenient subdivision rules will allow for even greater densities in the Hamilton area of influence. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions (compared to the Rural Zone).	Disallow
Horticulture New Zealand	419.38	Oppose	HCC opposes the deletion of the General Subdivision rule in Rule 22.4.1.2 RD1. HCC in its original submission sought a 40ha 'parent lot' to reduce the opportunity for fragmentation. The retention of the provision assists with better plan administration.	Disallow
Horticulture New Zealand	419.92	Support	HCC supports the relief sought to amend Objective 5.1.1. The submitter seeks to direct Countryside Living to tightly defined zones and to avoid the effects of scattered subdivision has on rural production.	Allow
Madsen Lawrie Consultants Ltd	420.2	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the WRPS and the Future Proof Strategy.	Disallow
Madsen Lawrie Consultants Ltd	420.3	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the WRPS and the Future Proof Strategy.	Disallow
Madsen Lawrie Consultants Ltd	420.5	Oppose	HCC opposes the relief sought to retain the 20ha minimum parent lot size within the Rural Zone, particularly within Hamilton's Area of Interest. Through its own submission, HCC sought a larger parent lot size of 40ha, which would further reduce fragmentation of the rural area to assist with managing growth.	Disallow

Madsen Lawrie Consultants Ltd	420.8	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the WRPS and the Future Proof Strategy. Further, HCC is also concerned about the impacts on its infrastructure from such development in the Rural Zone in Hamilton's Area of Interest.	Disallow
Malcolm MacDonald	422.1	Oppose	HCC opposes the rezoning of land in the Greenhill/Puketaha area from Rural Zone to Business Zone with an overlay to allow the establishment of a Motorway Service Centre. One of the key purposes of the Rural Zone is to protect the productive nature of the land and to ensure growth is more appropriately directed to towns and other areas identified for growth. The development of non-rural activities in an unplanned manner in the Rural Zone can undermine the intent of the zone and compromise future urban development from occurring in a comprehensive manner. There may be opportunities in this location in the future. However, at this stage it is premature to consider such zoning change requests, given the work currently underway within the Hamilton to Auckland Corridor Project, more specifically the Metropolitan Spatial Plan. This work involves Waikato District Council, other sub-regional partners and a variety of Crown Agencies. It will put in place a spatial plan and key considerations for the future form and function of the area, and other mechanisms to best support the growth of the wider Hamilton Metropolitan Area. Ad hoc development and zoning changes at this stage could undermine the achievement of wider sub-regional planning aspirations.	Disallow
Kim Angelo Libre	426.1	Oppose	HCC opposes the rezoning properties at Tamahere from Rural Zone to CLZ. HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone).	Disallow
Madsen Lawrie Consultants Ltd	434.1	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the WRPS and the Future Proof Strategy.	Disallow
Wendy Oliver	438.1	Oppose	As included in its original submission, HCC opposes the objectives, policies and rules of the Village Zone. Accordingly, HCC opposes requests to rezone additional areas (that are within Hamilton's Area of Interest) to Village Zone. HCC also opposes changes to the CLZ subdivision rules.	Disallow
Madsen Lawrie Consultants Ltd	440.1	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the WRPS and the Future Proof Strategy.	Disallow
Madsen Lawrie Consultants Ltd	440.3	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the WRPS and the Future Proof Strategy.	Disallow
Madsen Lawrie Consultants Ltd	440.4	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the WRPS and the Future Proof Strategy.	Disallow
Madsen Lawrie Consultants Ltd	441.1	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the WRPS and the Future Proof Strategy.	Disallow
Madsen Lawrie Consultants Ltd	441.2	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the WRPS and the Future Proof Strategy. Further, HCC is also concerned about the impacts on its infrastructure from such development in the Rural Zone in Hamilton's Area of Interest.	Disallow
Madsen Lawrie Consultants Ltd	441.6	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the WRPS and the Future Proof Strategy.	Disallow
Madsen Lawrie Consultants Ltd	441.7	Oppose	HCC opposes the relief sought to retain the 20ha minimum parent lot size within the Rural Zone, particularly within Hamilton's Area of Interest. Through its own submission, HCC sought a larger parent lot size of 40ha, which would further reduce fragmentation of the rural area to assist with managing growth.	Disallow
Madsen Lawrie Consultants Ltd	444.1	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the WRPS and the Future Proof Strategy.	Disallow
Madsen Lawrie Consultants Ltd	444.2	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the WRPS and the Future Proof Strategy.	Disallow
Madsen Lawrie Consultants Ltd	444.6	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the WRPS and the Future Proof Strategy.	Disallow
Madsen Lawrie Consultants Ltd	444.7	Oppose	HCC opposes the relief sought to retain the 20ha minimum parent lot size within the Rural Zone, particularly within Hamilton's Area of Interest. Through its own submission, HCC sought a larger parent lot size of 40ha, which would further reduce fragmentation of the rural area to assist with managing growth.	Disallow
BTW Company	445.1	Oppose	HCC does not support the amendments sought by the submitter. In particular, HCC does not wish to see residential subdivision around the outside of towns. HCC considers the placement of growth, including the use of urban limits, as a key principle to the effective management of growth and provision of infrastructure, rather than focusing only on avoiding, remedying or mitigating effects.	Disallow

Madsen Lawrie Consultants Ltd	456.2	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the WRPS and the Future Proof Strategy.	Disallow
Madsen Lawrie Consultants Ltd	456.6	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the WRPS and the Future Proof Strategy.	Disallow
Madsen Lawrie Consultants Ltd	456.7	Oppose	HCC opposes the relief sought to retain the 20ha minimum parent lot size within the Rural Zone, particularly within Hamilton's Area of Interest. Through its own submission, HCC sought a larger parent lot size of 40ha, which would further reduce fragmentation of the rural area to assist with managing growth.	Disallow
Madsen Lawrie Consultants Ltd	459.1	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the WRPS and the Future Proof Strategy.	Disallow
Madsen Lawrie Consultants Ltd	459.2	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the WRPS and the Future Proof Strategy.	Disallow
Madsen Lawrie Consultants Ltd	459.6	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the WRPS and the Future Proof Strategy.	Disallow
Madsen Lawrie Consultants Ltd	459.7	Oppose	HCC opposes the relief sought to retain the 20ha minimum parent lot size within the Rural Zone, particularly within Hamilton's Area of Interest. Through its own submission, HCC sought a larger parent lot size of 40ha, which would further reduce fragmentation of the rural area to assist with managing growth.	Disallow
Madsen Lawrie Consultants Ltd	460.1	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the WRPS and the Future Proof Strategy.	Disallow
Madsen Lawrie Consultants Ltd	460.2	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the WRPS and the Future Proof Strategy.	Disallow
Madsen Lawrie Consultants Ltd	460.6	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the WRPS and the Future Proof Strategy.	Disallow
Madsen Lawrie Consultants Ltd	460.7	Oppose	HCC opposes the relief sought to retain the 20ha minimum parent lot size within the Rural Zone, particularly within Hamilton's Area of Interest. Through its own submission, HCC sought a larger parent lot size of 40ha, which would further reduce fragmentation of the rural area to assist with managing growth.	Disallow
Perry Group	464.10	Oppose	HCC opposes the submission, which seeks to delete the minimum lot size for subdivision in the CLZ. Removing the subdivision lot size would effectively increase density around Hamilton, will result in inefficient and ad hoc subdivision near to Hamilton's boundaries, and is likely to result in impacts upon infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, which Hamilton would have no control over.	Disallow
Perry Group	464.12	Oppose	HCC opposes the introduction of additional residential zoning into Horotiu on the basis that this location plays an important role as a strategic industrial node. We also need a wider understanding of the future role and infrastructure impacts/needs of Horotiu from a strategic and sub-regional perspective, prior to determining the appropriateness of zone changes in the area. Additionally, the work currently underway for the Hamilton to Auckland Corridor Plan, in particular the Metropolitan Spatial Plan, will be investigating possible areas for future long-term growth. It would be premature to start rezoning land until the outcomes of such work are understood.	Disallow
Perry Group	464.4	Oppose	HCC opposes the submission, which seeks stronger policy recognition for residential activities in Horotiu. Horotiu is identified as a Strategic Industrial Node within the Waikato RPS and the Future Proof Strategy. HCC, through the Hamilton To Auckland Corridor work, and sub-regional work through Future Proof including an analysis of sub-regional industrial land supply, is keen to explore the future role of Horotiu. At this stage, there is particular interest in the role of the location in providing industrial land above existing Future Proof and Waikato RPS allocation. There is nothing within the NPS UDC that suggests that further residential development in Horotiu is required to meet any projected demand and, given its strategic industrial role, it is premature to facilitate significant amounts of residential growth in the location.	Disallow
Madsen Lawrie Consultants Ltd	467.1	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the WRPS and the Future Proof Strategy.	Disallow
Madsen Lawrie Consultants Ltd	467.11	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the WRPS and the Future Proof Strategy. Further, HCC is also concerned about the impacts on its infrastructure from such development in the Rural Zone in Hamilton's Area of Interest.	Disallow
Madsen Lawrie Consultants Ltd	467.4	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the WRPS and the Future Proof Strategy.	Disallow
CKL	471.14	Oppose	HCC opposes the relief sought, as it would result in more subdivision. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth.	Disallow

CKL	471.18	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the Future Proof Strategy and the WRPS.	Disallow
CKL	471.20	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the Future Proof Strategy and the WRPS. The Rural Zoning also helps protect the productive nature of the land.	Disallow
Ann-Maree Gladding	489.18	Oppose	HCC opposes the relief sought to reduce lot sizes within the CLZ. Reducing the subdivision lot size will result in increased densities of subdivision near to Hamilton's boundaries and is likely to result in impacts upon infrastructure within Hamilton, namely transport, 3 waters and social infrastructure. Such development could also detract from growth in towns and other locations identified for growth.	Disallow
Ann-Maree Gladding	489.4	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth.	Disallow
Anna Noakes	524.10	Oppose	The submission seeks the deletion of 1.12.1(b) and (c). HCC seeks amendments to these sections as detailed in its original submission, not the deletion of them in their entirety.	Disallow
KR & BC Summerville	544.12	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth.	Disallow
KR & BC Summerville	544.13	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth.	Disallow
KR & BC Summerville	544.15	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth.	Disallow
Mark Chrisp	564.1	Oppose	HCC opposes the relief sought to reduce lot sizes within the CLZ. Reducing the subdivision lot size will result in increased densities of subdivision near to Hamilton's boundaries and is likely to result in impacts upon infrastructure within Hamilton, namely transport, 3 waters and social infrastructure. Such development could also detract from growth in towns and other identified locations for growth.	Disallow
Transpower New Zealand Ltd	576.49	Oppose	HCC opposes the deletion of part of 1.4.3.2 (b) for the reasons set out its original submission.	Disallow
Ports of Auckland	578.25	Oppose	The submitter seeks the zoning of more industrial land within an undefined area, south of the Horotiu area. Horotiu is an identified industrial node within the sub-region; it is in an area that appears to have strong land uptake and is well connected to road and rail networks. Before support can be given to this submission, HCC would like to fully understand infrastructure requirements and connections to Hamilton, the overall positioning of other new industrial land within Horotiu and within the broader sub-region. Work is currently underway within the Future Proof partnership which will help HCC clarify a position on the appropriateness of this request. Additionally, the work currently underway for the Hamilton to Auckland Corridor Plan, in particular the Metropolitan Spatial Plan, will be investigating possible areas for future long-term growth. It would be premature to start rezoning land until the outcomes of such work are understood.	Disallow
Pokeno Playcentre	596.2	Oppose	HCC opposes the amendment of childcare from a discretionary activity to a permitted activity in the Rural Zone. One of the key purposes of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth. Non-rural activities within the Rural Zone can undermine the intent of the zone and compromise future urban development.	Disallow
Withers Family Trust	598.4	Oppose	The submission seeks the retention of Section 1.12.1(a) and deletion of Sections 1.12.1(b) and (c). HCC seeks amendments to these sections, not the deletion of them in their entirety.	Disallow
Greg Metcalfe	602.32	Oppose	HCC opposes the retention of the Village Zone at Te Kowhai for the reasons set out in its original submission.	Disallow
Future Proof Implementation Committee	606.12	Support	Future Proof puts forward some concerns around the 'live zoning' and suggests some alternatives to be considered. HCC supports the concerns and the need for further work about the implications of such a zoning approach.	Allow
Future Proof Implementation Committee	606.17	Support	HCC supports the range of submissions on a variety of parts of the plan relating to cross-boundary integration.	Allow
Future Proof Implementation Committee	606.3	Support	HCC supports the requested change to reflect the updated Future Proof Strategy and the requirements of the NPS UDC.	Allow
Future Proof Implementation Committee	606.4	Support	HCC supports the requested change to signal the current work on the Hamilton to Auckland Corridor Plan.	Allow
Future Proof Implementation Committee	606.5	Support	HCC supports the need to differentiate between towns and villages, with greater growth concentration within towns.	Allow

Future Proof Implementation Committee	606.7	Support	HCC supports the relief sought to review the extent of the Village Zone and the need for collaboration between HCC and Waikato District on the Village Zone within the Hamilton's Area of Interest. Whilst HCC and WDC work closely together through Future Proof and the emerging Hamilton to Auckland Corridor Plan, it is appropriate that more detailed discussions take place on the specifics of the proposed Village Zone.	Allow
Future Proof Implementation Committee	606.8	Support	HCC supports the submitter's opposition of the introduction of additional residential zoning into Horotiu as this village plays an important role as a strategic industrial node. We also need a wider understanding of the future role and infrastructure impacts/needs of Horotiu from a strategic and sub-regional perspective, to determine the appropriateness of zone changes in the area. Additionally, the work currently underway for the Hamilton to Auckland Corridor Plan, in particular the Metropolitan Spatial Plan, will be investigating possible areas for future long-term growth. It would be premature to start rezoning land until the outcomes of such work are understood.	Allow
Stephanie Hooper	607.2	Oppose	HCC opposes the inclusion of childcare as a permitted activity in the Rural Zone. Land use within the Area of Interest should be controlled to avoid inefficient use of land and infrastructure and non-rural land uses. One of the key purposes of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth. Non-rural activities within the Rural Zone can undermine the intent of the zone and compromise future urban development.	Disallow
CDL Land New Zealand Ltd	612.1	Oppose	HCC opposes the relief sought to delete the prohibited activity status of subdivision in the UEA and allow for subdivision as a discretionary activity. The relief sought would enable further subdivision to occur in the UEA. Increased subdivision within this zone, as requested by the submitter, is contrary to the purposes of the UEA. Further, the purpose of the Rural Zone with the UEA Overlay is to prevent fragmentation of land and to more efficiently provide for urbanisation of the land.	Disallow
CDL Land New Zealand Ltd	612.3	Oppose	HCC opposes the relief sought, as it would result in more subdivision. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth.	Disallow
Nicola Falkner	617.2	Oppose	HCC opposes the inclusion of childcare as a permitted activity in the Rural Zone to ensure that land use within the Area of Interest is controlled to avoid inefficient use of land and infrastructure and non-rural land uses. One of the key purposes of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth. Non-rural activities within the Rural Zone can undermine the intent of the zone and compromise future urban development.	Disallow
Ken Williamson	622.1	Oppose	HCC opposes new residential zoning at Horotiu for the reasons set out in its original submission.	Disallow
Anna Noakes	636.2 (previously 524.1)	Oppose	HCC opposes the deletion of the non-complying default rule. It is not possible for a council to anticipate and list every potential activity for a zone. This rule provides a clear action for such activities and avoids any potential ambiguity.	Disallow
Anna Noakes	636.6 (previously 524.5)	Oppose	HCC opposes the change of 'Intensive Farming' from a Restricted Discretionary Activity to a Permitted Activity status, within Hamilton's Area of Interest. Rule 22.1.3 (1) RD1 of the Waikato PDP lists matters of discretion that are subjective in nature and therefore may be difficult to incorporate as standards that a permitted activity has to comply with.	Disallow
Robert Clear	645.1	Oppose	HCC opposes the rezoning at Te Kowhai from Rural Zone to Village zone. As included in the original submission, HCC opposes the objectives, policies and rules of the Village Zone. Accordingly, HCC opposes requests to include additional areas (that are within Hamilton's Area of Interest), within the Village Zone. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the Village Zone.	Disallow
D & K Miles Limited	647.1	Oppose	HCC opposes the relief sought, as it would result in more subdivision. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth.	Disallow
NgaKau Tapatuhi Trust	654.1	Oppose	HCC opposes both the inclusion of Health Facilities as a permitted activity in the Rural Zone, or rezoning land in Tamahere from Rural Zone to Business Zone. HCC wants to ensure that land use within the Area of Interest is controlled and enabled at a rate that is consistent with and prioritises strategic land use plans and urban growth strategies including avoidance of urban sprawl, inefficient use of land and infrastructure and non-rural land uses. One of the key purposes of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth. Non-rural activities within the Rural Zone can undermine the intent of the zone and compromise future urban development.	Disallow
Blue Wallace Surveyors Ltd	662.15	Oppose	HCC opposes the relief sought to delete the prohibited activity status of subdivision in the UEA and allow for subdivision as a discretionary activity. The relief sought would enable further subdivision to occur in the UEA. Increased subdivision within this zone, as requested by the submitter, is contrary to the purposes of the UEA. Further, the purpose of the Rural Zone within the UEA Overlay is to prevent fragmentation of land and to more efficiently provide for urbanisation of the land.	Disallow
Blue Wallace Surveyors	662.2	Oppose	HCC opposes the relief sought to add a clause to Policy 5.3.3 Industrial and commercial activities. The key purpose of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth. Non-rural activities within the Rural Zone can undermine the intent of the zone.	Disallow in part
Blue Wallace	662.20	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth.	Disallow

Blue Wallace Surveyors	662.27	Oppose	HCC opposes the relief sought to delete the prohibited activity status of subdivision in the CLZ within the Hamilton UEA. The prohibited activity status is imperative in the UEA to ensure the objectives and policies for this overlay are achieved. Further fragmentation through subdivision within the UEA will compromise the ability for the area to be fully urbanised in a comprehensive manner in the future, as is anticipated for land within this overlay.	Disallow
Blue Wallace Surveyors Ltd	662.28	Oppose	HCC opposes the relief sought to reduce lot sizes within the CLZ. Reducing the subdivision lot size will result in increased densities of subdivision near to Hamilton's boundaries and is likely to result in impacts upon infrastructure within Hamilton. Such development could also detract from growth in towns and other identified locations for growth.	Disallow
Blue Wallace Surveyors	662.3	Oppose	HCC opposes the relief sought to amend Policy 5.6.3 Subdivision within the CLZ. It is not appropriate to allow more flexible subdivision provisions within the CLZ (i.e. more subdivision). Reducing the subdivision lot size will result in increased densities of subdivision near Hamilton's boundaries and is likely to result in impacts upon infrastructure within Hamilton.	Disallow
Blue Wallace Surveyors	662.35	Oppose	HCC opposes the relief sought to change Policy 4.1.3 Location of Development. Growth should be directed to occur <i>within</i> towns and other areas identified for growth, rather than <i>around</i> them. The removal of the word "only" in part (b) loosens the intent of the policy, and by not referencing the Future Proof document itself reduces clarity and ease of use for users.	Disallow
Property owners on Galbraith St, Jacobs Lane and Old Taupiri Road	670.1	Oppose	As included in its original submission, HCC opposes the objectives, policies and rules of the Village Zone. Accordingly, HCC opposes requests to rezone additional areas (that are within Hamilton's Area of Interest) to Village Zone.	Disallow
Jeremy Buxton	671.1	Oppose	HCC opposes the retention of the Village Zone at Te Kowhai for the reasons set out in its original submission.	Disallow
Jeremy Burton	671.2	Oppose	HCC opposes new residential zoning at Horotiu for the reasons set out in its original submission.	Disallow
Ian and Darienne Voyle	672.1	Oppose	HCC opposes the rezoning of properties in Matangi from Rural Zone to either CLZ, Residential or Village Zone. HCC opposes any further expansion of the Residential, CLZ or Village zone within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the CLZ and Village zone (compared to the Rural Zone). Further, HCC opposes the objectives, policies and rules of the Village Zone and therefore opposes requests to include additional areas (that are within Hamilton's Area of Interest) within the Village Zone. Additionally, Residential Zoning should only be considered in the context of the Hamilton to Auckland Corridor Plan, in particular the Metropolitan Spatial Plan. This work will be investigating possible areas for future long-term growth. It would be premature to start rezoning land until the outcomes of such work are understood.	Disallow
Maree Williams	673.1	Oppose	HCC opposes the rezoning at Tauwhare from Rural Zone to CLZ. HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, and the loss of land capable of productive rural uses, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone).	Disallow
Federated Farmers of New Zealand	680.10	Support	HCC supports the submission in so far as we agree that excessive rural lifestyle development has adverse effects on the rural environment.	Allow
Federated Farmers of New Zealand	680.186	Oppose	The submission to make rural contractors' depots a permitted activity is opposed. This activity could create cross-boundary impacts that need to be managed. The subsequent investments and land fragmentation also compromise the ability to comprehensively redevelop land for urban purposes, if located in the UEA and wider Area of Interest.	Disallow
Federated Farmers of New Zealand	680.193	Oppose	The submitter seeks a more lenient activity for intensive farming and extractive industry within the UEA of the Rural Zone. HCC opposes this. Land within the UEA needs to be protected from incompatible land uses that will compromise the ability for comprehensive urban development of the land in the future.	Disallow
Federated Farmers of New Zealand	680.194	Oppose	HCC opposes the deletion of rule 22.1.5 NC5, which captures all unlisted activities and assigns them a non-complying activity status. It is not possible for a council to list all potential activities that people/businesses wish to undertake. It is appropriate to have a level of control over non-listed activities.	Disallow
Federated Farmers of New Zealand	680.218	Oppose	The submission seeks the ability to add additional dwellings on a lot. HCC opposes increased residential dwellings within our Area of Interest. This does not align with the intention to contain residential development within existing towns and areas identified for growth.	Disallow
Federated Farmers of New Zealand	680.234	Oppose	HCC opposes the submission to reduce subdivision in the UEA from a prohibited to discretionary activity status. Prohibited activity status in the UEA is imperative to ensure the objectives and policies for this overlay are achieved. The prohibited activity status ensures future urban development of the land is not compromised.	Disallow
Federated Farmers of New Zealand	680.235	Oppose	HCC opposes any provisions that allow for additional subdivision within the Rural Zone. Rural subdivision can affect the character of the Rural Zone, productivity and can affect elite or high-class soils. Residential development in the Rural Zone can also detract from directing growth to towns and other areas identified for growth.	Disallow
Federated Farmers of New Zealand	680.236	Oppose	HCC opposes the relief sought. As outlined in HCC's original submission, we support a minimum parent lot of 40ha.	Disallow

Federated Farmers of New Zealand	680.237	Oppose	The submitter seeks proposals that do not comply with the general subdivision rule to be discretionary rather than non-complying. As detailed in our original submission, HCC opposes further fragmentation of rural land, and a more permissive activity status will not aid in sufficiently addressing this.	Disallow
Federated Farmers of New Zealand	680.238	Oppose	HCC opposes the relief sought to change the activity status for subdivision, as this has the potential to lead to rural land fragmentation and the creation of smaller rural lots.	Disallow
Federated Farmers of New Zealand	680.55	Oppose	HCC opposes the relief sought by the submitter. HCC considers the proposed wording very enabling and will not protect the rural environment from inappropriate development. One of the key purposes of the Rural Zone is to protect the productive nature of the land and to ensure growth is more appropriately directed to towns and other areas identified for growth. HCC seeks the inclusion of relief sought in its original submission.	Disallow
Federated Farmers of New Zealand	680.57	Oppose	HCC opposes the relief sought by the submitter to delete Objective 5.2.1 Rural Resources. HCC seek to retain this objective and its protection of rural land.	Disallow
Federated Farmers of New Zealand	680.58	Oppose	HCC opposes the relief sought by the submitter to delete Policy 5.2.2.(b) High Class Soils.. HCC seek to retain this policy and its protection of rural land.	Disallow
Federated Farmers of New Zealand	680.59	Oppose	HCC opposes the relief sought by the submitter to amend Policy 5.2.3(a) and (b) Effects of subdivision and development on soils. HCC seek to retain this policy as notified.	Disallow
Federated Farmers of New Zealand	680.62	Oppose	HCC opposes the relief sought by the submitter, seeking amendment to part (b) of the policy, allowing adverse effects to be “avoided, remedied or mitigated”. HCC considers the policy as notified would result in better outcomes and provide a clearer directive.	Disallow
Federated Farmers of New Zealand	680.65	Oppose	The submitter seeks amendments to part (a) of the policy to recognise a greater need for intensive farming activities. HCC opposes the amendments sought; the policy as notified in the Waikato PDP would result in better outcomes and provide a clearer directive.	Disallow
Federated Farmers of New Zealand	680.68	Oppose	HCC opposes the relief sought by the submitter to delete this policy. HCC considers the intent of this policy to manage non-rural activities in the Rural Zone, within HCC’s Area of Interest, is important to retain. Non-rural uses can alter the character of the zone, can fragment land, and can direct growth away from towns and the city.	Disallow
Federated Farmers of New Zealand	680.75	Oppose	HCC opposes the relief sought. The intent of the UEA is to protect the land around Hamilton’s boundaries for future urban development, while enabling rural activities to continue until such time as comprehensive urban development takes place. The suggested wording by the submitter will not aid in the protection of the land for future urban development.	Disallow
Carolyn Watson	683.1	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC’s Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the Future Proof Strategy and the WRPS. The Rural Zoning also helps protect the productive nature of the land.	Disallow
Reid Crawford Farms Limited	686.18	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC’s Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the Future Proof Strategy and the WRPS. The Rural Zoning also helps protect the productive nature of the land.	Disallow
Reid Crawford Farms Limited	686.19	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC’s Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the Future Proof Strategy and the WRPS. The Rural Zoning also helps protect the productive nature of the land.	Disallow
Alstra (2012) Limited	693.12	Oppose	HCC opposes the rezoning at Ngaruawahia from Rural Zone to either Residential or CLZ. HCC opposes any further expansion of the CLZ or residential zone within Hamilton’s Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, HCC opposes more lenient subdivision provisions as provided by the CLZ and residential zone (compared to the Rural Zone).	Disallow
Sharp Planning Solutions	695.121	Oppose	HCC opposes the relief sought to change the general subdivision rules to allow for 1000 sq.m sized sections on the outskirts of towns and villages. This relief is likely to result in ad hoc, unchecked growth in a large number of locations, contrary to the principles of the Future Proof Strategy and WRPS, which seek to manage growth and infrastructure provision, and to concentrate growth to identified towns. HCC seeks urban development to locate within existing towns and other areas identified for growth, avoiding urban sprawl and the inefficient use of land and infrastructure.	Disallow
Sharp Planning Solutions	695.138	Oppose	HCC opposes the relief sought to change the subdivision provisions to allow for 1000 sq.m serviced lots on the outskirts of towns providing they are reticulated and 2,500 sq.m lots for non-reticulated lots in Te Kowhai. This relief is likely to result in ad hoc, unchecked growth in a large number of locations, contrary to the principles of the Future Proof Strategy and WRPS, which seek to manage growth and infrastructure provision, and to concentrate growth to identified towns. HCC seeks urban development to locate within existing towns and other areas identified for growth, avoiding urban sprawl and the inefficient use of land and infrastructure.	Disallow
Sharp Planning Solutions	695.141	Oppose	The submitter seeks provision for 1000 sq.m. lots within Matangi. HCC opposes the addition of more lifestyle block living near Hamilton, given the likely impacts on Hamilton in terms of social/physical infrastructure and given such development is contrary to the principles of Future Proof and WRPS, which seek a compact form of growth.	Disallow

Sharp Planning Solutions	695.154	Oppose	HCC opposes the relief sought. The approach to population projections has been agreed through the Future Proof partnership and should be retained. Long-term projections are required to allow infrastructure and land availability to be managed in accordance with the NPS UDC and are critical for LTP planning.	Disallow
Sharp Planning Solutions	695.159	Oppose	HCC opposes the deletion of Section 1.4.3.1(c) Rural activities as it would remove from the PDP the explanation and understanding of how the cumulative effects of subdivision and development of rural land would impact on the rural environment.	Disallow
Sharp Planning Solutions	695.160	Oppose	While HCC does not wish to be involved in the detail of the transferable rural lot subdivisions, the submission is requesting transferable rural lots to be placed in villages and towns. HCC would be concerned as to where such rights would be transferred to. For this reason, HCC opposes the relief sought.	Disallow
Sharp Planning Solutions	695.161	Oppose	HCC opposes the relief sought, which seeks additional growth in lifestyle blocks within the CLZ or the periphery of Hamilton.	Disallow
Sharp Planning Solutions	695.162	Oppose	HCC opposes transferable lot right subdivision as it is unclear where those areas would be.	Disallow
Sharp Planning Solutions	695.50	Oppose	HCC opposes any changes to the Rural Zone subdivision rules that allow for more subdivision in the Rural Zone. Subdivision should only be of a scale and size to support productive rural uses.	Disallow
Sharp Planning Solutions	695.51	Oppose	HCC opposes any changes to the Rural Zone subdivision rules that allow for more subdivision in the Rural Zone. Subdivision should only be of a scale and size to support productive rural uses. HCC opposes the provision for subdivision to be able to locate specifically <i>around</i> existing towns and villages as this would result in urban sprawl around those areas and could impede any further/denser development in those areas. Subdivision should be directed to the urban limits of existing towns.	Disallow
Sharp Planning Solutions	695.52	Oppose	HCC opposes the deletion of Policy 5.3.9 on non-rural activities. HCC supports the intent of the policy as notified, particularly within HCC's Area of Interest. One of the key purposes of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns. Non-rural activities within the Rural Zone can undermine the intent of the zone and compromise future urban development.	Disallow
Sharp Planning Solutions	695.54	Oppose	HCC opposes greater intensification of the CLZ, particularly within HCC's Area of Interest. This would result in increased densities of subdivision near to Hamilton's boundaries and is likely to impact upon infrastructure within Hamilton.	Disallow
Sharp Planning Solutions	695.96	Oppose	HCC opposes any changes to the Rural Zone subdivision rules that allow for more subdivision in the Rural Zone. Subdivision should only be of a scale and size to support productive rural uses. HCC opposes the provision for subdivision to be able to locate specifically <i>around</i> existing towns and villages as this would result in urban sprawl around those areas and could impede any further/denser development in those areas. Subdivision should be directed to the urban limits of existing towns.	Disallow
Brenda and Gavin Butcher	696.12	Oppose	HCC opposes the relief sought to reduce lot sizes within the CLZ. Reducing the subdivision lot size will result in increased densities of subdivision near to Hamilton's boundaries and is likely to result in impacts upon infrastructure within Hamilton, namely transport, 3 waters and social infrastructure. Such development could also detract from growth in towns and other identified locations for growth.	Disallow
Waikato District Council	697.456	Oppose	HCC is opposed to retirement villages in the Rural Zone, particularly within HCC's Area of Interest. One of the key purposes of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth. Non-rural activities within the Rural Zone can undermine the intent of the zone. Retirement villages, which tend to create a relatively high density of development, are not rural in nature. Given the significant cross-boundary impacts that higher levels of development within the area can have on infrastructure within Hamilton, HCC opposes the suggested more lenient provisions for retirement villages.	Disallow
Waikato District Council	697.506	Support	HCC supports amendment of the "rural industry" definition as included within the submission. The amended definition removes the overlap between this definition and the definition of "farming activity" and clarifies the exclusion of transport depots and retail services from the definition of "rural industry".	Allow
Waikato District Council	697.556	Support	HCC supports the additional policies related to minor dwellings to ensure appropriate assessment of effects is undertaken.	Allow
Waikato District Council	697.559	Oppose	HCC is opposed to retirement villages in the Rural Zone, particularly within HCC's Area of Interest. The submission seeks for them to be allowed to locate within 800m of towns and villages, which is problematic as they could locate adjacent to HCC's boundary or adjacent to towns or villages within HCC's Area of Interest. One of the key purposes of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth. Non-rural activities within the Rural Zone can undermine the intent of the zone. Retirement villages are not rural in nature and are normally a type of high density residential development more appropriately located in towns and other areas identified for growth. Given the significant cross-boundary impacts that higher levels of development within the area are likely to have on infrastructure within Hamilton, HCC opposes the suggested more lenient provisions for retirement villages.	Disallow
Waikato District Council	697.748	Oppose	The relief sought would add allow for Residential Activities in the Rural Zone. If Retirement Villages are added to the definition of Residential Activities (as sought by sub 761.13), the consequential result would be that Retirement villages are permitted in the Rural Zone. HCC opposes this outcome, which would undermine the intent of the Rural Zone and direct growth to rural areas.	Disallow
Waikato District Council	697.751	Oppose	HCC is opposed to retirement villages in the Rural Zone by the proposed the addition of a restricted discretionary activity rule, within HCC's Area of Interest. One of the key purposes of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth. Non-rural activities within the Rural Zone can undermine the intent of the zone. Retirement villages are not rural	Disallow

			in nature and are normally a type of high density residential development more appropriately located in towns and other areas identified for growth. Given the significant cross-boundary impacts that retirement villages within the Rural Zone are likely to have on Hamilton's infrastructure, HCC opposes more lenient development provisions such as provision for retirement villages.	
Waikato District Council	697.760	Oppose	HCC opposes the relief sought to have a more permissive activity status for Rural Industry. As per its original submission, HCC seeks the inclusion of all activities listed as Non-Complying within the UEA to be 'prohibited'. Rural Industry may compromise the ability to undertake comprehensive urban development on rural land within the UEA in the future.	Disallow
Waikato District Council	697.919	Support	HCC supports the amendments within this submission as they provide further clarification to the prohibited activity status rule for subdivision within the CLZ in the UEA.	Allow
Bettley-Stamef Partnership	712.1	Oppose	HCC opposes the rezoning of properties at Matangi/Tamahere from Rural Zone to CLZ. HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone).	Disallow
Matangi Farms Limited	713.1	Oppose	HCC opposes the rezoning of properties in Matangi from Rural Zone to either CLZ, Residential or Village Zone. HCC opposes any further expansion of the Residential, CLZ or Village Zone within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the CLZ and Village zone (compared to the Rural Zone). Further, HCC opposes the objectives, policies and rules of the Village Zone and therefore opposes requests to include additional areas (that are within Hamilton's Area of Interest), within the Village Zone. Additionally, Residential Zoning should only be considered in the context of the Hamilton to Auckland Corridor Plan, in particular, the Metropolitan Spatial Plan. This work will be investigating possible areas for future long-term growth. It would be premature to start rezoning land until the outcomes of such work are understood.	Disallow
Tamahere Community Committee	724.15	Oppose	HCC opposes the proposed amendment to reduce the minimum lot size of subdivision in the Rural Zone from 8000 sq.m to 5000 sq.m. Smaller lot sizes are available for rural-residential style development in more suitably zoned areas. The subdivision of rural land down to 5000 sq.m will result in fragmentation and compromise the ability to undertake future urbanisation if this were to occur. This amendment would apply to all rural-zoned land and could result in ad hoc, unchecked and unplanned development in rural areas.	Disallow
Tamahere Community Committee	724.6	Support	HCC supports the submission to retain the general subdivision rule 23.4.3 RD1 in the CLZ which specifies a minimum lot size of 5000 sq.m. Reducing the subdivision lot size will result in increased densities of subdivision near to Hamilton's boundaries and is likely to result in impacts upon infrastructure within Hamilton.	Allow
Cindy and Tony Young	735.2	Oppose	HCC opposes the relief sought to reduce lot sizes within the CLZ. Reducing the subdivision lot size will result in increased densities of subdivision near to Hamilton's boundaries and is likely to result in impacts upon infrastructure within Hamilton, namely transport, 3 waters and social infrastructure. Such development could also detract from growth in towns and other identified locations for growth.	Disallow
Colin Dixon	740.1	Oppose	The submitter seeks the zoning of more industrial land within the Horotiu area. HCC is potentially supportive of the principle of this, given Horotiu is an identified industrial node within the sub-region; it is in an area that appears to have strong land uptake; and is well connected to road and rail networks. However, before full support can be given to the submission, HCC would like to fully understand infrastructure requirements and connections to Hamilton, the overall positioning of other new industrial land within Horotiu and within the broader sub-region. Work is currently underway within the Future Proof partnership that will help HCC clarify a position on the appropriateness of this request. Additionally, the work currently underway for the Hamilton to Auckland Corridor Plan, in particularly the Metropolitan Spatial Plan, will be investigating possible areas for future long-term growth. It would be premature to start rezoning land until the outcomes of such work are understood.	
NZTA	742.2	Support	HCC supports the submission that the 'Strategic' section of the plan should be amended to include reference to the Hamilton-Auckland Corridor Plan, and that there will be consequential changes to the remainder of the plan.	Allow
NZTA	742.51	Support	HCC supports the amendments suggested by the NZTA to better articulate the intention of Policy 6.1.13, which seeks infrastructure to be co-ordinated with future growth areas.	Allow
NZTA	742.80	Support	HCC supports the relief sought by the submitter for the inclusion of a definition for 'rural activities', subject to the particular wording of the term. HCC is interested in the potential effects the definition may have for land uses within Hamilton's Area of Interest. .	Allow
The Village Church Trust	743.2	Oppose	HCC opposes the rezoning of properties from Rural Zone to Village Zone (or another similar zone). As included in the original submission, HCC opposes the objectives, policies and rules of the Village Zone. Accordingly, HCC opposes requests to include additional areas within the Village Zone. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the Village Zone (or other zones more lenient in subdivision or activity provision than Rural).	Disallow

			HCC also opposes the amendment to change community activities to a permitted activity at the properties identified in the submission. One of the key purposes of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth. Non-rural activities within the Rural Zone can undermine the intent of the zone and compromise future urban development.	
Year 91 Family Trust	745.1	Oppose	HCC opposes the rezoning at Te Kowhai from Rural Zone to CLZ. HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone).	Disallow
The Surveying Company	746.109	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the Future Proof Strategy and the WRPS. The Rural Zoning also helps protect the productive nature of the land.	Disallow
The Surveying Company	746.110	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth.	Disallow
The Surveying Company	746.120	Oppose	HCC opposes the relief sought to reduce lot sizes within the CLZ. Reducing the subdivision lot size will result in increased densities of subdivision near to Hamilton's boundaries and is likely to result in impacts upon infrastructure within Hamilton, namely transport, 3 waters and social infrastructure. Such development could also detract from growth in towns and other identified locations for growth.	Disallow
The Surveying Company	746.149	Oppose	HCC opposes the submission that rural land should be developed for rural-residential development if it does not contain prime or elite soils. HCC does not consider ad hoc development of this type should be determined purely based on soil type; there are many other considerations in relation to appropriate locating of rural-residential style development.	Disallow
The Surveying Company	746.65	Oppose	HCC opposes the relief sought, as it would result in more subdivision. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth.	Disallow
Surveying Company	746.76	Oppose	The submission seeks Restricted Discretionary provisions for small scale commercial/retail activities ancillary to rural activities occurring on the site. HCC supports the reasoning behind this submission, as small-scale shops and cafes that are ancillary to the main use can be appropriate. However, HCC opposes the submission, as there is not sufficient detail around the scale of the commercial activities.	Disallow
Housing New Zealand Corporation	749.91	Support	HCC supports amendments to Section 1.5 which seek to give priority to residential intensification in existing urban areas. It is noted that the Plan has very few provisions promoting infill or 'brownfield' development within existing towns.	Allow
Housing New Zealand Corporation	749.92	Support in part	HCC supports in part the retention of the Section 1.12, subject to the amendments sought in its original submission.	Allow in part
Housing New Zealand Corporation	749.94	Support in part	HCC supports the suggested amendment to Section 4.1, as it would relate to HCC's Area of Interest. However, as noted in its original submission, the whole of Section 4.1 as notified requires significant amendment to overcome HCC's concerns.	Allow in part
Chanel Hargrave and Travis Miller	751.35	Oppose	HCC opposes the submission that rural land should be developed as rural-residential, if it does not contain prime or elite soils. HCC does not support urban land development based purely on soil type, as there are many other considerations for the appropriate location of rural-residential style development.	Disallow
Chanel Hargrave and Travis Miller	751.51	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth.	Disallow
Chanel Hargrave and Travis Miller	751.58	Oppose	HCC opposes the relief sought. Although HCC supports growth within existing centres, it does not consider the rezoning of greenfield land on the edge of existing centres is appropriate, within Hamilton's Area of Interest.	Disallow
Chanel Hargrave and Travis Miller	751.9	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the Future Proof Strategy and the WRPS. The Rural Zoning also helps protect the productive nature of the land.	Disallow
Pieter Van Leeuwen	754.2	Oppose	HCC opposes the relief sought to reduce lot sizes within the CLZ. Reducing the subdivision lot size will result in increased densities of subdivision near to Hamilton's boundaries and is likely to result in impacts upon infrastructure within Hamilton, namely transport, 3 waters and social infrastructure. Such development could also detract from growth in towns and other identified locations for growth.	Disallow
Simon Upton	756.1	Oppose	HCC does not oppose the provision of new residential zoning within the existing Urban Limits of Ngaruawahia. However, for growth outside of the Urban Limits, we want to ensure that planning for such growth is done in strategic manner. It is therefore premature to consider such zoning change requests, given the work currently underway within the Hamilton to Auckland Corridor Project, more specifically the Metropolitan Spatial Plan. Waikato District Council, other sub-regional partners and a variety of Crown Agencies are all involved in these projects, at this stage. It is expected that this work will produce a spatial plan and key considerations for the future form and function of the area, and other mechanisms to best support the growth of the wider Hamilton Metropolitan Area. Ad hoc development and zoning changes at this stage could undermine the achievement of wider sub-regional planning aspirations.	Disallow

Simon Upton	756.7	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth.	Disallow
Lyndendale Farms Limited	761.10	Oppose	HCC opposes the amendment of the subdivision rules to allow for retirement villages in the Rural Zone. One of the key purposes of the Rural Zone is to protect the productive nature of the land and to ensure growth is more appropriately directed to towns and other areas identified for growth. Growth for non-rural purposes within the Rural Zone is contrary to the principles of the WRPS and the Future Proof Strategy. Given the significant impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport and social infrastructure, HCC opposes more lenient subdivision provisions.	Disallow
Lyndendale Farms Limited	761.11	Oppose	HCC opposes the amendment of the subdivision rules to allow for a retirement village as a restricted discretionary activity within the Rural Zone, particularly within Hamilton's Area of Interest. One of the key purposes of the Rural Zone is to protect the productive nature of the land and to ensure growth is more appropriately directed to towns and other areas identified for growth. Growth for non-rural purposes within the Rural Zone is contrary to the principles of the WRPS and the Future Proof Strategy. Given the significant impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport and social infrastructure, HCC opposes more lenient subdivision provisions.	Disallow
Lyndendale Farms Limited	761.12	Oppose	HCC opposes the inclusion of specific provisions to enable the location of retirement villages within the Rural Zone, particularly within Hamilton's Area of Interest. One of the key purposes of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth. Unplanned, out of sequence, ad hoc development of non-rural activities locating within the Rural Zone can undermine the intent of the zone. Further, HCC is also concerned about the impacts on HCC's infrastructure from such development in the Rural Zone.	Disallow
Lyndendale Farms Limited	761.13	Oppose	While HCC does not oppose the inclusion of 'retirement villages' into the definition of 'residential activities', HCC is concerned that, in combination with WDC's Submission point 697.748, this submission (761.13), if accepted, is likely to allow for retirement villages as a permitted activity in the Rural Zone.	Disallow
Lyndendale Farms Limited	761.4	Oppose	HCC opposes the inclusion of specific provisions to enable the location of retirement villages within the Rural Zone. One of the key purposes of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth. Unplanned, out of sequence, ad hoc development of non-rural activities locating within the Rural Zone can undermine the intent of the zone and compromise future urban development. Further, HCC is also concerned about the impacts on HCC's infrastructure from such development in the Rural Zone in Hamilton's Area of Interest.	Disallow
Lyndendale Farms Limited	761.5	Oppose	HCC opposes the inclusion of specific provisions to enable the location of retirement villages within the Rural Zone. One of the key purposes of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth. Unplanned, out of sequence, ad hoc development of non-rural activities locating within the Rural Zone can undermine the intent of the zone and compromise future urban development. Further, HCC is also concerned about the impacts on HCC's infrastructure from such development in the Rural Zone in Hamilton's Area of Interest.	Disallow
Lyndendale Farms Limited	761.6	Oppose	HCC opposes the inclusion of specific provisions to enable the location of retirement villages within the Rural Zone. One of the key purposes of the Rural Zone is to protect the productive nature of the land and to ensure non-rural activities are more appropriately directed to towns and other areas identified for growth. Unplanned, out of sequence, ad hoc development of non-rural activities locating within the Rural Zone can undermine the intent of the zone and compromise future urban development. Further, HCC is also concerned about the impacts on HCC's infrastructure from such development in the Rural Zone in Hamilton's Area of Interest.	Disallow
Tamahere Eventide Home	765.13	Oppose	HCC opposes the relief sought in relation to enabling the further expansion of Tamahere Eventide Home; HCC opposes more lenient development provisions.	Disallow
Tamahere Eventide Home	765.19	Oppose	HCC opposes the proposed new policy in relation to further expansion of Tamahere Eventide Home; HCC opposes more lenient development provisions.	Disallow
Tamahere Eventide Home Trust on behalf of Atawhai Assisi Retirement Village	765.3	Oppose	While HCC recognises the existing nature of the retirement village, HCC opposes the relief sought, which would allow for its on-going incremental expansion. The relief sought could result in HCC cross-boundary impacts on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure. Retirement villages are normally a type of high density residential development, which is more appropriately sited in towns and other identified locations for growth, not the CLZ.	Disallow
Tamahere Eventide Home Trust on behalf of Atawhai Assisi Retirement Village	765.4	Oppose	HCC opposes the relief sought to change the activity status for retirement villages from non-complying to restricted discretionary in the CLZ within the HCC Area of Interest. Retirement Villages are more appropriately sited within towns and other areas identified for growth. Retirement villages tend to create higher density development, than is appropriate within the low density CLZ. Such development, is also likely to impact upon Hamilton's infrastructure.	Disallow
Tamahere Eventide Home Trust on behalf of Atawhai Assisi Retirement Village	765.5	Oppose	HCC opposes the relief sought to delete the non-complying activity status for retirement villages within the CLZ, in particular within HCC's Area of Interest. Retirement Villages are more appropriately sited in towns and other areas identified for growth. Unchecked development of retirement villages in the CLZ, particularly near Hamilton, is likely to result in significant cross-boundary impacts on infrastructure within Hamilton, namely transport, 3 waters and social infrastructure.	Disallow
Holcim (New Zealand) Limited	766.53	Oppose	HCC opposes the relief sought, as it would result in more subdivision. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth.	Disallow

Tamahere Eventide Retirement Village	769.1	Oppose	HCC opposes the rezoning of Rural Zone land to CLZ. HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further development within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient provisions as provided by the CLZ (compared to the Rural Zone).	Disallow
Tamahere Eventide Trust on behalf of Tamahere Eventide Retirement Village	769.4	Oppose	While HCC recognises the existing nature of the retirement village, HCC opposes the relief sought, which would allow for its on-going incremental expansion. The relief sought could result in HCC cross-boundary impacts on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure. Retirement Villages are normally a type of high density residential development, which is more appropriately sited in towns and other identified locations for growth, not the CLZ.	Disallow
Tamahere Eventide Trust on behalf of Tamahere Eventide Retirement Village	769.5	Oppose	HCC opposes the relief sought to change the activity status for retirement villages from non-complying to restricted discretionary in the CLZ within the HCC Area of Interest. Retirement Villages are more appropriately sited within towns and other areas identified for growth. Retirement villages in comparison to CLZ provisions would result in increased densities, and where this occurs near to Hamilton's boundaries, are likely to impact upon Hamilton's infrastructure, namely transport, 3 waters and social infrastructure.	Disallow
Tamahere Eventide Trust on behalf of Tamahere Eventide Retirement Village	769.6	Oppose	HCC opposes the relief sought to delete the non-complying activity status for retirement villages within the CLZ, in particular within HCC's Area of Interest. Retirement Villages are more appropriately sited in towns and other areas identified for growth. Unchecked development of retirement villages in the CLZ, particularly near Hamilton, is likely to result in significant cross-boundary impacts on infrastructure within Hamilton, namely transport, 3 waters and social infrastructure.	Disallow
Ministry of Education	781.27	Oppose	While HCC supports the work by the Ministry of Education to provide appropriately planned schools for existing and future communities, it is noted the definition of education facilities is very broad, including childcare facilities and specialised training facilities. Given the broad range of uses potentially provided for, HCC opposes the change of activity status of education facilities from discretionary to restricted discretionary activities within the Rural Zone. Key purposes of the Rural Zone include protecting the productive nature of the land and ensuring non-rural activities are more appropriately directed to towns and other areas identified for growth. Non-rural activities within the Rural Zone can undermine the intent of the zone.	
Ministry of Education	781.4	Oppose	While HCC supports the work by the Ministry of Education to provide appropriately planned schools for existing and future communities, it is noted the definition of education facilities is very broad, including childcare facilities and specialised training facilities. Given the broad range of uses potentially provided for, HCC opposes a policy that is supportive of potentially large scale and commercial operations within the rural zone. Key purposes of the Rural Zone include protecting the productive nature of the land and ensuring non-rural activities are more appropriately directed to towns and other areas identified for growth. Non-rural activities within the Rural Zone can undermine the intent of the zone.	Disallow
Jack Macdonald	782.1	Oppose	HCC opposes the relief sought, as it would result in more subdivision. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth.	Disallow
Jack Macdonald	782.18	Oppose	HCC opposes the relief sought. As included in its original submission, HCC opposes the objectives, policies and rules of the Village Zone. Accordingly, HCC opposes requests to include additional areas (that are within Hamilton's Area of Interest) within the Village Zone. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the Village Zone.	Disallow
Jack Macdonald	782.3	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the Future Proof Strategy and the WRPS. The Rural Zoning also helps protect the productive nature of the land.	Disallow
Northgate Developments & Northgate Industrial Park Ltd	790.2	Oppose	The submitter seeks the zoning of more industrial land within the Horotiu area. Horotiu is an identified industrial node within the sub-region; it is in an area that appears to have strong land uptake and is well connected to road and rail networks. However, before full support can be given to the submission, HCC would like to fully understand infrastructure requirements and connections to Hamilton; the overall positioning of other new industrial land within Horotiu and within the broader sub-region. Work is currently underway within the Future Proof partnership which will help HCC clarify a position on the appropriateness of this request. Additionally, the work currently underway for the Hamilton to Auckland Corridor Plan, in particularly the Metropolitan Spatial Plan, will be investigating possible areas for future long-term growth. It would be premature to start rezoning land until the outcomes of such work are understood.	Disallow
Middlemiss Farms Holdings Limited	794.16	Oppose	HCC opposes the amendment to Rule 22.3.1 to allow more than one dwelling on a lot within the Rural Zone, within HCC's Area of Interest. Increasing the number of dwellings will increase the density and could result in residential growth within the Rural Zone. It is a requirement of the WRPS and a fundamental principle of the Future Proof Strategy that residential growth is directed to towns and other areas identified for growth.	Disallow
Middlemiss Farms Holdings Limited	794.19	Oppose	HCC opposes the deletion of Rule 22.4.1.1 Prohibited subdivision, for the reasons set out its submission.	Disallow
Middlemiss Farms Holdings Limited	794.20	Oppose	HCC opposes the deletion of Rule 22.4.1.2 General Subdivision, for the reasons set out in its submission.	Disallow

Middlemiss Farms Holdings Limited	794.21	Oppose	HCC opposes the deletion of Rule 22.4.1.4 Boundary relocation. Subdivision in the Rural Zone should be limited and should be of a scale and nature that supports the continued use of the Rural Zone for productive rural activities.	Disallow
Middlemiss Farms Holdings Limited	794.27	Oppose	HCC opposes any changes to the plan that may result in additional subdivision in Rural Zones. Subdivision in the Rural Zone should be limited and should be of a scale and nature that supports the continued use of the Rural Zone for productive rural activities.	Disallow
Middlemiss Farms Holdings Limited	794.3	Oppose	HCC opposes the amendments sought to section 1.4.3.1 specifically allowing for rural-residential development, as it contradicts the relief sought in HCC's submission seeking strong controls to avoid fragmentation of future urban land. HCC also opposes the removal of 1.4.3.1(c), which identifies the effects that the continued modification of rural land through subdivision and residential and commercial development has on the rural environment. This is an important issue to retain, as ad hoc development within HCC's Area of Interest could lead to cross-boundary impacts on Hamilton's infrastructure and make comprehensive future urbanisation difficult, should it become appropriate.	Disallow
Middlemiss Farms Holdings Limited	794.32	Oppose	HCC opposes any provisions that may result in additional subdivision in Rural Zones. Subdivision in the Rural Zone should be limited and should be of a scale and nature that supports the continued use of the Rural Zone for productive rural activities.	Disallow
Middlemiss Farms Holdings Limited	794.33	Oppose	HCC opposes the submission point seeking changes to Rule 22 Rural Zone. Many of the submitter's requested changes are not in accordance with the main purpose of the Rural Zone – to protect the productive nature of the land and ensure growth is more appropriately directed to towns or other areas identified for growth.	Disallow
Middlemiss Farms Holdings Limited	794.4	Oppose	HCC opposes the amendments sought for section 1.4.3.2, particularly the deletion of the controls on subdivision around Hamilton's boundary. The amendments sought encourage rural-residential style development within the rural environment. The amendments are not aligned with the key purposes of the Rural Zone, to protect the productive nature of the land and ensure non-rural activities are more appropriately directed to towns and other areas identified for growth. The relief sought is likely to lead to significant cross-boundary impacts on Hamilton's infrastructure, including transport, 3 waters and social infrastructure.	Disallow
Fonterra Limited	797.17	Oppose	HCC opposes the proposed amendment to Policy 5.5.2(a), as the intent of the UEA is to protect this area for future urban development. Any reverse sensitivity effects in respect to the Te Rapa Dairy Manufacturing Facility should be considered and incorporated, if appropriate, elsewhere in the Waikato PDP.	Disallow
Fonterra Limited	797.7	Support in part	HCC supports the retention of section 1.5.4, subject to the relief sought in its original submission in relation to section 1.5.4(a).	Allow in part
Howard Lovell and Rudi Van Dam	805.1	Oppose	The submitter requests the ability to enable urban development and growth on land in Taupiri which is currently zoned Rural. HCC opposes any further expansion of the urban zones (Residential, CLZ or Village) within Hamilton's Area of Interest. The work currently underway for the Hamilton to Auckland Corridor Plan, in particularly the Metropolitan Spatial Plan, will be investigating possible areas for future long-term growth. It would be premature to start rezoning land until the outcomes of such work are understood.	Disallow
NZ Poultry Association	821.16	Oppose	HCC opposes the relief sought, which is to change the activity status of Poultry Farming to a 'permitted use' in the Rural Zone. Within HCC's Area of Interest there needs to be a level of control on land uses that may be incompatible with current and future land uses.	Disallow
NZ Steel	827.46	Oppose	HCC opposes the deletion of Policy 5.3.9 Non-rural Activities. The policy as notified will ensure that uses of an appropriate type and scale locate within the Rural Zone.	Disallow
Linda Young	828.1	Oppose	HCC opposes the rezoning of land in Ngaruawahia from Rural Zone to Village Zone. As included in its original submission, HCC opposes the objectives, policies and rules of the Village Zone. Accordingly, HCC opposes requests to include additional areas (that are within Hamilton's Area of Interest) within the Village Zone. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the Village Zone.	Disallow
Whenua Holdings Waikato Limited	829.4	Oppose	HCC does not oppose the provision of new residential zoning within the Urban Limits of Ngaruawahia. However, for growth outside of the Urban Limits we want to ensure that planning for such growth is done in a strategic manner. It is therefore premature to consider such zoning change requests, given the work currently underway within the Hamilton to Auckland Corridor Project, more specifically the Metropolitan Spatial Plan. This work involves Waikato District Council, other sub-regional partners and a variety of Crown Agencies. It will put in place a spatial plan and key considerations for the future form and function of the area, and other mechanisms to best support the growth of the wider Hamilton Metropolitan Area. Ad hoc development and zoning changes at this stage could undermine the achievement of wider sub-regional planning aspirations.	Disallow
Whenua Holdings Waikato Limited	829.8	Oppose	HCC does not oppose the provision of new residential zoning within the Urban Limits of Ngaruawahia. However, for growth outside of the Urban Limits we want to ensure that planning for such growth is done in strategic manner. It is also premature to consider such zoning change requests, given the work currently underway within the Hamilton to Auckland Corridor Project, more specifically the Metropolitan Spatial Plan. Waikato District Council, other sub-regional partners and a variety of Crown Agencies are all involved in these projects, at this stage. It is expected this work will produce a spatial plan and key considerations for the future form and function of the area, and other mechanisms to best support the growth of the wider Hamilton Metropolitan Area. Ad hoc development and zoning changes at this stage could undermine the achievement of wider sub-regional planning aspirations.	Disallow
Hounsell Holdings Limited	832.1	Oppose	HCC opposes the submission which seeks changing the zoning of land in the Te Kowhai/Horotiu area from Rural Zone to Residential zoning. The submission highlights that the land could accommodate approximately 2000 dwellings, just north of Rotokauri. This proposal is a significant zoning change with no	Disallow

			<p>justification of the need for the new housing area; no assessment of the infrastructure impacts and needs – particularly cross boundary. The area is not identified as a growth node and should be retained in rural use.</p> <p>It is also premature to consider such zoning change requests, given the work currently underway within the Hamilton to Auckland Corridor Project, more specifically the Metropolitan Spatial Plan. This work involves Waikato District Council, other sub-regional partners and a variety of Crown Agencies. It will put in place a spatial plan and key considerations for the future form and function of the area, and other mechanisms to best support the growth of the wider Hamilton Metropolitan Area. Ad hoc development and zoning changes at this stage could undermine the achievement of wider sub-regional planning aspirations.</p>	
Hounsell Holdings Limited	832.4	Oppose	<p>HCC opposes the submission, which seeks to change the zoning of land in the Te Kowhai/Horotiu area from Rural Zone to Residential zoning. The submission highlights that the land could accommodate approximately 2000 dwellings, just north of Rotokauri. This proposal is opposed in that it is a significant zoning change with no justification of the need for the new housing area; no assessment of the infrastructure impacts, particularly cross-boundary impacts has been undertaken. The area is not identified as a growth node and should be retained in rural use.</p> <p>It is also premature to consider such zoning change requests, given the work currently underway within the Hamilton to Auckland Corridor Project, more specifically the Metropolitan Spatial Plan. This work involves Waikato District Council, other sub-regional partners and a variety of Crown Agencies. It will put in place a spatial plan and key considerations for the future form and function of the area, and other mechanisms to best support the growth of the wider Hamilton Metropolitan Area. At this stage, ad hoc development and zoning changes could undermine the achievement of wider sub-regional planning aspirations.</p>	Disallow
Mainland Poultry Limited	833.3	Oppose	HCC opposes the relief sought, which is to change the activity status of Poultry Farming to a 'permitted use' in the Rural Zone. Within HCC's Area of Interest there needs to be a level of control on land uses that may be incompatible with current and future land uses.	Disallow
Mainland Poultry Limited	833.5	Oppose	HCC opposes the relief sought, which is to change the activity status of Poultry Farming to a 'permitted use' in the Rural Zone. Within HCC's Area of Interest there needs to be a level of control on land uses that may be incompatible with current and future land uses.	Disallow
Marshall & Kristine Stead	834.3	Oppose	HCC opposes the retention of the Village Zone at Te Kowhai for the reasons set out in its original submission.	Disallow
Marshall and Kristine Stead	834.4	Oppose	HCC opposes the rezoning of Te Kowhai from Rural Zone to Village Zone. As included in its original submission, HCC opposes the objectives, policies and rules of the Village Zone. Accordingly, HCC opposes requests to include additional areas (that are within Hamilton's Area of Interest), within the Village Zone. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the Village Zone.	Disallow
Stuart Seath	837.1	Oppose	The submitter seeks a change from the Rural Zone to CLZ near the boundary of Hamilton. Given the significant impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport and social infrastructure, HCC opposes more lenient subdivision provisions.	Disallow
Stewart Seath	837.2	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the Future Proof Strategy and the WRPS. Given the significant impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport and social infrastructure, HCC opposes more lenient subdivision provisions.	Disallow
Stewart Seath	837.3	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the Future Proof Strategy and the WRPS. Given the significant impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport and social infrastructure, HCC opposes more lenient subdivision provisions.	Disallow
Madsen Lawrie Consultants	838.17	Oppose	HCC opposes the relief sought to reduce lot sizes within the CLZ. Reducing the subdivision lot size will result in increased densities of subdivision near to Hamilton's boundaries and is likely to result in impacts upon infrastructure within Hamilton, namely transport, 3 waters and social infrastructure. Such development could also detract from growth in towns and other identified locations for growth.	Disallow
Mark Woodham	839.1	Oppose	HCC opposes new residential zoning at Horotiu for the reasons set out in its original submission.	Disallow
Colette Brown	840.1	Oppose	HCC opposes new residential zoning at Horotiu for the reasons set out in its original submission.	Disallow
Family Jepma Trust Account	846.1	Oppose	HCC opposes the rezoning of land in Matangi from Rural Zone to Village Zone. As included in the original submission, HCC opposes the objectives, policies and rules of the Village Zone. Accordingly, HCC opposes requests to include additional areas (that are within Hamilton's Area of Interest), within the Village Zone. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the Village Zone.	Disallow
Ian and Helen Gavin	865.1	Oppose	HCC opposes the rezoning of land in Horsham Downs from Rural Zone to CLZ. HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone).	Disallow

DPI 2014 Limited	875.3	Oppose	HCC opposes the relief sought to reduce lot sizes within the CLZ. Reducing the subdivision lot size will result in increased densities of subdivision near to Hamilton's boundaries and is likely to result in impacts upon infrastructure within Hamilton, namely transport, 3 waters and social infrastructure. Such development could also detract from growth in towns and other identified locations for growth.	Disallow
Turtle Nut Farm Limited	876.2	Oppose	HCC opposes the relief sought to reduce lot sizes within the CLZ. Reducing the subdivision lot size will result in increased densities of subdivision near to Hamilton's boundaries and is likely to result in impacts upon infrastructure within Hamilton, namely transport, 3 waters and social infrastructure. Such development could also detract from growth in towns and other identified locations for growth.	Disallow
Shaw & Hall	877.14	Oppose	The submission seeks Restricted Discretionary provisions for small-scale commercial/retail activities ancillary to rural activities. HCC supports the reasoning behind this submission, as small-scale shops and cafes which are ancillary to the main use can be appropriate. However, HCC opposes the submission, as there is not sufficient detail around the scale of the commercial activities.	Disallow
Leigh Michael Shaw & Bradley John Hall	877.21	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the Future Proof Strategy and the WRPS. The Rural Zoning also helps protect the productive nature of the land.	Disallow
John Rowe	922.1	Oppose	HCC opposes the relief sought, as would result in more subdivision. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth.	Disallow
John Rowe	922.19	Oppose	HCC opposes the relief sought. As included in its original submission, HCC opposes the objectives, policies and rules of the Village Zone. Accordingly, HCC opposes requests to include additional areas (that are within Hamilton's Area of Interest), within the Village Zone. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the Village Zone.	Disallow
Waikato District Health Board	923.99	Support	HCC supports the request to amend the planning maps to provide for the Auckland to Hamilton Corridor Plan.	Allow
Neil and Linda Porritt	938.2	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth.	Disallow
McCracken Surveys Limited	943.26	Oppose	HCC opposes the relief sought, as would result in more subdivision. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth.	Disallow
McCracken Surveys Limited	943.40	Oppose	HCC opposes the relief sought, as it would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth, in line with the Future Proof Strategy and the WRPS. The Rural Zoning also helps protect the productive nature of the land.	Disallow
McCracken Surveys Limited	943.54	Oppose	HCC opposes the rezoning in Te Kowhai from Rural Zone to Village Zone. As included in the original submission, HCC opposes the objectives, policies and rules of the Village Zone. Accordingly, HCC opposes requests to include additional areas (that are within Hamilton's Area of Interest), within the Village Zone. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the Village Zone.	Disallow
McCracken Surveys Limited	943.62	Oppose	HCC opposes the rezoning of land in Te Kowhai from Rural Zone to Village Zone. As included in its original submission, HCC opposes the objectives, policies and rules of the Village Zone. Accordingly, HCC opposes requests to include additional areas (that are within Hamilton's Area of Interest), within the Village Zone. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the Village Zone.	Disallow
McCracken Surveys Ltd	943.62	Oppose	HCC opposes the relief sought to rezone land in Te Kowhai from Rural Zone to Village Zone. Although the submitter states that the land is within the Urban Limits as identified by the RPS, the Village Zone is not considered by HCC to be an 'urban' land use. The proposed land use change near the boundary of Hamilton would place pressure on infrastructure within Hamilton and could curtail any possible future urbanisation on the area.	Disallow
McCracken Surveys Limited	943.68	Oppose	HCC opposes the relief sought, as would result in more subdivision in the Rural Zone. It would result in unplanned growth and land fragmentation within HCC's Area of Interest. Growth should be directed to existing towns and areas identified for growth.	Disallow
Stuart Quigley	947.4	Oppose	HCC opposes the subdivision of rural land near Village Zones/CLZ within HCC's Area of Interest. Fragmentation of rural land undermines the intent of the Rural Zone, regardless of its proximity to other zones.	Disallow
Reginald Briggs	966.1	Oppose	HCC opposes the rezoning of Rural land in Horotiu to recognise the more urban environment, for the reasons set out in its original submission.	Disallow
Peter Pavich	967.1	Oppose	HCC opposes the rezoning of land near Horsham Downs from Rural Zone to CLZ. HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone).	Disallow

Carol and Gordon Corke	968.1	Oppose	HCC opposes the rezoning of land in the Te Kowhai and Horotiu area from Rural Zone to CLZ. HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone).	Disallow
Debbie McPherson	969.1	Oppose	HCC opposes the rezoning of land near Horsham Downs from Rural Zone to CLZ. HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone).	Disallow
Howard Lovell	974.1	Oppose	HCC does not oppose growth inside of the existing Urban Limits. However, for growth outside of the Urban Limits, we want to ensure that planning for such growth is done in strategic manner. It is therefore premature to consider such zoning change requests, given the work currently underway within the Hamilton to Auckland Corridor Project, more specifically the Metropolitan Spatial Plan. This work involves Waikato District Council, other sub-regional partners and a variety of Crown Agencies. It will put in place a spatial plan and key considerations for the future form and function of the area, and other mechanisms to best support the growth of the wider Hamilton Metropolitan Area. Ad hoc development and zoning changes at this stage could undermine the achievement of wider sub-regional planning aspirations.	Disallow
Amy and Andrew De Langen	977.1	Oppose	HCC opposes the rezoning of land in Matangi from Rural Zone to CLZ. HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton, namely transport, 3 waters and social infrastructure, HCC opposes more lenient subdivision provisions as provided by the CLZ (compared to the Rural Zone).	Disallow
Koch Farms Limited	985.10	Oppose	HCC opposes the relief sought to change the activity status of uses within the Rural Zone from non-complying to discretionary. One of the key purposes of the Rural Zone is to protect the productive nature of the land and to ensure growth is more appropriately directed to towns and other areas identified for growth.	Disallow
Koch Farms Limited	985.5	Oppose	HCC opposes the suggested amendments to Policy 5.3.8 Rural character. The key purpose of the Rural Zone is to protect the productive nature of the land and to ensure growth is more appropriately directed to towns and other areas identified for growth. Growth for non-rural purposes within the Rural Zone is contrary to the principles of the WRPS and Future Proof Strategy.	Disallow
Koch Farms Limited	985.6	Oppose	HCC opposes the relief sought to delete the prohibited activity status for subdivision under rules 22.4.1.1 PR1, PR2 and PR3. The prohibition rule of subdivision in the UEA (PR1) and the purpose of the Rural Zone with the UEA Overlay is to prevent fragmentation of land and more efficiently provide for future urbanisation of the land. Increased subdivision is contrary to the purpose of the UEA. HCC does not support a change in activity status from Prohibited for subdivision of land with high class soils (PR2 and PR3), as one of the key purposes of the Rural Zone is to protect the productive nature of the land and to ensure growth is more appropriately directed to towns and other areas identified for growth. Growth for non-rural purposes within the Rural Zone is contrary to the principles of the Future Proof Strategy and the WRPS.	Disallow
KiwiRail Holdings Limited (KiwiRail)	986.1	Support in part	HCC supports the submission for the retention of sections 1.5.4(a) and (b), however seeks amendments to (a) as detailed in the HCC submission.	Allow in part