PROPOSED PLAN CHANGE 4 – (URBAN GROWTH)
SUMMARY OF DECISIONS REQUESTED BY SUBMITTERS REPORT

Original Submitters' Addresses for Service

Submission number	Original submitter	Contact person / representative	Email address for service	Postal address for service
PC4 01	Emma McDermott	Emma McDermott	Em7@hotmail.com	27 Hillcrest Street, Tirau 3410
PC4 02	Marissa Lally	Marissa Lally	Mama.riss72@gmail.com	35 Pellikan Place, Tokoroa 3491
PC4 03	Graham Holmes	Graham Holmes	Medway48@xtra.co.nz	21 East Grampian Street, Tokoroa 3420
PC4 04	Anna Zam	Anna Zam	tokoroahousing@gmail.com	25 Grace Crescent, Tokoroa 3420
PC4 05	S.W.A.P Sawmill Workers Against Poisons	Michael Nuku	mikenuku@gmail.com	21 Kahu Street, Tokoroa 3420
PC4 06	Karlena Whitehead	Karlena Whitehead	Kmwhitehead86@gmail.com	99 Richmond Avenue, Tokoroa 3420
PC4 07	Jeanette Hastie	Jeanette Hastie	Jan.hastie@openpolytechnic.ac.nz	134 Richmond Avenue, Tokoroa 3420
PC4 08	Matthew Ives	Matthew Ives	mattandcheryl@windowslive.com	93 Richmond Avenue, Tokoroa 3420
PC4 09	Michael Montagna	Michael Montagna	xaivierx@gmail.com	3 Sloss Road, Tokoroa 3491
PC4 10	Roderick J. Young and Song Young	Roderick J. Young and Song Young	young.roderick@gmail.com / sz.young@yahoo.com	108 Newell Road, RD 1, Tokoroa 3491
PC4 11	Ministry of Education	Woods NZ C/- Emma Howie	Emma.howie@woods.co.nz	PO Box 6752, Victoria Street, West, Auckland 1142
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PC4 17	Waikato Waters Limited	Amon Martin	amon.martin@waikatowaters.co.nz	PO Box 144, Waikato Mail Centre 3204
PC4 18	Natural Hazards Commission Toka Tū Ake	Sarah-Jayne McCurrach	Resilience@naturalhazards.govt.nz	PO Box 790, Wellington 6140
PC4 19	Peter, Vicki & Claudia Hay and Euro Sports Horses	Stratum Consultants C/- Karla Putt	Karla.putt@stratum.nz	P, V & C Hay and Euro Sport Horses C/- Stratum Consultants Ltd PO Box 878 Rotorua 3040
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PC4 26	UNN Limited	Nicholson Surveying Limited C/- Hannah Osborne-Allen	Hannaho@nicholsonsurveying.co.nz	43 Arapuni Street, Putāruru 3411
PC4 27	Tokoroa Land Holdings	Nicholson Surveying Limited C/- Hannah Osborne-Allen	Hannaho@nicholsonsurveying.co.nz	43 Arapuni Street, Putāruru 3411

PC4 28	Monkey Do Limited	Mark Watkins	mb.watkins@outlook.com	20 Frances Street, Tirau 3410
PC4 29	South Waikato Farms Limited	Blue Wallace Surveyors Limited C/- Lynne Sun	Lynne@bluewallace.co.nz	PO Box 38 25 Harwood Street Hamilton 3204
PC4 30	South Waikato Developments Limited	Blue Wallace Surveyors Limited C/- Lynne Sun	Lynne@bluewallace.co.nz	PO Box 38 25 Harwood Street Hamilton 3204
PC4 31	New Zealand Transport Agency	Mitch Hutchings	Mitch.hutchings1@nzta.govt.nz / EnvironmentalPlanning@nzta.govt.nz	Private Bag 6995 Wellington 6141
PC4 32	Nicholson Surveying Limited	Hannah Osborne-Allen	Hannaho@nicholsonsurveying.co.nz	43 Arapuni Street, Putāruru 3411
PC4 33	Momona Land Limited	Maven BOP Limited C/- Sarah Duffy	SarahD@maven.co.nz	PO Box 13185 Tauranga Central Tauranga 3141
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PC4 40	Rudy Hlawatsch	Rudy Hlawatsch	rudyhl@hotmail.com	109 Richmond Avenue, Tokoroa 3420
PC4 41	Andrew Dobbs	Andrew Dobbs	andrew_j_d@xtra.co.nz	118 Paraonui Road, RD 1, Tokoroa 3491
PC4 42	Michael Montagna	Michael Montagna	xaivierx@gmail.com	3 Sloss Road, Tokoroa 3491

Summary of Decisions Requested by Submitters

Where specific changes to provisions are sought - this is shown in red underscore for additions and ~~red strikethrough~~ for deletions.

Submission no: PC4 01	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
01.01	Emma McDermott	Support in part	Zone changes - Tīrau	Tīrau Growth Cell 1 - Church Street	The submitter is not against the growth cell but seeks consideration of additional traffic and pedestrians. Concerns include traffic approaching from the north and turning into Church Street, movements near parking and the Village Green Playpark, and increased zebra crossing use by families accessing the school and church.	Consider the effects of increased traffic and pedestrian activity associated with the growth cell.
01.02	Emma McDermott	Oppose in part	Zone changes - Tīrau	Tīrau Growth Cell 1 - Church Street	The submitter considers a roundabout would primarily benefit the dominant State Highway 1 traffic flow and would not necessarily improve access from Church Street or Okoroire Street.	Does not support a roundabout at the State Highway 1, Church Street and Okoroire Street intersection which would primarily benefit the main traffic flow on State Highway 1.
01.03	Emma McDermott	Oppose in part	Zone changes - Tīrau	Tīrau Growth Cell 1 - Church Street	The submitter considers traffic lights would introduce additional stopping and worsen existing traffic disruption associated with the zebra crossing.	Does not support installing traffic lights at the State Highway 1, Church Street and Okoroire Street intersection which would further disrupt traffic flow by adding more stopping points.
01.04	Emma McDermott	Support in part	Zone changes - Tīrau	Tīrau Growth Cell 1 - Church Street	The submitter requests consideration of left-turn-only exits from Church Street and Okoroire Street to reduce movements across traffic.	Consider a left-turn-only restriction for vehicles exiting Church Street and Okoroire Street to reduce the need for drivers to cross opposing traffic.

Submission no: PC4 01	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
01.05	Emma McDermott	Support in part	Zone changes - Tīrau	Tīrau Growth Cell 1 - Church Street	The submitter proposes a 40 km/h speed limit to improve hazard recognition, access from side roads and traffic flow. Comparisons are made with the school zone and Leamington Village.	Reduce the speed limit in the area to 40 km/h to improve safety and enable smoother traffic flow.
01.06	Emma McDermott	Support in part	Zone changes - Tīrau	Tīrau Growth Cell 1 - Church Street	The submitter seeks retention of give-way controls alongside lower speeds, which the submitter considers would facilitate safer access onto and off State Highway 1. Leamington Village is an example of a lower-speed environment supporting traffic flow without the need for additional intersection controls.	Retain the existing give-way controls at Church Street and Okoroire Street onto State Highway 1
01.07	Emma McDermott	Support in part	Zone changes - Tīrau	Tīrau Growth Cell 1 - Church Street	The submitter proposes a slower township environment to improve safety for cyclists and pedestrians, facilitate more consistent traffic flow and help visitors identify parking and access side roads. The submitter considers this could reduce reliance on additional traffic controls and accommodate large vehicles more safely.	Designate the Tīrau town centre as a low-speed shared zone to avoid the need for additional traffic management measures, create a more pedestrian-friendly environment and better accommodate vehicles, cyclists and pedestrians.
01.08	Emma McDermott	Support in part	Zone changes - Tīrau	Tīrau Growth Cell 1 - Church Street	The submitter asks whether road colour and footpath height could be changed to indicate a slower-speed shared space.	Consider changing road colour and footpath height to indicate a slower-speed shared space.
01.09	Emma McDermott	Oppose in part	Zone changes - Tīrau	Tīrau Growth Cell 2 - Parapara Road West	The submitter raises concerns about increased traffic, pedestrian and cycling activity, including safety at the Parapara Road/Hillcrest Street intersection and congestion at Hillcrest Street/State Highway 1.	Not specified
01.10	Emma McDermott	Oppose in part	Zone changes - Tīrau	Tīrau Growth Cell 2 - Parapara Road West	The submitter seeks walking and cycling infrastructure for additional residents accessing destinations across town, including school and church. Safe routes are considered likely to encourage some families to walk or cycle instead of driving.	Require a footpath or cycle path along Parapara Road, along with a reduced speed limit.
01.11	Emma McDermott	Oppose in part	Zone changes - Tīrau	Tīrau Growth Cell 2 - Parapara Road West	The submitter seeks a slower speed limit on Parapara Road. The submitter also suggests a 40 km/h speed limit in the area in the context of congestion at Hillcrest Street and State Highway 1, and considers that lower speeds would improve hazard recognition, access from side roads and traffic flow.	Reduce the speed limit in the area to 40 km/h and provide a slower speed limit on Parapara Road.
01.12	Emma McDermott	Oppose in part	Zone changes - Tīrau	Tīrau Growth Cell 2 - Parapara Road West	The submitter seeks to retain the existing give-way controls at the Hillcrest Street/State Highway 1 and Rose Street/State Highway 1 intersections. They consider that lower speeds would improve safety and traffic flow, including access to and from side streets.	Retain the existing give-way controls at Hillcrest Street and Rose Street where they intersect with State Highway 1.
01.13	Emma McDermott	Oppose in part	Zone changes - Tīrau	Tīrau Future Urban Zone (industrial) State Highway 27	The submitter considers the proposed industrial area has good road links to Matamata but is concerned that additional industrial vehicles could worsen difficulties for large vehicles turning right from State Highway 27 onto State Highway 1. They suggest reducing the speed at the intersection and ask whether a roundabout could be considered to slow traffic entering the town and make it easier to turn out of State Highway 27.	Reduce the speed at the State Highway 27/State Highway 1 intersection and consider a roundabout.
01.14	Emma McDermott	Oppose in part	Zone changes - Tīrau	Tīrau Future Urban Zone (industrial) State Highway 27	The submitter suggests reducing the speed limit through the town to 40 km/h, similar to the nearby school zone. They believe a lower speed environment would improve safety by giving drivers more time to identify and respond to hazards, while maintaining a smoother flow of traffic than stop-controlled measures. The submitter also considers that lower speeds would make it easier for vehicles to enter and exit State Highway 1 from side roads and cites Leamington Village as an example of where reduced speeds support both traffic flow and safety.	Reduce the speed limit through the town to 40 km/h. Leamington Village is an example of a lower-speed environment supporting traffic flow without the need for additional intersection controls.
01.15	Emma McDermott	Oppose in part	Zone changes - Tīrau	Tīrau Future Urban Zone (industrial) State Highway 27	The submitter suggests encouraging heavy vehicles travelling south to avoid passing through Tīrau town centre and instead use Patetere Street and Prospect Street at reduced speeds. They believe diverting	Encourage heavy vehicles travelling south to use Patetere Street and Prospect Street at reduced

Submission no: PC4 01	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
					large vehicles away from the main commercial area would help reduce traffic impacts within the town and improve safety and amenity for pedestrians and cyclists.	speeds.
01.16	Emma McDermott	Oppose in part	Zone changes - Tīrau	Tīrau Growth Cell 3 - Parapara Road East	The submitter applies the same concerns as for Parapara Road West: increased traffic, pedestrian and cycling activity, intersection safety and congestion at Hillcrest Street/State Highway 1.	Not specified
01.17	Emma McDermott	Oppose in part	Zone changes - Tīrau	Tīrau Growth Cell 3 - Parapara Road East	The submitter applies the same comments and suggested measures as for Growth Cell 2 – Parapara Road West. The submitter seeks walking and cycling infrastructure for additional residents accessing destinations across town, including school and church. Safe routes are considered likely to encourage some families to walk or cycle instead of driving.	Require a footpath or cycle path along Parapara Road, along with a reduced speed limit.
01.18	Emma McDermott	Oppose in part	Zone changes - Tīrau	Tīrau Growth Cell 3 - Parapara Road East	The submitter applies the same comments and suggested measures as for Growth Cell 2 – Parapara Road West. The submitter seeks a slower speed limit on Parapara Road. The submitter also suggests a 40 km/h speed limit in the area in the context of congestion at Hillcrest Street and State Highway 1, and considers that lower speeds would improve hazard recognition, access from side roads and traffic flow.	Reduce the speed limit in the area to 40 km/h and provide a slower speed limit on Parapara Road.
01.19	Emma McDermott	Oppose in part	Zone changes - Tīrau	Tīrau Growth Cell 3 - Parapara Road East	The submitter applies the same comments and suggested measures as for Growth Cell 2 – Parapara Road West. The submitter seeks to retain the existing give-way controls at the Hillcrest Street/State Highway 1 and Rose Street/State Highway 1 intersections. They consider that lower speeds would improve safety and traffic flow, including access to and from side streets.	Retain the existing give-way controls at Hillcrest Street and Rose Street where they intersect with State Highway 1.
01.20	Emma McDermott	Oppose in part	Zone changes - Tīrau	Tīrau Residential Future Urban Zone - Parapara Road West	The submitter applies the same concerns as for Parapara Road West: increased traffic, pedestrian and cycling activity, intersection safety and congestion at Hillcrest Street/State Highway 1.	Not specified
01.21	Emma McDermott	Oppose in part	Zone changes - Tīrau	Tīrau Residential Future Urban Zone - Parapara Road West	The submitter applies the same comments and suggested measures as for Growth Cell 2 – Parapara Road West. The submitter seeks walking and cycling infrastructure for additional residents accessing destinations across town, including school and church. Safe routes are considered likely to encourage some families to walk or cycle instead of driving.	Require a footpath or cycle path along Parapara Road, along with a reduced speed limit.
01.22	Emma McDermott	Oppose in part	Zone changes - Tīrau	Tīrau Residential Future Urban Zone - Parapara Road West	The submitter applies the same comments and suggested measures as for Growth Cell 2 – Parapara Road West. The submitter seeks a slower speed limit on Parapara Road. The submitter also suggests a 40 km/h speed limit in the area in the context of congestion at Hillcrest Street and State Highway 1, and considers that lower speeds would improve hazard recognition, access from side roads and traffic flow.	Reduce the speed limit in the area to 40 km/h and provide a slower speed limit on Parapara Road.
01.23	Emma McDermott	Oppose in part	Zone changes - Tīrau	Tīrau Residential Future Urban Zone - Parapara Road West	The submitter applies the same comments and suggested measures as for Growth Cell 2 – Parapara Road West. The submitter seeks to retain the existing give-way controls at the Hillcrest Street/State Highway 1 and Rose Street/State Highway 1 intersections. They consider that lower speeds would improve safety and traffic flow, including access to and from side streets.	Retain the existing give-way controls at Hillcrest Street and Rose Street where they intersect with State Highway 1.

Submission no: PC4 02	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
02.01	Marissa Lally	Oppose	Zone changes - Tokoroa	Urban form	The submitter suggests that existing vacant houses, shops, and buildings should be utilised before expanding into new development areas. The submitter points to examples of housing developments and industrial land that they perceive as underutilised, including Pukerimu Place, the Strathmore subdivision, Raukawa homes at East School, and the Maraetai Industrial Hub.	Prioritise utilising existing vacant buildings rather than expanding into new development areas.
02.02	Marissa Lally	Oppose	Zone changes - Tokoroa	Urban form	The submitter questions the need for significant growth planning, noting that Tokoroa's population has not increased over the past 38 years and is currently lower than it was in 1988. The submitter questions whether the level of growth anticipated by the proposed changes is realistic within the next 30 years.	Consider whether significant growth areas are needed within the next 30 years.

Submission no: PC4 03	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
03.01	Graham Holmes	Oppose	Zone changes - Tīrau	Tīrau Growth Cell 1 - Church Street	The submitter seeks no change to the identified Tīrau growth areas and rezoning. They consider the changes unnecessary.	Do not proceed with the proposed change.
03.02	Graham Holmes	Oppose	Zone changes - Tīrau	Tīrau Growth Cell 2 - Parapara Road West	The submitter seeks no change to the identified Tīrau growth areas and rezoning. They consider the changes unnecessary.	Do not proceed with the proposed change.
03.03	Graham Holmes	Oppose	Zone changes - Tīrau	Tīrau Growth Cell 3 - Parapara Road East	The submitter seeks no change to the identified Tīrau growth areas and rezoning. They consider the changes unnecessary.	Do not proceed with the proposed change.
03.04	Graham Holmes	Oppose	Zone changes - Tīrau	Tīrau Residential Future Urban Zone - Parapara Road West	The submitter seeks no change to the identified Tīrau growth areas and rezoning. They consider the changes unnecessary.	Do not proceed with the proposed change.
03.05	Graham Holmes	Oppose	Zone changes - Tīrau	Tīrau Future Urban Zone (industrial) State Highway 27	The submitter seeks no change to the identified Tīrau growth areas and rezoning. They consider the changes unnecessary.	Do not proceed with the proposed change.
03.06	Graham Holmes	Oppose	Zone changes - Tīrau	Rezoning of Rural Lifestyle Zone land east of the railway line, Parapara Rd, to General Rural Zone	The submitter seeks no change to the identified Tīrau growth areas and rezoning. They consider the changes unnecessary.	Do not proceed with the proposed change.
03.07	Graham Holmes	Oppose	Zone changes - Putāruru	Rezoning of General Rural Zone land between Alexander Crescent and Walsall Rise to Rural Lifestyle Zone	The submitter seeks no change to the identified Putāruru growth areas and rezonings, which they consider unnecessary.	Do not proceed with the proposed change.
03.08	Graham Holmes	Oppose	Zone changes - Putāruru	Putāruru Growth Cell 5 (residential) – Arapuni St	The submitter seeks no change to the identified Putāruru growth areas and rezonings, which they consider unnecessary.	Do not proceed with the proposed change.

Submission no: PC4 03	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
03.09	Graham Holmes	Oppose	Zone changes - Putāruru	Rezoning the commercial zone at the rear of 95-99 and 101-103 Tīrau Street - (SH1) to general residential zone	The submitter seeks no change to the identified Putāruru growth areas and rezonings, which they consider unnecessary.	Do not proceed with the proposed change.
03.10	Graham Holmes	Oppose	Zone changes - Putāruru	Putāruru future urban zone (commercial) - south of Growth cell 4, Princes St	The submitter seeks no change to the identified Putāruru growth areas and rezonings, which they consider unnecessary.	Do not proceed with the proposed change.
03.11	Graham Holmes	Oppose	Zone changes - Putāruru	Putāruru future urban zone (residential) - south of Nola St and Totara St	The submitter seeks no change to the identified Putāruru growth areas and rezonings, which they consider unnecessary.	Do not proceed with the proposed change.
03.12	Graham Holmes	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 1 – 292 Maraetai Rd	The submitter seeks no change to the identified Tokoroa growth areas and rezonings. They consider that sufficient land is already available and question the need for further change.	Do not proceed with the proposed change.
03.13	Graham Holmes	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 2 – Richmond Ave	The submitter seeks no change to the identified Tokoroa growth areas and rezonings. They consider that sufficient land is already available and question the need for further change.	Do not proceed with the proposed change, as sufficient land is already available.
03.14	Graham Holmes	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 3 (industrial) – Campbell Road	The submitter seeks no change to the identified Tokoroa growth areas and rezonings. They consider that sufficient land is already available and question the need for further change.	Do not proceed with the proposed change, as sufficient land is already available.
03.15	Graham Holmes	Oppose	Zone changes - Tokoroa	Rezoning properties at Princess Beatrix Ave to General Residential	The submitter seeks no change to the identified Tokoroa growth areas and rezonings. They consider that sufficient land is already available and question the need for further change.	Do not proceed with the proposed change, as sufficient land is already available.
03.16	Graham Holmes	Oppose	Zone changes - Tokoroa	Future urban zone (residential) – 234 and 242 Maraetai Rd	The submitter seeks no change to the identified Tokoroa growth areas and rezonings. They consider that sufficient land is already available and question the need for further change.	Do not proceed with the proposed change, as sufficient land is already available.
03.17	Graham Holmes	Oppose	Zone changes - Tokoroa	Future urban zone (residential) - Paraonui Rd	The submitter seeks no change to the identified Tokoroa growth areas and rezonings. They consider that sufficient land is already available and question the need for further change.	Do not proceed with the proposed change, as sufficient land is already available.

Submission no: PC4 04	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
04.01	Anna Zam	Support	Chapter 11 - Subdivision	SUB-R5(1)(a)(i) - General Residential Zone lot size	The submitter supports the strategic direction of PC4, particularly the focus on enabling residential infill and intensification within Tokoroa's existing urban area. They consider this the most efficient way to address the district's housing capacity shortfall by making better use of existing infrastructure and providing more affordable and diverse housing options. The submitter notes that many properties in Tokoroa are located on large residential sections and supports reducing the minimum lot size to 300 m². They believe that a Controlled Activity consent pathway would make it easier for homeowners and developers to subdivide surplus land by reducing costs, delays, and uncertainty compared with a Restricted Discretionary consent process.	Retain the proposed reduction of the minimum lot size in the General Residential Zone to 300 m² and the shift to controlled activity status.

Submission no: PC4 04	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
04.02	Anna Zam	Support	Chapter 11 - Subdivision	SUB-R5(1)(a)(i) - General Residential Zone lot size	The submitter supports controlled activity status for subdivision creating lots between 300 m² and 450 m².	Retain the proposed Controlled Activity status for subdivision creating lots between 300 m² and 450 m².
04.03	Anna Zam	Support	Chapter 13.1 - General Residential Zone	Relocatable buildings	The submitter supports retaining permitted activity status and associated performance standards for relocatable buildings subject to 2-month foundation and 12-month reinstatement standards. The submitter considers transportable and modular homes a fast and cost-effective means of providing minor dwellings and secondary units where conventional construction is financially unfeasible. Supports standards addressing visual amenity and infrastructure connections. Also supports medium-density development near employment, schools and community facilities to improve accessibility and accommodate older people and smaller households.	Retain proposed permitted activity status and the associated performance standards for relocatable buildings subject to 2-month foundation and 12-month reinstatement standards.
04.04	Anna Zam	Support	General	Medium-density development	The submitter supports directing medium-density residential development to areas with good access to employment, schools, healthcare, and community facilities, including locations near Tokoroa Hospital and local schools. They consider this approach to be an efficient urban form that can reduce travel demand, support local services and provide housing options for an ageing population and smaller household sizes.	Supports directing medium-density development to accessible locations.

Submission no: PC4 05	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
05.01	S.W.A.P Sawmill Workers Against Poisons	Support in part	Zone changes - Tokoroa	Tokoroa Growth Cell 1 – 292 Maraetai Rd	The submitter seeks testing for contaminants in the soil and air before further development in potentially affected areas occurs.	Ensure testing of poisons in the soils and air before further development for all areas that may be affected.
05.02	S.W.A.P Sawmill Workers Against Poisons	Support in part	Zone changes - Tokoroa	Tokoroa Growth Cell 2 – Richmond Ave	The submitter seeks testing for contaminants in the soil and air before further development in potentially affected areas occurs.	Ensure testing of poisons in the soils and air before further development for all areas that may be affected.
05.03	S.W.A.P Sawmill Workers Against Poisons	Support in part	Zone changes - Tokoroa	Tokoroa Growth Cell 3 (industrial) – Campbell Road	The submitter seeks testing for contaminants in the soil and air before further development in potentially affected areas occurs.	Ensure testing of poisons in the soils and air before further development for all areas that may be affected.
05.04	S.W.A.P Sawmill Workers Against Poisons	Support in part	Zone changes - Tokoroa	Rezoning properties at Princess Beatrix Ave to General Residential	The submitter seeks testing for contaminants in the soil and air before further development in potentially affected areas occurs.	Ensure testing of poisons in the soils and air before further development for all areas that may be affected.
05.05	S.W.A.P Sawmill Workers Against Poisons	Support in part	Zone changes - Tokoroa	Future urban zone (residential) – 234 and 242 Maraetai Rd	The submitter seeks testing for contaminants in the soil and air before further development in potentially affected areas occurs.	Ensure testing of poisons in the soils and air before further development for all areas that may be affected.
05.06	S.W.A.P Sawmill Workers Against Poisons	Support in part	Zone changes - Tokoroa	Future urban zone (residential) - Paraonui Rd	The submitter seeks testing for contaminants in the soil and air before further development in potentially affected areas occurs.	Ensure testing of poisons in the soils and air before further development for all areas that may be affected.

Submission no: PC4 06	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
06.01	Karlena Whitehead	Support in part	Zone changes - Tokoroa	Tokoroa Growth Cell 2 – Richmond Ave	The submitter supports accommodating future population growth within the South Waikato District and recognises the need to provide sufficient residential land. However, they oppose the proposed	Amend Plan Change 4 to require appropriate roading and transport infrastructure to be provided before residential development proceeds.

Submission no: PC4 06	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
					rezoning and growth provisions for the Tokoroa urban area unless transport infrastructure improvements are provided to safely accommodate increased traffic. Their concern is not with growth itself, but with the potential traffic and road safety effects of additional housing occurring without an alternative access route.	
06.02	Karlena Whitehead	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 2 – Richmond Ave	The submitter is concerned that the proposed development will substantially increase the number of households and vehicle movements in the area without providing a new exit or alternative road connection to accommodate the additional traffic. They consider that traffic from the expanded residential area will be required to use the existing road network, including Richmond Avenue and surrounding streets, placing additional pressure on infrastructure that is already experiencing issues.	Require a new exit road or secondary access connection to serve the development area.
06.03	Karlena Whitehead	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 2 – Richmond Ave	The submitter is concerned that the Council has not adequately demonstrated how the existing road network can safely accommodate the anticipated increase in traffic. The submitter notes that residents already experience traffic-related issues in the area, including excessive vehicle speeds, pedestrian safety concerns, risks for children walking and cycling, hazardous driver behaviour and limitations in the capacity of the existing road network. They are concerned that additional housing will increase vehicle movements and further increase safety risks for residents. The submitter considers that the proposal should not proceed until these existing traffic and road safety issues have been addressed.	Undertake a detailed and independent traffic impact assessment addressing the expected traffic generation from the proposed development, effects on Richmond Avenue and surrounding streets, effects on road safety, effects on pedestrians and cyclists, effects on the State Highway 1 and the East Parkdale intersection and emergency vehicle access requirements.
06.04	Karlena Whitehead	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 2 – Richmond Ave	The submitter is concerned about existing congestion and delays at the intersection of State Highway 1 and East Parkdale, which they consider already experiences traffic pressure and can be difficult to navigate during busy periods. They are concerned that additional residential development will increase traffic using this intersection and question whether the cumulative effects of growth on this key transport connection have been adequately considered. The submitter is not satisfied that it has been demonstrated that the intersection can safely accommodate the projected increase in traffic volumes.	Require any necessary intersection upgrades and road improvements to be completed prior to development.
06.05	Karlena Whitehead	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 2 – Richmond Ave	The submitter seeks protection of existing residents from adverse traffic effects. Considers that residential growth should be accompanied by infrastructure investment that supports the safety and wellbeing of both existing and future residents.	Ensure existing residents are protected from adverse effects arising from increased traffic volumes, congestion and road safety risks.

Submission no: PC4 07	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
07.01	Jeanette Hastie	Support in part	Zone changes - Tokoroa	Tokoroa Growth Cell 2 – Richmond Ave	The submitter supports PC4 in part but raises concerns about the number of people accommodated with Growth Cell 2. Considers that 90 additional single and multi-storey dwellings would place pressure on stormwater infrastructure and increase traffic and noise. The submitter raises safety concerns about turning from Parkdale East Drive onto SH1. Also, expresses concerns about potential effects on their property value if the development involved social housing. Seeks	Provide information on how stormwater, noise and State Highway 1 safety risks will be managed in respect of Growth Cell 2.

Submission no: PC4 07	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
					information about how stormwater, noise and SH1 safety risks would be managed.	

Submission no: PC4 08	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
08.01	Matthew Ives	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 2 – Richmond Ave	The submitter opposes Growth Cell 2 and is concerned that no road improvements or alternative access are proposed for southern Richmond Avenue.	Concern raised about the lack of proposed transport improvements or alternative access at the southern end of Richmond Avenue.
08.02	Matthew Ives	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 2 – Richmond Ave	The submitter considers additional housing would increase traffic and safety risks and place pressure on the already busy State Highway 1/East Parkdale Drive intersection. They ask whether the 60 km/h speed limit could be extended northwards if the growth cell proceeds.	Concern raised about the effects of additional traffic on the State Highway 1/East Parkdale Drive intersection.
08.03	Matthew Ives	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 2 – Richmond Ave	The submitter questions the need for additional residential land in Tokoroa, noting that there are existing subdivisions under development, unsold sections and vacant houses. They also question whether there is sufficient demand to justify further growth and ask whether efforts are being made to attract businesses and employment opportunities to the town. The submitter is concerned that Growth Cell 2 will increase housing at the southern end of Richmond Avenue without corresponding employment growth and will create additional traffic and safety issues in the area. They question the basis for the projected housing demand and whether the proposed expansion is warranted.	Justify the need to open up Tokoroa Growth Cell 2 when there are already residential developments underway in Tokoroa that have not yet been fully occupied.
08.04	Matthew Ives	Oppose	General	Growth Cells and Future Urban Areas	The submitter records opposition to Proposed Plan Change 4 generally.	Opposes Proposed Plan Change 4

Submission no: PC4 09	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
09.01	Michael Montagna (1)	Support	Zone changes - Tokoroa	Tokoroa Growth Cell 1 – 292 Maraetai Rd	The submitter considers Growth Cell 1 to be a logical extension of Tokoroa's urban area. They note that the location appears unlikely to create significant traffic congestion or disruption and consider it a reasonable area for additional residential development. The submitter also notes that the area is sufficiently separated from industrial land, reducing the potential for conflicts between residential and industrial activities.	Approve the proposed change.
09.02	Michael Montagna (1)	Support	Zone changes - Tokoroa	Tokoroa Growth Cell 1 – 292 Maraetai Rd	The submitter suggests that a noise assessment be undertaken for the area, noting that the road is regularly used by industrial vehicles. They are concerned about the effects of heavy vehicle noise, including engine braking, and consider that these potential amenity impacts should be carefully assessed and taken into account when planning new residential development along main roads.	Undertake a noise survey of the area to assess noise from industrial vehicles regularly using the road.
09.03	Michael Montagna (1)	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 2 – Richmond Ave	The submitter opposes the proposed residential development, citing concerns about its potential effects on residential amenity. They note that the proposed residential area is located opposite existing industrial activities along State Highway 1, including a machine shop and a recycling yard, which generate noise from industrial machinery, heavy equipment and associated operations. The submitter considers	Decline the proposed residential rezoning due in part to ongoing reverse sensitivity issues associated with nearby industrial activities.

Submission no: PC4 09	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
					that noise, lighting and views of the industrial area may reduce the suitability of the location for residential development and should be carefully considered as part of any future development.	
09.04	Michael Montagna (1)	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 2 – Richmond Ave	The submitter is concerned about the effects of noise from State Highway 1 on the proposed residential area, particularly noise generated by heavy vehicles using engine brakes. They note that, based on their experience living near the highway, this noise can be noticeable at all hours and may affect residential amenity within the proposed growth area. The submitter considers that the potential effects of highway noise should be investigated in more detail before rezoning proceeds and suggests undertaking a comprehensive noise assessment, including consultation with nearby residents about their experiences. They also consider that measures to reduce road noise should be explored if residential development is proposed in this location.	Decline the proposed residential rezoning due in part to ongoing reverse sensitivity issues associated with road noise affecting residential amenity.
09.05	Michael Montagna (1)	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 2 – Richmond Ave	The submitter opposes the proposed growth area due to concerns about its effects on the existing amenity of their property. They note that the area is currently quiet with limited lighting and consider that development would result in prolonged construction activity, including noise, machinery and site lighting. The submitter is also concerned about the long-term effects of residential development, including increased noise, lighting and activity associated with future residents. They consider that the topography of the area amplifies sound and that activities within the proposed growth area could have noticeable effects on neighbouring properties. The submitter is concerned that the development would change the character of the area and reduce the level of amenity they currently experience.	Decline the proposed residential rezoning due in part to effects on residential amenity, including construction and ongoing noise and lighting effects.
09.06	Michael Montagna (1)	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 3 (industrial) – Campbell Road	The submitter considers that Tokoroa already has challenges in presenting an attractive image to visitors, with industrial and commercial development being prominent along State Highway 1. They note that, compared with nearby towns such as Tīrau and Putāruru, Tokoroa has fewer visual features that encourage visitors to stop and spend time in the town. The submitter considers that introducing additional industrial development in a prominent location could further detract from the town's image and may be inconsistent with efforts to improve its attractiveness and appeal to visitors.	Decline the proposed industrial rezoning in part because of the visual effect on State Highway 1.
09.07	Michael Montagna (1)	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 3 (industrial) – Campbell Road	The submitter is concerned about the effects of additional industrial development on the character and amenity of Tokoroa. The submitter also notes that undeveloped industrial land already exists along Maraetai Road and questions the need for additional industrial land in a prominent location.	Decline the proposed industrial rezoning in favour of existing undeveloped industrial land
09.08	Michael Montagna (1)	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 3 (industrial) – Campbell Road	The submitter suggests that greater separation between industrial areas and residential or commercial areas should be considered and refers to Cambridge as an example of this approach. The submitter is concerned that the proximity of the proposed industrial and residential growth areas could result in adverse effects from noise and lighting on future residents and that these effects may not be fully appreciated until development has occurred. The submitter notes the new proposed GIZ Cell 3's at its closest point is 200m to the closest	Vote against the proposed industrial growth cell and investigate the impacts on the environment and residents. Consider separation of at least 1 km between new industrial zones and residential areas, and stricter implementation and enforcement of noise and lighting controls if industrial development continues near residential areas.

Submission no: PC4 09	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
					point of the new residential area. The submitter considers that any new zones should be at least 1km from any residential area to avoid noise and light issues. If industrial development is to continue near residential areas, the submitter considers that stricter implementation and enforcement of noise and lighting standards is required. They refer to the Waratah site on State Highway 1 as an example of industrial development that has minimised effects on surrounding properties.	
09.09	Michael Montagna (1)	Support	Zone changes - Tokoroa	Rezoning properties at Princess Beatrix Ave to General Residential	The submitter supports the proposed rezoning to General Residential Zone.	Approve the proposed change.
09.10	Michael Montagna (1)	Support	Zone changes - Tokoroa	Future Urban Zone (residential) — 234 and 242 Maraetai Rd	The submitter supports the proposed Future Urban zoning and applies their comments on Growth Cell 1, including their suggested noise survey for industrial traffic. They seek protection of the stream, pond or possible wetland and surrounding land from development impacts.	Approve the proposed residential Future Urban Zone. Protect the stream, pond or possible wetland and surrounding land from damaging development; the submitter also applies their comments on Growth Cell 1 to this area.
09.11	Michael Montagna (1)	Support	Zone changes - Tokoroa	Future urban zone (residential) - Paraonui Rd	The submitter supports the proposed rezoning to Future Urban Zone.	Approve the proposed change.
09.12	Michael Montagna (1)	Support	Chapter 12.7 - Noise	Noise	The submitter supports noise controls but is concerned that noise complaints are assessed subjectively rather than measured. They consider effective monitoring and enforcement necessary and seek the use of measuring devices and physical property checks via GPS.	Use measuring devices and physical property checks via GPS when investigating and enforcing noise levels.

Submission no: PC4 10	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
10.01	Roderick Young & Song Young	Support	General	Growth Cells and Future Urban Areas	The submitters support the overall intent of Proposed Plan Change 4 and its approach to planning for the long-term residential, commercial and industrial growth of the South Waikato District through to 2054.	Support the overall purpose of Proposed Plan Change 4
10.02	Roderick Young & Song Young	Oppose	New rezoning - Tokoroa Growth Cell 4 – Newell Road	Exclusion of 108 Newell Road, Lot 2 DPS 15068, from planned residential growth	The submitters support a Development Area Plan if necessary and consider that technical assessment can inform its detailed preparation. They identify transport, servicing, stormwater, open space, ecology, density, staging and connections as matters the plan could address.	Amend the Proposed Plan Change 4 planning maps to identify Lot 2 DPS 15068, 108 Newell Road, Tokoroa as a new residential growth cell. Identify the area as Tokoroa Growth Cell 4 - Newell Road Residential. Rezone the approximately 8.1 hectare property from its current rural zoning to General Residential Zone. Include any consequential objectives, policies, rules, infrastructure provisions and Development Area Plan provisions necessary to enable coordinated residential subdivision and development.
10.03	Roderick Young & Song Young	Oppose	New rezoning - Tokoroa Growth Cell 4 – Newell Road	Exclusion of 108 Newell Road, Lot 2 DPS 15068, from planned residential growth	The submitters support a Development Area Plan if necessary and consider that technical assessment can inform its detailed preparation. They identify transport, servicing, stormwater, open space, ecology, density, staging and connections as matters the plan could address.	As alternative relief, if immediate live zoning is considered premature, rezone 108 Newell Road as Future Urban Zone - Residential. Identify the site expressly on the planning maps as land intended for the future residential expansion of Tokoroa. Protect the property from subdivision or development that

Submission no: PC4 10	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
						would frustrate its eventual comprehensive residential development.
10.04	Roderick Young & Song Young	Oppose	New rezoning - Tokoroa Growth Cell 4 – Newell Road	Exclusion of 108 Newell Road, Lot 2 DPS 15068, from planned residential growth	The submitters support a Development Area Plan if necessary and consider that technical assessment can inform its detailed preparation. They identify transport, servicing, stormwater, open space, ecology, density, staging and connections as matters the plan could address.	As further alternative relief, include 108 Newell Road within an expanded or additional Tokoroa residential growth area, precinct, development area or structure-plan area that achieves substantially the same outcome. Grant such other consequential or alternative relief as is necessary to give effect to the substance of this submission.
10.05	Roderick Young & Song Young	Support in part	New rezoning - Tokoroa Growth Cell 4 – Newell Road	Exclusion of 108 Newell Road, Lot 2 DPS 15068, from planned residential growth	The submitters support a Development Area Plan if necessary and consider that technical assessment can inform its detailed preparation. They identify transport, servicing, stormwater, open space, ecology, density, staging and connections as matters the plan could address.	If a Development Area Plan is required, permit the detailed plan to be prepared following technical assessment rather than rejecting rezoning solely because a final development layout has not yet been produced.

Submission no: PC4 11	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought - The relief sought is shown in red underscore for additions and ~~red strikethrough~~ for deletions.
11.01	Ministry of Education	Support	Interpretation — 3.1 Definitions	Habitable Room	MOE supports the proposed definition of 'habitable room', as it is consistent with the National Planning Standard definition.	Retain as proposed.
11.02	Ministry of Education	Support in part	Chapter 6 - Matters of Strategic Direction	UFD-O3	MOE supports UFD-O3 in part as it seeks to coordinate new development with the infrastructure necessary to service growth. The Ministry seeks amendment to ensure that planning for growth also considers additional infrastructure, including educational facilities, which is necessary to support the communities resulting from that growth.	The Ministry seeks the following amendment to the provision: **UFD-O3:** Ensure new development does not occur until provision for appropriate infrastructure and additional infrastructure, including educational facilities, necessary to service the development is in place, including ensuring that sufficient water is available to support future planned growth.
11.03	Ministry of Education	Support	Chapter 6 - Matters of Strategic Direction	UFD-P4	MOE supports UFD-P4 as it recognises the importance of ensuring that the planned provision of infrastructure by central government agencies is not compromised by privately provided infrastructure.	Retain as proposed.
11.04	Ministry of Education	Support	Chapter 7.3 – Transport	TRAN-P1	MOE supports TRAN-P1 as it expressly recognises the importance of providing safe pedestrian and cycle connections between residential neighbourhoods and schools. This supports the integration of educational facilities within existing and growing communities and provides for safe and accessible travel to schools.	Retain as proposed.
11.05	Ministry of Education	Support	Chapter 7.3 – Transport	TRAN-P15	MOE supports TRAN-P15 as it provides for integrated transport planning within District Growth Cells and Future Urban Zones, including walking, cycling and public transport connectivity and appropriate access arrangements. These provisions will assist in ensuring that educational facilities can be safely and efficiently integrated into future residential communities.	Retain as proposed.

Submission no: PC4 11	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought - The relief sought is shown in red underscore for additions and ~~red strikethrough~~ for deletions.
11.06	Ministry of Education	Support	Chapter 8.3 - Natural Hazards	NH-P4	MOE supports NH-P4 as it provides for the appropriate management of flood risk to people, property and infrastructure, including educational facilities and their occupants.	Retain as proposed.
11.07	Ministry of Education	Support	Chapter 8.3 - Natural Hazards	NH-P5	MOE supports NH-P5 as it requires liquefaction risk to be appropriately assessed and managed before new subdivision or development occurs, including where future educational facilities may be established.	Retain as proposed.
11.08	Ministry of Education	Support	Chapter 8.3 - Natural Hazards	NH-R1	MOE supports NH-R1, acknowledging the importance of appropriately managing flood risk to educational facilities and their occupants.	Retain as proposed.
11.09	Ministry of Education	Support	Chapter 8.3 - Natural Hazards	NH-R2	MOE supports NH-R2 as it extends the flood management requirements to the Future Urban Zone and District Growth Cells. Educational facilities include habitable rooms under the proposed definition and are therefore directly affected by these provisions. MOE supports an approach that appropriately manages natural hazard risk to students, staff and education assets.	Retain as proposed.
11.10	Ministry of Education	Support	Chapter 8.3 - Natural Hazards	NH-R4	MOE supports NH-R4, acknowledging the importance of appropriately managing flood risk to educational facilities and their occupants within high-risk flood zones.	Retain as proposed.
11.11	Ministry of Education	Support in part	Chapter 12.1 – General District Wide Matters - All Activities	AA-R4(4)	The Ministry seeks to include additional infrastructure in the assessment of development within District Growth Cells. It considers that the timing and availability of educational facilities should be considered alongside water and wastewater infrastructure as communities grow.	Amend AA-R4(4)(a)(iii) so assessment considers alignment of development staging and design with the provision of infrastructure and additional infrastructure, and whether the infrastructure required to support growth can be provided in a timely and coordinated manner.
11.12	Ministry of Education	Support in part	Chapter 13.1 - General Residential Zone	GRZ-O2 to GRZ-O6	MOE seeks the inclusion of a specific objective recognising educational facilities as an anticipated component of residential neighbourhoods. While the General Residential Zone introduction recognises educational facilities as activities that meet community needs, this is not carried through into the objectives. As residential areas grow, the planning framework should recognise the role of educational facilities in supporting those communities.	The Ministry seeks the inclusion of the following new objective: GRZ-O7 Educational Facilities Educational facilities are provided for as an integral part of residential neighbourhoods to support the social and educational needs of existing and future communities.
11.13	Ministry of Education	Support in part	Chapter 13.1 - General Residential Zone	GRZ-P4 to GRZ-P9	MOE seeks the inclusion of a policy that expressly enables educational facilities within the General Residential Zone. Educational facilities are an anticipated component of residential communities and should have an enabling policy framework where their location, scale and design are compatible with the surrounding environment.	The Ministry seeks the following new policy: GRZ-P10 Educational Facilities Provide for educational facilities where they support the social and educational needs of the community and are of a location, scale and design that is compatible with the character and amenity values of the surrounding residential area.
11.14	Ministry of Education	Oppose in part	Chapter 13.1 - General Residential Zone	GRZ-R3(12)	MOE seeks amendment to the activity status applying to educational facilities that exceed the permitted activity threshold in GRZ-R1(8). A full discretionary activity status is unnecessarily restrictive for an	The Ministry seeks deletion of educational facilities from GRZ-R3(12) and their inclusion as a Restricted Discretionary activity under GRZ R2 as follows:

Submission no: PC4 11	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought - The relief sought is shown in red underscore for additions and ~~red strikethrough~~ for deletions.
					activity that is anticipated within residential communities. Providing for educational facilities as a Restricted Discretionary activity would enable their establishment and expansion while retaining Council's ability to assess relevant site-specific effects. The Ministry considers GRZ-R8 provides an appropriate assessment framework for this purpose.	The Ministry seeks the following amendment: GRZ-R2 RDIS Activities Educational facilities that do not comply with the permitted activity threshold in GRZ-R1(8).
11.15	Ministry of Education	Support	Chapter 13.1 - General Residential Zone	GRZ-R8	MOE supports GRZ-R8 as the matters of discretion provide an appropriate framework for assessing the potential effects of educational facilities as a Restricted Discretionary activity.	Retain as proposed.
11.16	Ministry of Education	Support in part	Chapter 14.3 - Future Urban Zone	FUZ-O1 to FUZ-O3	MOE supports the Future Urban Zone objectives in part. The Ministry seeks amendment to FUZ-O3 to recognise that coordinated planning for future residential growth should also provide for the social infrastructure required to support future communities, including educational facilities.	The Ministry seeks the following amendment to the objective: FUZ-O3 The development of land occurs in a timely and planned manner to achieve high quality urban form and coordinated infrastructure provision including provision for anticipated community needs and educational facilities where the intended future use is residential.
11.17	Ministry of Education	Support in part	Chapter 14.3 - Future Urban Zone	FUZ-P1 to FUZ-P3	MOE seeks the inclusion of a policy that expressly recognises anticipated community and education infrastructure when planning land intended for future residential use. This will help ensure that subdivision, use and development does not compromise the ability to provide educational facilities as future communities develop.	The Ministry seeks the inclusion of the following new policy: FUZ-P4 Where the intended future use is residential, provide for anticipated community needs, including educational facilities, and ensure that the future provision of appropriately located and serviced educational facilities is not compromised by subdivision, use or development.
11.18	Ministry of Education	Support	Chapter 14.3 - Future Urban Zone	FUZ-R1(8)	MOE Supports FUZ-R1(8) as it provides for educational facilities as a permitted activity at a small scale, with a Restricted Discretionary activity pathway where the permitted activity threshold or applicable standards are not met. The Ministry supports this approach as it provides an appropriate and proportionate consenting pathway for the establishment and development of educational facilities within the Future Urban Zone, while enabling relevant site-specific effects to be assessed.	Retain as proposed.
11.19	Ministry of Education	Support	Chapter 14.3 - Future Urban Zone	FUZ-R2	MOE supports FUZ-R2 as the matters of discretion expressly recognise educational activities within the Residential Future Urban Zone. The	Retain as proposed.

Submission no: PC4 11	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought - The relief sought is shown in red underscore for additions and ~~red strikethrough~~ for deletions.
					Ministry supports this recognition of education as an anticipated component of future residential communities.	
11.20	Ministry of Education	Support in part	Chapter 14.3 - Future Urban Zone	FUZ-M1	MOE supports the use of Development Area Plans to coordinate the future development of Future Urban Zones. The Ministry seeks amendment to ensure that, where the anticipated future use is residential, the Development Area Plan process considers the additional infrastructure required to support the resulting community, including educational facilities. Early consideration of education infrastructure will support integrated planning and provide the Ministry with an opportunity to identify and plan for any future network requirements before development patterns become established.	The Ministry seeks the following amendment to the provision: FUZ-M1 Development Area Plans are required to identify the full infrastructure needs and additional infrastructure needs, including educational facilities where the intended future use is residential, that are applicable to that future urban zone. A Development Area Plan must be prepared before residential or industrial/commercial re-zoning occurs in: 1. Tīrau Residential Future Urban Zone (Parapara Road West) 2. Putāruru Residential Future Urban Zone (between Totara St and Putāruru Golf Course) 3. Putāruru Commercial Future Urban Zone (adjoins Putāruru Growth Cell 4) 4. Tokoroa Residential Future Urban Zone 1 (234 and 242 Maraetai Rd) 5. Tokoroa Residential Future Urban Zone 2 (between Cullen Cres and Paraonui Rd) 6. Tīrau Industrial Future Urban Zone (State Highway 27), noting a Development Area Plan has been prepared as set out below, but may require updating if components of the plan are proposed to be altered.

Submission no: PC4 12	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
12.01	Warwick and Myra Bennett	Oppose	Zone changes - Putāruru	Rezoning the commercial zone at the rear of 95-99 and 101-103 Tīrau Street - (SH1) to general residential zone	The submitters consider the land unsuitable for residential development due to its function as a green buffer between commercial and residential areas, its narrow and sloping topography and the presence of a wastewater pipeline. They are concerned that rezoning would result in the loss of an important open space area and consider that the site's physical constraints and existing infrastructure should be taken into account when assessing its suitability for housing.	Do not rezone this land General Residential - retain the existing zoning.
12.02	Warwick and Myra Bennett	Oppose	Zone changes - Putāruru	Rezoning the commercial zone at the rear of 95-99 and 101-103 Tīrau Street - (SH1)	The submitters seek investigation of Council purchasing the land and incorporating it into Lorraine Moller Reserve, with tree and native planting. They consider this would preserve a permanent green corridor and buffer, enhance visual amenity and wildlife habitat,	Investigate Council purchasing the land and incorporating it into the Lorraine Moller Reserve, with appropriate tree and native planting.

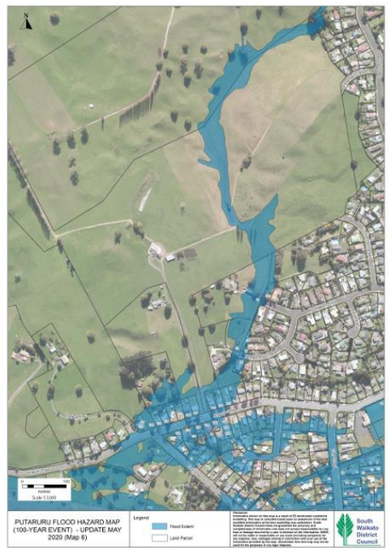
Submission no: PC4 12	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
				to general residential zone	maintain wastewater infrastructure access and provide a lasting community asset. They consider residential development would permanently remove this opportunity.	

Submission no: PC4 13	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
13.01	Robyn Butterworth	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 3 (industrial) – Campbell Road	Opposes changing the land use from rural to industrial. Raises concerns about existing infrastructure issues and air pollution attributed to OFI. Identifies Maraetai Road as an alternative location for industrial growth.	Decline the proposed industrial rezoning of Growth Cell 3 at Campbell Road.

Submission no: PC4 14	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
14.01	Mark Ryan	Support in part	General	New – climate change resilience	The submitter supports Council's long-term growth planning and considers it important that future development responds to the effects of climate change. They suggest incorporating measures such as street tree planting to provide cooling, improve air quality, reduce noise and enhance amenity, discouraging dark-coloured buildings and roofs that retain heat, and ensuring stormwater infrastructure is designed to accommodate more intense rainfall events and avoid adverse effects on existing drainage systems and low-lying areas.	Consider planting specimen trees on road verges, avoiding black buildings and roofs, and ensuring stormwater systems can accommodate heavier rainfall without overloading current systems or jeopardising low-lying areas.

Submission no: PC4 15	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
15.01	Rod & Wendy Nicholas	Neutral	Zone changes - Tokoroa	Future urban zone (residential) - Paraonui Rd	The submitters own dairy farming land identified as Future Urban Zone off Paraonui Road. They have no current intention to subdivide or sell and note that a deep well serves the farm and farmhouses. They are neither for nor against the proposal but request that the land and its rating valuation remain rural farming until subdivision.	The proposed land zoning change and its valuation for rating purposes remain rural farming until the land is subdivided.

Submission no: PC4 16	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
16.01	Christine Bedford	Oppose	Zone changes - Putāruru	Rezoning of General Rural Zone land between Alexander Crescent and Walsall Rise to Rural Lifestyle Zone	The submitter opposes the rezoning, stating that Council has identified the area as a flood zone and that development would place property and lives at risk when safer alternatives are available. They also raise concerns about additional road users and disruption to lifestyle, particularly from a new road beside their property. They state that they purchased their property for retirement, seeking a quiet and safe environment.	Retain the general rural zone. Decline the rezoning of land between Alexander Crescent and Walsall Rise.

Submission no: PC4 16	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
						

Submission no: PC4 17	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
17.01	Waikato Waters Ltd	Neutral	General	Growth Cells and Future Urban Areas	Waikato Waters supports the inclusion of objectives, policies, rules and standards that clearly set out the need to ensure development occurs in a coordinated way with infrastructure servicing.	Retain objectives, policies, rules and standards that clearly require development to occur in a coordinated way with infrastructure servicing or provide other relief that achieves the same outcome.
17.02	Waikato Waters Ltd	Support	Chapter 6 – Matters of Strategic Direction	General	Waikato Waters considers it is important for the plan change to include wording that clearly sets out the importance of ensuring development occurs in a co-ordinated manner with infrastructure provision.	Retain the proposed changes, or similar changes to the same effect, insofar as they recognise the importance of growth occurring in a manner that is coordinated with infrastructure provision.
17.03	Waikato Waters Ltd	Support	Chapter 6 – Matters of Strategic Direction	UFD-O3	Waikato Waters considers it is important for the plan change to include wording that clearly sets out the importance of ensuring development occurs in a co-ordinated manner with infrastructure provision.	Retain the proposed changes, or similar changes to the same effect, insofar as they recognise the importance of growth occurring in a manner that is coordinated with infrastructure provision.
17.04	Waikato Waters Ltd	Support	Chapter 7.2 – Infrastructure	INF-O3	Waikato Waters considers it important for the plan change to include wording that clearly sets out the importance of ensuring development occurs in a co-ordinated manner with infrastructure provision. Waikato Waters supports the recognition that infrastructure must have sufficient capacity to accommodate growth and future development. Waikato Waters also considers there may be merit in future mechanisms that enable infrastructure capacity to be demonstrated where development generates significant additional demand on reticulated water and wastewater networks. This would assist in ensuring servicing constraints are identified early and that	Retain the proposed objective, or similar wording to the same effect, recognising the importance of growth occurring in a manner coordinated with the planning and efficient delivery of infrastructure.

Submission no: PC4 17	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
					development occurs in a manner that aligns with available infrastructure capacity.	
17.05	Waikato Waters Ltd	Support	Chapter 7.2 – Infrastructure	INF-P15	Waikato Waters considers it important for the plan change to include wording that clearly sets out the importance of ensuring development occurs in a co-ordinated manner with infrastructure provision. Waikato Waters supports the recognition that infrastructure must have sufficient capacity to accommodate growth and future development. Waikato Waters also considers there may be merit in future mechanisms that enable infrastructure capacity to be demonstrated where development generates significant additional demand on reticulated water and wastewater networks. This would assist in ensuring servicing constraints are identified early and that development occurs in a manner that aligns with available infrastructure capacity.	Retain the proposed policy requiring integrated infrastructure planning before rezoning Future Urban Zones, or similar wording to the same effect.
17.06	Waikato Waters Ltd	Support in part	Chapter 7.2 – Infrastructure	INF-P2	Waikato Waters supports the intent of INF P2 in ensuring that infrastructure required to service growth is secured before development occurs. Waikato Waters considers it important that development is responsible for the infrastructure required to service that development, including any upgrades, extensions, relocations, protection works or other modifications required to existing water and wastewater infrastructure assets. They suggest that recognition of these principles assists in ensuring growth occurs efficiently, infrastructure investment is sustainably managed, and unintended costs are not transferred to existing infrastructure customers.	Amend INF-P2, or other relevant provisions in Chapter 7.2, to provide greater recognition that infrastructure required to service growth should be appropriately secured, delivered and funded through the development process. Alternatively, provide other relief achieving the same outcome.
17.07	Waikato Waters Ltd	Support in part	General	General	Waikato Waters supports the use of WRITS as the primary engineering standard for development. However, they consider that references to a specific historic version of WRITS may create uncertainty as to which version applies at the time of subdivision, land use or engineering approval. Waikato Waters submits that referencing the latest adopted version of WRITS or latest National Engineering Design Standards (NEDS) will provide greater clarity and allow infrastructure standards to evolve over time without requiring consequential plan changes.	Amend references to WRITS to clarify that the latest version adopted by Council, or its successor document, including National Engineering Design Standards, applies.

Submission no: PC4 18	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought - The relief sought is shown in red underscore for additions and ~~red strikethrough~~ for deletions.
18.01	Natural Hazards Commission Toka Tū Ake	Support	Interpretation — 3.1 Definitions	Hazard assessment	NHC supports the definition of 'habitable room'. NHC considers it provides clarity for the application of rules and policies that manage natural hazard risk, such as floor levels and setbacks.	Retain the definition of "Habitable Room".
18.02	Natural Hazards Commission Toka Tū Ake	Support with amendments	Interpretation — 3.1 Definitions	Hazard assessment	NHC supports the inclusion of a defined 'high risk flood zone'. Clearly identifying thresholds for flood depth and velocity supports consistent decision-making and helps reduce exposure of people and property to flood hazards.	Amend the definition as follows: Land that is subject to river or surface flooding during an event with an annual exceedance

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					NHC recommends clarifying the wording of the definition to avoid misinterpretation. As drafted, they consider that 'no more than one percent' is confusing and could be subject to misinterpretation. For example, it could be interpreted as referring either to the annual exceedance probability (AEP) itself (i.e. no more than one per cent AEP) or to the flood depth associated with a one percent AEP event (i.e. no more than 1m flood depth). NHC suggests that a clear definition supports and improves clarity and can support consistent decision to reduce risk.	probability of ~~no more than~~ one per cent or a less frequent event, and during such an event: i. the depth of flood waters exceeds one metre; ii. the speed of flood waters exceeds two metres / second; or iii. the flood depth multiplied by the flood speed exceeds one.
18.03	Natural Hazards Commission Toka Tū Ake	Support	Chapter 8.3 – Natural Hazards	NH-P4	NHC supports managing flood risk through minimum floor levels and setbacks. They consider raising floor levels and implementing setbacks from rivers can help reduce the likelihood of buildings being affected by flooding or river related hazards. These are practical risk reduction tools that can reduce impacts on people and property. NHC also supports requiring alternative risk reduction options to be assessed and implemented where compliance with minimum floor levels and setbacks cannot be achieved.	Retain the provision requiring minimum floor levels and setbacks and requiring other risk reduction options to be assessed and implemented where compliance cannot be achieved.
18.04	Natural Hazards Commission Toka Tū Ake	Support with amendments	Chapter 8.3 – Natural Hazards	NH-P5	NHC supports requiring a suitably qualified geo-professional to assess land that is potentially prone to liquefaction before new subdivision or development occurs. This supports evidence-based decision-making and helps ensure mitigation measures are appropriate to the type and scale of the activity. However, NHC recommends providing alternative options where a suitably qualified geo-professional may not be available. They suggest providing a definition and/or metric for the term 'acceptable level'. NHC considers that without a clear threshold, there may be uncertainty about the level of mitigation required, which could lead to inconsistent decision-making. NHC has developed a Risk Tolerance Methodology that could be used to determine acceptable levels of risk. https://www.naturalhazards.govt.nz/resilience-and-research/research/search-all-research-reports/risk-tolerance-methodology/' https://www.naturalhazards.govt.nz/resilience-and-research/research/search-all-research-reports/risk-tolerance-methodology/	Provide alternative options for a suitably qualified geo-professional and provide a definition and/or metric clarifying what is meant by an "acceptable level" of liquefaction risk.
18.05	Natural Hazards Commission Toka Tū Ake	Support	Chapter 8.3 – Natural Hazards	NH-R1	NHC supports requiring buildings with habitable rooms to be located at least 0.5 metres above the one percent design flood level and requiring buildings to be set back from rivers. They consider that these requirements are practical ways to reduce exposure to flood hazards and reduce impacts on people and property during flood events.	Retain the provision requiring habitable floor levels to be at least 0.5m above the 1% design flood level and buildings to be set back at least 25m from rivers.
18.06	Natural Hazards Commission Toka Tū Ake	Support	Chapter 8.3 – Natural Hazards	NH-R2	NHC supports requiring buildings with habitable rooms to be located at least 0.5 metres above the one percent design flood level and requiring buildings to be set back from rivers. They consider that these requirements are practical ways to reduce exposure to flood hazards and reduce impacts on people and property during flood events.	Retain the provision applying equivalent floor-level and river-setback controls to listed zones and District Growth Cells.

Submission no: PC4 18	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought - The relief sought is shown in red underscore for additions and ~~red strikethrough~~ for deletions.
18.07	Natural Hazards Commission Toka Tū Ake	Support	Chapter 8.3 – Natural Hazards	NH-R4	NHC supports earthworks within a high-risk flood zone being managed as a discretionary activity. Earthworks can alter flood storage, flood flow paths, flood depths, and may create or increase flood risk if they are not properly assessed and managed. NHC considers that having earthworks as a discretionary activity can help to reduce the impacts on people and property. NHC also supports restricting buildings with habitable rooms within high-risk flood zones. Limiting habitable rooms in these areas is an important way to reduce exposure of people and property to flood hazards.	Retain the provision controlling earthworks and buildings in high-risk flood zones, including restricting habitable rooms in those areas.
18.08	Natural Hazards Commission Toka Tū Ake	Support	Chapter 11 – Subdivision	Hazard assessment	NHC supports the subdivision chapter recognising the need for subdivision to take account of natural hazards such as flooding and land stability. Subdivision decisions are long-term land use decisions and can create future exposure to natural hazard risk. NHC considers it is important that natural hazards are considered early and clearly in the subdivision process.	Retain the provisions requiring subdivision to take account of natural hazards, including flooding and land stability.
18.09	Natural Hazards Commission Toka Tū Ake	Support with amendments	Chapter 11 – Subdivision	SUB-O7	NHC supports requiring an adequate assessment of natural hazard risk before new subdivision and development occurs. This is important because subdivision and development decisions can increase the number of people and properties exposed to natural hazards and can influence the ability to reduce risk over the long-term. NHC recommends that clearer guidance on what constitutes an 'adequate assessment' is provided. This would improve clarity and help ensure natural hazard risk is assessed consistently. Waitaki District Council Proposed District Plan provides detailed provisions that could be adapted to outline the requirements for a risk assessment. https://waitaki.isoplan.co.nz/review/rules/0/37/0/0/1/72	Amend SUB-O7 as follows: Prior to the establishment of new subdivision and development, ensure adequate assessment of the natural hazard risk is undertaken. A natural hazard risk assessment must take into account the following: 1. the type, frequency and scale of the natural hazard (including compounding, cumulative, and cascading hazards) and whether the effects will likely be temporary or permanent; and 2. the type of activity being undertaken and its vulnerability to natural hazard events; and 3. the consequence of a natural hazard event in relation to the proposed activity; and 4. the suitability of any proposed new allotment and intended future use; and 5. the potential effects, including positive effects on public health and safety and other property; and 6. the potential effects, including positive effects on social, cultural and economic well-being; and 7. any exacerbation of an existing natural hazard risk; and 8. any risk reduction or hazard mitigation measures proposed, including relocation and recovery; and 9. any opportunities to take an adaptive management approach to addressing the risk.

Submission no: PC4 18	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought - The relief sought is shown in red underscore for additions and ~~red strikethrough~~ for deletions.
18.10	Natural Hazards Commission Toka Tū Ake	Support with amendments	Chapter 11 – Subdivision	SUB-P2	NHC supports controlling the location and design of subdivision in areas subject to natural hazards. This helps manage risks to people and property and can reduce the likelihood that subdivision decisions create or worsen natural hazard risk. NHC recommends replacing 'natural hazards' with 'natural hazard risk' in clause (a), as risk better reflects the combination of likelihood and consequence and is consistent with risk-based planning approaches. NHC considers clause (a) should also be updated to reflect that natural hazard risks should not be created or exacerbated on neighbouring properties or downstream areas. NHC further recommends removing "at the time of subdivision" from clause (b). Development enabled by subdivision should remain safe and suitable over the long-term, including under future climate conditions that may increase the frequency and intensity of rainfall and flooding events (not just at the time of subdivision).	Amend SUB-P2 as follows: (a)Ensuring subdivision and the resulting development does not create or exacerbate existing natural hazard~~s~~ risk on the site, on neighbouring properties, or in downstream areas; and b) Avoiding subdivision that does not provide safe flood free stable building platforms ~~at the time of subdivision~~.
18.11	Natural Hazards Commission Toka Tū Ake	Support with amendments	Development Concept Plans	RLZ-R5(4)	NHC supports requiring development concept plans to identify natural hazards and manage significant risks from natural hazards. This provides an opportunity for natural hazard risk to be considered early in the planning process. This can help avoid or reduce exposure to natural hazards and identify mitigation or residual risk management requirements before development occurs. NHC recommends that a definition is included for what level of natural hazard risk is considered 'significant'. Without a definition the term is open to interpretation and could cause confusion. Any definition for 'significant' risk should be at least consistent with the current National Policy Statement for Natural Hazards (NPS-NH)1 and the accompanying Implementation Guide https://environment.govt.nz/acts-and-regulations/legislation/nps-nh/ https://environment.govt.nz/publications/national-policy-statement-for-natural-hazards-implimentation-guide/	Include a risk matrix and a definition of "significant natural hazard risk", aligned with the language in the National Policy Statement for Natural Hazards.
18.12	Natural Hazards Commission Toka Tū Ake	Support	Chapter 12.4 - Earthworks	EW-P6	NHC supports avoiding, remedying, or mitigating earthworks where their scale and location have the potential to create or exacerbate natural hazards. Earthworks can change land stability, overland flow paths, and drainage patterns. If not appropriately assessed and managed, earthworks can increase natural hazard risk to people and property.	Retain the provision requiring earthworks to be avoided, remedied or mitigated where their scale and location may create or exacerbate natural hazards.
18.13	Natural Hazards Commission Toka Tū Ake	Support in part	General	Consequential amendments	The submitter seeks the specified amendments, additions and retentions, together with any additional or consequential relief necessary to achieve them.	Grant any additional or consequential relief necessary to fully achieve the relief sought in the submission.

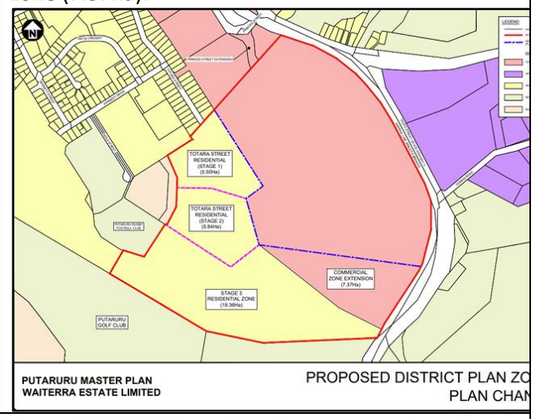
Submission no: PC4 19	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
19.01	Peter, Vicki & Claudia Hay and Euro Sports Horses	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 1 – 292 Maraetai Rd	The submitters oppose residential rezoning of 292 Maraetai Road. They consider the proposed 38-hectare residential area is isolated from existing urban development, inefficient to service and	Retain the existing general rural zoned land 292 Maraetai Road.

Submission no: PC4 19	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
					inconsistent with coordinated growth. They identify alternative growth locations and raise concerns about effects on their international equine breeding facility, reverse sensitivity issues and potential lead contamination from clay-target activities. They note that 292 Maraetai road contains a wetland and a cell phone tower and suggest there are more appropriate locations for growth.	
19.02	Peter, Vicki & Claudia Hay and Euro Sports Horses	Oppose	Zone changes - Tokoroa	Future urban zone (residential) – 234 and 242 Maraetai Rd	The submitters oppose Future Urban zoning of their land at 242 Maraetai Road. They consider Future Urban zoning imposes immediate restrictions and costs without enabling development.	Retain the existing general rural zoned land at 242 Maraetai Road.
19.03	Peter, Vicki & Claudia Hay and Euro Sports Horses	Oppose	Zone changes - Tokoroa	Future urban zone (residential) – 234 and 242 Maraetai Rd	Different zones on 292 and 242 Maraetai Rd is not supported. If rural zoning is not retained, the submitters seek equivalent residential or future residential zoning for their land at 242 Maraetai Road. They consider consistent zoning would provide equitable treatment and more coherent land-use planning. They object to the costs and uncertainty of a further plan change or a non-complying consent to enable development of their property.	Alternatively, re-zone both 242 and 292 Maraetai Road as 'live' Residential (or future Residential) zones.
19.04	Peter, Vicki & Claudia Hay and Euro Sports Horses	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 1 – 292 Maraetai Rd	If the planning maps remain as notified, the submitters seek restrictions on excessive noise, including fireworks, at 292 Maraetai Road. They consider these activities could frighten horses and adversely affect their established equine breeding operations.	No excessive noise activities including fireworks are permitted at Tokoroa Growth Cell 1 – 292 Maraetai Rd.
19.05	Peter, Vicki & Claudia Hay and Euro Sports Horses	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 1 – 292 Maraetai Rd	If the planning maps remain as notified, the submitters seek prohibition of wood burner fires at 292 Maraetai Road. They raise concerns that localised smoke and smog could affect their animals.	No wood burner fires permitted at Tokoroa Growth Cell 1 – 292 Maraetai Rd.
19.06	Peter, Vicki & Claudia Hay and Euro Sports Horses	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 1 – 292 Maraetai Rd	If the planning maps remain as notified, the submitters seek a close-board or mesh fence along the entire common boundary between the properties.	Erect a close-boarded or mesh fence along the entire length of the common boundary between 242 and 292 Maraetai Road.
19.07	Peter, Vicki & Claudia Hay and Euro Sports Horses	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 1 – 292 Maraetai Rd	If the planning maps remain as notified, the submitters seek protection from potential soil-remediation effects. They consider disturbance of soils associated with clay-target activities could mobilise lead dust onto their property, threatening the health, reproductive safety and value of their breeding horses and bloodstock.	Measures to protect the submitters land and activity from the potential remediation of soils associated with the clay target activity.
19.08	Peter, Vicki & Claudia Hay and Euro Sports Horses	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 1 – 292 Maraetai Rd	If the planning maps remain as notified, the submitters seek no-complaints requirements on resulting titles. They are concerned that future residents could complain about established equine operations, including stallion vocalisation, early-morning machinery, dust, stable odours and pasture chemical use, placing pressure on the business to restrict its activities.	Add no complaints reverse sensitivity requirements on any resulting titles to protect the submitters legitimate activities.
19.09	Peter, Vicki & Claudia Hay and Euro Sports Horses	Support	Chapter 14.3 - Future Urban Zone	Continued existing activities, including primary production	The submitters expressly support the ability for existing activities, including primary production, to continue within the Future Urban Zone.	Retain the ability to undertake existing activities including primary production in the future urban zones
19.10	Peter, Vicki & Claudia Hay and Euro Sports Horses	Oppose	Chapter 14.3 - Future Urban Zone	FUZ-R1(9) — number of residential units	If Future Urban zoning is adopted, the submitters seek amendment of the residential-unit provisions to allow the number of units in accordance with the underlying zones. They oppose restrictions on residential units and the associated need for additional resource consents.	Amend FUZ-R1(9) to allow the number of residential units in accordance with the underlying zones.

Submission no: PC4 19	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
19.11	Peter, Vicki & Claudia Hay and Euro Sports Horses	Oppose	Chapter 14.3 - Future Urban Zone	FUZ-R1; GRUZ-R1(1) to (25)	If Future Urban zoning is adopted, the submitters seek inclusion of the permitted activities listed in GRUZ-R1(1) to (25). They oppose a narrower activity range and seek the ability to undertake future activities without additional consenting requirements arising from Future Urban zoning.	Amend FUZ-R1 to include permitted activities of GRUZ-R1(1) to (25).
19.12	Peter, Vicki & Claudia Hay and Euro Sports Horses	Oppose	General	Non-complying activities	The submitters seek deletion of all references to non-complying activities. Their reasons refer to proposed resource management reform and an anticipated removal of that activity classification. Their relief refers to National Planning Standards.	Delete all references to non-complying activities in PC4.

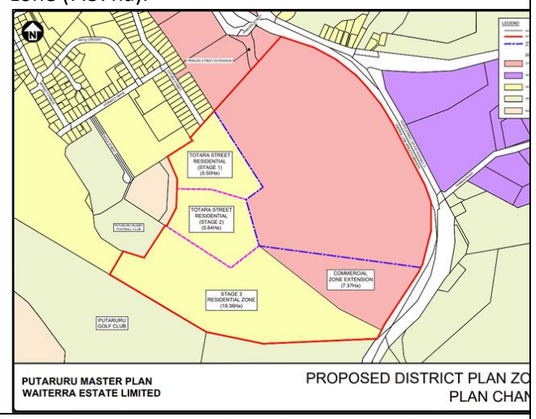
Submission no: PC4 20	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
20.01	Andrew Dobbs (1)	Oppose	Zone changes - Tokoroa	Future urban zone (residential) - Paraonui Rd	The submitter seeks retention of rural zoning. The submitter purchased the property as a lifestyle section and intends to continue that use. The submitter does not want additional neighbours and does not see personal benefits from the change. They consider the proposed growth pattern is fragmented and question the lack of planned road connections, referring to Parkdale and Grampian.	Retain the property's current rural zoning.
20.02	Andrew Dobbs (1)	Oppose	Zone changes - Tokoroa	Future urban zone (residential) - Paraonui Rd	The submitter seeks no changes to rates until the property is subdivided, with rural rating retained in the meantime.	Retain rural rates until the property is subdivided.
20.03	Andrew Dobbs (1)	Oppose	Zone changes - Tokoroa	Future urban zone (residential) - Paraonui Rd	The submitter opposes restrictions intended to facilitate potential future subdivision.	Retain status quo in respect of current land use activities on the property.

Submis-sion no: PC4 21	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
21.01	WaiTerra Estate Ltd	Support	General	Growth Cells and Future Urban Areas	WaiTerra Estate Limited supports growth and development within the SWDC district for the short, medium and long term. WaiTerra considers that development will enable environmental and economic benefits for the SWDC community.	Supports the intent of the PC4 subject to specific matters set out in their submission.
21.02	WaiTerra Estate Ltd	Support with amendments	Zone changes - Putāruru	Existing Growth Cell 4	WaiTerra Estate Limited notes that the current online mapping is incorrect as it does not address the approved Private Plan Change 6 zoning boundary change which reflects approved stormwater management of the subject site and was approved by Council on 29 January 2026.	Correct the SWDC planning maps to reflect the Private Plan Change 6 zoning boundary approved by Council on 29 January 2026.
21.03	WaiTerra Estate Ltd	Oppose	Zone changes - Putāruru	Exclusion of Proposed FUZ residential and commercial land at 2220 SH1, Putāruru, from planned residential growth	WaiTerra Estate Limited requests that the land is 'live' zoned with immediate effect, to negate the need for additional plan changes or non-complying resource consents. WaiTerra does not support the future urban zone where there is a risk of ad hoc, piecemeal or disconnected development. WaiTerra has provided SWDC with Master Plans for the potential development of the subject land and considers	Provide 'live' general residential zoning of 29.95ha extending from the Totara Street general residential zone into the applicant's site (excluding the existing 0.75ha of existing general residential zoning at the end of Totara Street). Alternatively, make all proposed future urban zone (residential) 'live'

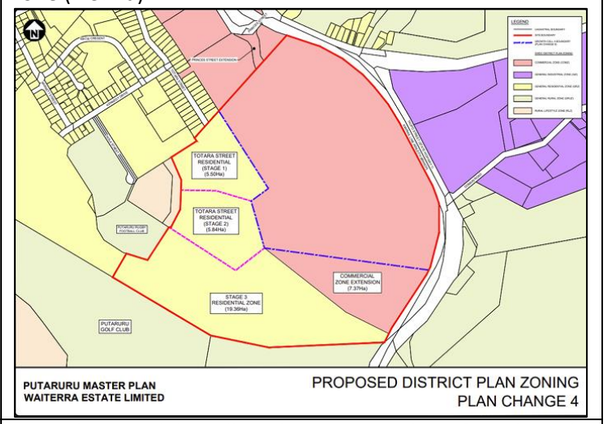
Submis-sion no: PC4 21	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
					that this demonstrates that forward planning including land use connectivity can be achieved. They observe that the proposed future urban zoning does not allow immediate development and requires a further plan change to enable development. This is considered cumbersome and costly. WaiTerra seeks to understand when SWDC would facilitate the future urban zone to 'live' zoning; and, if there are any triggers preventing 'live' zoning now.	general residential zone (30.7ha) and all proposed future urban zone (commercial) 'live' commercial zone (7.37ha). 
21.04	WaiTerra Estate Ltd	Oppose	Chapter 14.3 - Future Urban Zone	FUZ-R1(9)	WaiTerra Estate Limited requests that FUZ-R1(9) is amended to allow the number of residential units in accordance with the underlying zones.	Amend FUZ-R1(9) to allow the same number of residential units in accordance with the underlying zones.
21.05	WaiTerra Estate Ltd	Oppose	Chapter 14.3 - Future Urban Zone	FUZ-R1	WaiTerra Estate Limited supports the ability for existing activities including primary production to be undertaken in the FUZ zones. However, they note that the current ability for "The storage, treatment, piping and spreading of agricultural effluent including dairy factory liquid by-products and wastes as a fertiliser and/or for irrigation purposes" allowed by GRUZ-R1(19) and RLZ-R1(11) are not provided for.	Amend FUZ-R1 to include the permitted activities contained in GRUZ-R1(1) to (25) and RLZ-R1(1) to (14).
21.06	WaiTerra Estate Ltd	Oppose	Chapter 14.3 - Future Urban Zone	Non-complying activities	WaiTerra Estate Limited notes that the proposed Resource Management Reform Phase 2 National Direction seeks to remove non-complying activities and consider any proposed activity status should align with the reform bills.	Delete all references to non-complying activities in PC4.
21.07	WaiTerra Estate Ltd	Oppose	Chapter 11 – Subdivision	SUB-R1(5)	WaiTerra Estate Limited requests that SUB-R1(5) is amended so that subdivision in the future urban zone is a controlled activity.	Amend SUB-R1(5) so that subdivision in the future urban zone is a controlled activity and delete reference to Discretionary FUZ.
21.08	WaiTerra Estate Ltd	Support with amendments	General	HUE Limits	WaiTerra Estate Limited requests that additional HUE are provided to the future urban zoned land (GRZ and COMZ). Furthermore, WaiTerra understands that the Putāruru Wastewater Treatment Plant is currently at or nearing capacity and therefore the merit of any development applications is questionable. WaiTerra considers that any rezoning should be supported by robust infrastructure options and solutions.	Provide additional Household Unit Equivalents for the Aanzien/WaiTerra/Hughson site (Putāruru Growth Cell 4 or FUZ areas) and demonstrate the proposed infrastructure and servicing is available to support the rezoning.
21.09	WaiTerra Estate Ltd	Oppose	Chapter 7.3 – Transport	TRAN-R3(2)	WaiTerra Estate Limited notes that proposed Rule TRAN-R3(2) requires a consent for activities locating within 10 m of an indicative road in the future urban zone. WaiTerra opposes this requirement as DAPs are not	Delete proposed Rule TRAN-R3(2) in its entirety.

Submission no: PC4 21	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
					shown in District Plan so future developers will not know what is an approved DAP, or if DAP plans have changed, which creates additional barriers and costs for development. They note that any proposed development within FUZ is non-complying anyway.	
21.10	WaiTerra Estate Ltd	Oppose	Chapter 11 – Subdivision	SUB-R3(6)	WaiTerra Estate Limited notes that proposed Rule SUB-R3(6) introduces all subdivision in the future urban zone as a discretionary activity even if compliance with all standards is achieved. WaiTerra opposes discretionary activity status and submit that activity status should be controlled, as discretionary status is restrictive and not enabling growth.	Change the activity status of SUB-R3(6) from discretionary to controlled.
21.11	WaiTerra Estate Ltd	Oppose	Chapter 11 – Subdivision	SUB-R5(1)(a)(i) - General Residential Zone lot size	WaiTerra Estate Limited notes that proposed Rule SUB-R5(1)(a)(i) introduces a maximum lot size of 2,000 m^2 in the GRZ. WaiTerra opposes this rule as it does not allow for balance land parcels within a staged subdivision that exceed 2,000 m^2.	Delete proposed Rule SUB-R5(1)(a)(i) in its entirety.
21.12	WaiTerra Estate Ltd	Oppose	Chapter 13.6 - Commercial Zone	COMZ-R1	Delete the reference to Growth Cell 4 in COMZ-R1 and include the criterion of AA-R2(1)(c) in the 'subject to' column. Make all activities within COMZ GC4 permitted with rules to give effect to AA-R2(1)(c). If the rules cannot be complied with, only then should trigger the controlled activity status.	**This submission point is out of scope.** The commercial zone rules and AA-R2(1)(c) are not within the scope of Plan Change 4.
21.13	WaiTerra Estate Ltd	Support with amendments	Chapter 13.6 - Commercial Zone	COMZ-R2	Insert a new rule identifying that where activity and performance standard compliance with COMZ-R1 is not achieved, the activity is provided for as a Controlled activity under COMZ-R2.	**This submission point is out of scope.** The commercial zone rules are not within the scope of Plan Change 4.
21.14	WaiTerra Estate Ltd	Oppose	Chapter 13.6 - Commercial Zone	COMZ-R2(2)	Amend Rule COMZ-R2(2) so that the gross floor area of office and retailing space may be up to 25% of the gross floor area used for commercial or industrial purposes on the same site, rather than 10%, and delete the 50 m^2 cap. Delete reference as controlled activity.	**This submission point is out of scope.** The commercial zone rules are not within the scope of Plan Change 4.
21.15	WaiTerra Estate Ltd	Oppose	Chapter 13.6 - Commercial Zone	COMZ-R6(2)(a)	Delete Rule COMZ-R6(2)(a) in its entirety as it relates to Growth Cell 4.	**This submission point is out of scope.** The commercial zone rules are not within the scope of Plan Change 4.

Submission no: PC4 22	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
22.01	Aanzien Ltd	Support	General	Growth Cells and Future Urban Areas	Aanzien Limited supports growth and development within the SWDC district for the short, medium and long term. Aanzien considers that development will enable environmental and economic benefits for the SWDC community.	Aanzien Limited generally supports the intent of the PC4 however subject to specific matters set out in their submission.
22.02	Aanzien Ltd	Support with amendments	Zone changes - Putāruru	Existing Growth Cell 4, Putāruru	Aanzien Limited notes that the current online mapping is incorrect as it does not address the approved Private Plan Change 6 zoning boundary change which reflects approved stormwater management of the subject site and was approved by Council on 29 January 2026.	Correct the SWDC planning maps to reflect the Private Plan Change 6 zoning boundary approved by Council on 29 January 2026.

Submis-sion no: PC4 22	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
22.03	Aanzien Ltd	Oppose	Zone changes - Putāruru	Proposed FUZ residential and commercial land at 2220 SH1, Putāruru	Aanzien Limited requests that the land is 'live' zoned with immediate effect, to negate the need for additional plan changes or non-complying resource consents. Aanzien does not support the future urban zone where there is a risk of ad hoc, piecemeal or disconnected development. Aanzien has provided SWDC with Master Plans for the potential development of the subject land and considers that this demonstrates that forward planning including land use connectivity can be achieved. They observe that the proposed future urban zoning does not allow immediate development and requires a further plan change to enable development. This is considered cumbersome and costly. Aanzien seeks to understand when SWDC would facilitate the future urban zone to 'live' zoning; and, if there are any triggers preventing 'live' zoning now.	Provide 'live' general residential zoning of 29.95ha extending from the Totara Street general residential zone into the applicant's site (excluding the existing 0.75ha of existing general residential zoning at the end of Totara Street). Alternatively, make all proposed future urban zone (residential) 'live' general residential zone (30.7ha) and all proposed future urban zone (commercial) 'live' commercial zone (7.37ha). 
22.04	Aanzien Ltd	Oppose	Chapter 14.3 - Future Urban Zone	FUZ-R1(9)	Aanzien Limited requests that FUZ-R1(9) is amended to allow the number of residential units in accordance with the underlying zones.	Amend FUZ-R1(9) to allow the same number of residential units in accordance with the underlying zones.
22.05	Aanzien Ltd	Oppose	Chapter 14.3 - Future Urban Zone	FUZ-R1	Aanzien Limited supports the ability for existing activities including primary production to be undertaken in the FUZ zones. However, they note that the current ability for "The storage, treatment, piping and spreading of agricultural effluent including dairy factory liquid by-products and wastes as a fertiliser and/or for irrigation purposes" allowed by GRUZ-R1(19) and RLZ-R1(11) are not provided for.	Amend FUZ-R1 to include the permitted activities contained in GRUZ-R1(1) to (25) and RLZ-R1(1) to (14).
22.06	Aanzien Ltd	Oppose	Chapter 14.3 - Future Urban Zone	Non-complying activities	Aanzien Limited notes that the proposed Resource Management Reform Phase 2 National Direction seeks to remove non-complying activities and consider any proposed activity status should align with the reform bills.	Delete all references to non-complying activities in PC4.
22.07	Aanzien Ltd	Oppose	Chapter 11 – Subdivision	SUB-R1(5)	Aanzien Limited requests that SUB-R1(5) is amended so that subdivision in the future urban zone is a controlled activity.	Amend SUB-R1(5) so that subdivision in the future urban zone is a controlled activity and delete reference to Discretionary FUZ.
22.08	Aanzien Ltd	Support with amendments	General	HUE Limits	Aanzien Limited requests that additional HUE are provided to the future urban zoned land (GRZ and COMZ). Furthermore, Aanzien understands that the Putāruru Wastewater Treatment Plant is currently at or nearing capacity and therefore the merit of any development applications is questionable. Aanzien considers that any	Provide additional Household Unit Equivalents for the Aanzien/WaiTerra/Hughson site (Putāruru Growth Cell 4 or FUZ areas) and demonstrate the proposed infrastructure and servicing is available to support the rezoning.

Submis-sion no: PC4 22	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
					rezoning should be supported by robust infrastructure options and solutions.	
22.09	Aanzien Ltd	Oppose	Chapter 7.3 – Transport	TRAN-R3(2)	Aanzien Limited notes that proposed Rule TRAN-R3(2) requires a consent for activities locating within 10 m of an indicative road in the future urban zone. Aanzien opposes this requirement as DAPs are not shown in District Plan so future developers will not know what is an approved DAP, or if DAP plans have changed, which creates additional barriers and costs for development. They note that any proposed development within FUZ is non-complying anyway.	Delete proposed Rule TRAN-R3(2) in its entirety.
22.10	Aanzien Ltd	Oppose	Chapter 11 – Subdivision	SUB-R3(6)	Aanzien Limited notes that proposed Rule SUB-R3(6) introduces all subdivision in the future urban zone as a discretionary activity even if compliance with all standards is achieved. Aanzien opposes discretionary activity status and submit that activity status should be controlled, as discretionary status is restrictive and not enabling growth.	Change the activity status of SUB-R3(6) from discretionary to controlled.
22.11	Aanzien Ltd	Oppose	Chapter 11 – Subdivision	SUB-R5(1)(a)(i) - General Residential Zone lot size	Aanzien Limited notes that proposed Rule SUB-R5(1)(a)(i) introduces a maximum lot size of 2,000 m^2 in the GRZ. Aanzien opposes this rule as it does not allow for balance land parcels within a staged subdivision that exceed 2,000 m^2.	Delete proposed Rule SUB-R5(1)(a)(i) in its entirety.
22.12	Aanzien Ltd	Oppose	Chapter 13.6 - Commercial Zone	COMZ-R1	Delete the reference to Growth Cell 4 in COMZ-R1 and include the criterion of AA-R2(1)(c) in the 'subject to' column. Make all activities within COMZ GC4 permitted with rules to give effect to AA-R2(1)(c). If the rules cannot be complied with, only then should trigger the controlled activity status.	**This submission point is out of scope.** The commercial zone rules and AA-R2(1)(c) are not within the scope of Plan Change 4.
22.13	Aanzien Ltd	Support with amendments	Chapter 13.6 - Commercial Zone	COMZ-R2	Insert a new rule identifying that where activity and performance standard compliance with COMZ-R1 is not achieved, the activity is provided for as a Controlled activity under COMZ-R2.	**This submission point is out of scope.** The commercial zone rules are not within the scope of Plan Change 4.
22.14	Aanzien Ltd	Oppose	Chapter 13.6 - Commercial Zone	COMZ-R2(2)	Amend Rule COMZ-R2(2) so that the gross floor area of office and retailing space may be up to 25% of the gross floor area used for commercial or industrial purposes on the same site, rather than 10%, and delete the 50 m^2 cap. Delete reference as controlled activity.	**This submission point is out of scope.** The commercial zone rules are not within the scope of Plan Change 4.
22.15	Aanzien Ltd	Oppose	Chapter 13.6 - Commercial Zone	COMZ-R6(2)(a)	Delete Rule COMZ-R6(2)(a) in its entirety as it relates to Growth Cell 4.	**This submission point is out of scope.** The commercial zone rules are not within the scope of Plan Change 4.

Submis-sion no: PC4 23	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
23.01	Hughson Holdings Ltd	Support	General	Growth Cells and Future Urban Areas	Hughson Holdings Limited supports growth and development within the SWDC district for the short, medium and long term. Hughson considers that development will enable environmental and economic benefits for the SWDC community.	Hughson Holdings Limited generally supports the intent of the PC4 however subject to specific matters set out in their submission.
23.02	Hughson Holdings Ltd	Support with amendments	Zone changes - Putāruru	Existing Growth Cell 4, Putāruru	Hughson Holdings Limited notes that the current online mapping is incorrect as it does not address the approved Private Plan Change 6 zoning boundary change which reflects approved stormwater management of the subject site and was approved by Council on 29 January 2026.	Correct the SWDC planning maps to reflect the Private Plan Change 6 zoning boundary approved by Council on 29 January 2026.
23.03	Hughson Holdings Ltd	Oppose	Zone changes - Putāruru	Exclusion of proposed FUZ residential and commercial land at 2220 SH1, Putāruru, from planned residential growth	Hughson Holdings Limited requests that the land is 'live' zoned with immediate effect, to negate the need for additional plan changes or non-complying resource consents. Hughson does not support the future urban zone where there is a risk of ad hoc, piecemeal or disconnected development. Hughson has provided SWDC with Master Plans for the potential development of the subject land and considers that this demonstrates that forward planning including land use connectivity can be achieved. They observe that the proposed future urban zoning does not allow immediate development and requires a further plan change to enable development. This is considered cumbersome and costly. Hughson seeks to understand when SWDC would facilitate the future urban zone to 'live' zoning; and, if there are any triggers preventing 'live' zoning now.	Provide 'live' general residential zoning of 29.95ha extending from the Totara Street general residential zone into the applicant's site (excluding the existing 0.75ha of existing general residential zoning at the end of Totara Street). Alternatively, make all proposed future urban zone (residential) 'live' general residential zone (30.7ha) and all proposed future urban zone (commercial) 'live' commercial zone (7.37ha). 
23.04	Hughson Holdings Ltd	Oppose	Chapter 14.3 - Future Urban Zone	FUZ-R1(9)	Hughson Holdings Limited requests that FUZ-R1(9) is amended to allow the number of residential units in accordance with the underlying zones.	Amend FUZ-R1(9) to allow the same number of residential units in accordance with the underlying zones.
23.05	Hughson Holdings Ltd	Oppose	Chapter 14.3 - Future Urban Zone	FUZ-R1	Hughson Holdings Limited supports the ability for existing activities including primary production to be undertaken in the FUZ zones. However, they note that the current ability for "The storage, treatment, piping and spreading of agricultural effluent including dairy factory liquid by-products and wastes as a fertiliser and/or for irrigation purposes" allowed by GRUZ-R1(19) and RLZ-R1(11) are not provided for.	Amend FUZ-R1 to include the permitted activities contained in GRUZ-R1(1) to (25) and RLZ-R1(1) to (14).
23.06	Hughson Holdings Ltd	Oppose	Chapter 14.3 - Future Urban Zone	Non-complying activities	Hughson Holdings Limited notes that the proposed Resource Management Reform Phase 2 National Direction seeks to remove non-complying activities and consider any proposed activity status should align with the reform bills.	Delete all references to non-complying activities in PC4.
23.07	Hughson Holdings Ltd	Oppose	Chapter 11 – Subdivision	SUB-R1(5)	Hughson Holdings Limited requests that SUB-R1(5) is amended so that subdivision in the future urban zone is a controlled activity.	Amend SUB-R1(5) so that subdivision in the future urban zone is a controlled activity and delete reference to Discretionary FUZ.

Submis-sion no: PC4 23	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
23.08	Hughson Holdings Ltd	Support with amendments	General	HUE allocation for subject land	Hughson Holdings Limited requests that additional HUE are provided to the future urban zoned land (GRZ and COMZ). Furthermore, Hughson understands that the Putāruru Wastewater Treatment Plant is currently at or nearing capacity and therefore the merit of any development applications is questionable. Hughson Holdings considers that any rezoning should be supported by robust infrastructure options and solutions.	Provide additional Household Unit Equivalents for the Aanzien/WaiTerra/Hughson site (Putāruru Growth Cell 4 or FUZ areas) and demonstrate the proposed infrastructure and servicing is available to support the rezoning.
23.09	Hughson Holdings Ltd	Oppose	Chapter 11 – Subdivision	SUB-R3(6)	Hughson Holdings Limited notes that proposed Rule SUB-R3(6) introduces all subdivision in the future urban zone as a discretionary activity even if compliance with all standards is achieved. Hughson opposes discretionary activity status and submit that activity status should be controlled, as discretionary status is restrictive and not enabling growth.	Change the activity status of SUB-R3(6) from discretionary to controlled.
23.10	Hughson Holdings Ltd	Oppose	Chapter 11 – Subdivision	SUB-R5(1)(a)(i) - General Residential Zone lot size	Hughson Holdings Limited notes that proposed Rule SUB-R5(1)(a)(i) introduces a maximum lot size of 2,000 m^2 in the GRZ. Hughson opposes this rule as it does not allow for balance land parcels within a staged subdivision that exceed 2,000 m^2.	Delete proposed Rule SUB-R5(1)(a)(i) in its entirety.

Submission no: PC4 24	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
24.01	Mary-Ann Mathis	Support in part	Zone changes - Tokoroa	Tokoroa Growth Cell 2 – Richmond Ave	The submitter considers the Richmond Avenue growth area a practical choice because it is less productive land and connects the Harris Downs subdivision to the town. They are concerned about the economic and environmental consequences of urban growth encroaching on productive farmland and seek identification and protection of highly productive soils.	Ensure Council avoids ongoing encroachment of urban areas onto highly productive farmland.
24.02	Mary-Ann Mathis	Oppose in part	Zone changes - Tokoroa	Highly productive land	The submitter considers the proliferation of unproductive lifestyle blocks should be discouraged. They raise concerns about the loss of productive land, increased demand for Council services, animal welfare and potential conflicts between lifestyle residents and neighbouring farming operations.	Discourage rural lifestyle blocks and protect productive farmland from subdivision.
24.03	Mary-Ann Mathis	Support with amendments	Zone changes - Tokoroa	Future urban zone (residential) - Paraonui Rd	The submitter acknowledges that the Paraonui Road cell may need to be developed in the future. They identify existing traffic and safety concerns, including use of the road as a shortcut to Litchfield, a narrow bridge with no room for pedestrians or cyclists, and road narrowing near North School. They consider that additional traffic would require considerable road upgrading.	If the Paraonui Road FUZ is developed, address the existing transport constraints and safety issues.
24.04	Mary-Ann Mathis	Oppose in part	Zone changes - Tokoroa	Future urban zone (residential) - Paraonui Rd	The submitter states that 118 and 126 Paraonui Road have regularly flooded and considers them poorly suited to more intensive use. They also report stream erosion following vegetation clearance and stormwater flowing from the road across 126 Paraonui Road.	Do not enable more intensive use of 118 and 126 Paraonui Road without addressing flooding, stream erosion and stormwater effects.

Submission no: PC4 24	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
24.05	Mary-Ann Mathis	Oppose in part	Zone changes - Tokoroa	Future urban zone (residential) - Paraonui Rd	The submitter seeks to defer rating changes resulting from rezoning until subdivision commences. They refer to a previous experience in which a rating change made the existing land use unsustainable.	Ensure that changes to rating as a result of rezoning do not come into effect until the process of subdivision commences.
24.06	Mary-Ann Mathis	Support	Chapter 11 – Subdivision	Reduction of the minimum lot size in the General Residential Zone	The submitter supports a reduction in subdivision size. They note infill on large sections is appropriate and consider that demand for easy-care sections support this approach.	Support the move to reduce subdivision allotment size in the general residential zone
24.07	Mary-Ann Mathis	Support with amendments	Zone changes - Tokoroa	Urban form	The submitter considers Council should focus on making infill development desirable, including addressing poor-quality or unsafe housing.	Include measures to promote infill development and the use of existing sections for more compact housing.
24.08	Mary-Ann Mathis	Support with amendments	Zone changes - Tokoroa	Urban form	The submitter identifies formerly commercial buildings as potential locations for apartment-type housing. They consider Council should encourage positive outcomes for these uses in terms of services and appearance and prioritise repurposing derelict or unused areas around the CBD.	Include measures to encourage repurposing of formerly commercial buildings and underused land around the CBD for housing.
24.09	Mary-Ann Mathis	Support with amendments	Zone changes - Tokoroa	Urban form	The submitter considers a more concentrated area of foot traffic desirable for town centre retail vitality. They are concerned about the visibility and performance of the existing retail area and consider that a lack of coordinated planning contributes to outward urban sprawl.	Improve the vitality and visibility of the CBD and avoid continued urban sprawl.

Submission no: PC4 25	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
25.01	Tomalin Farms Limited	Support	Zone changes - Putāruru	Rezoning of General Rural Zone land between Alexander Crescent and Walsall Rise to Rural Lifestyle Zone	The submitter supports the proposed Rural Lifestyle zoning of Lot 6 DP 612161 and the identification and residential rezoning of Putāruru Growth Cell 5. They consider the areas will contribute to Putāruru's residential growth needs, housing choice and market competition.	Retain the proposed rezoning of Lot 6 DP 612161 to Rural Lifestyle Zone and retain the proposed rezoning of Putāruru Growth Cell 5 for residential growth.
25.02	Tomalin Farms Limited	Support with amendments	Zone changes - Putāruru	Exclusion of Residual General Rural Zone land between the Rural Lifestyle Zone and Growth Cell 5, from planned residential growth	The submitter considers the remaining small area of general rural zone land creates an irregular zoning pattern between areas identified for rural lifestyle and residential growth. They identify the land as Lot 1 DPS 26076 and Lot 1 DPS 89105 and consider its retention as a rural zone could result in inefficient land use, uncertainty for subdivision and servicing and an artificial separation between related growth areas.	Amend the planning maps to rezone the residual general rural zone land (Lot 1 DPS 26076 and Lot 1 DPS 89105) to rural lifestyle zone.
25.03	Tomalin Farms Limited	Support with amendments	Zone changes - Putāruru	Putāruru Growth Cell 5 (residential) – Arapuni St	The submitter seeks general residential zoning for the access to Growth Cell 5 from Arapuni Road. They consider consistent zoning necessary to enable practical and efficient development of the growth cell.	Amend the planning maps so that the access to Putāruru Growth Cell 5 from Arapuni Road is also zoned general residential zone.
25.04	Tomalin Farms Limited	Support with amendments	Zone changes - Putāruru	Rezoning of General Rural Zone land between Alexander Crescent and Walsall	The submitter seeks flexibility for either a high-level Development Concept Plan (applying to Lot 6 DP 612161) for the whole site or separate plans for each stage or discrete area. They consider requirements should be proportionate to the site and its staging	Amend the provisions to allow either a high-level Development Concept Plan (DCP) for the whole site (Lot 6 DP 612161) or separate DCPs for each stage or discrete area, recognising the size and characteristics of the land

Submission no: PC4 25	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
				Rise to Rural Lifestyle Zone	and state that Council stormwater works will divide the block and affect connectivity between its eastern and western sections.	and the effect of Council stormwater works on site connectivity.
25.05	Tomalin Farms Limited	Support with amendments	Chapter 11 – Subdivision	SUB-INFO-R2 Development Concept Plans	The submitter seeks either exclusion of Growth Cell 5 from SUB-INFO-R2 or proportionate Development Concept Plan (DCP) information requirements. They consider the cell's limited scale and 10 HUE cap mean that integrated development outcomes could be achieved through the subdivision process, while a separate DCP could add unnecessary cost, complexity and uncertainty.	Exclude Putāruru Growth Cell 5 from SUB-INFO-R2 or amend SUB-INFO-R2 so that any DCP requirement is limited to information that is necessary and proportionate to the nature, scale and effects of the development capacity of this Growth Cell.
25.06	Tomalin Farms Limited	Support with amendments	Chapter 11 – Subdivision	SUB-P20 Development Concept Plans	The submitter considers SUB-P20 creates uncertainty about whether a Development Concept Plan (DCP) requires separate Council and resource consent approvals. They seek clarification that a DCP can be submitted and assessed with the relevant subdivision consent, unless a separate approval process is expressly provided for in the rules.	Amend SUB-P20 to clarify that a DCP is to be submitted and assessed as part of the relevant subdivision consent application, unless a separate DCP approval process is expressly provided for in the rules.
25.07	Tomalin Farms Limited	Oppose in part	Chapter 11 – Subdivision	Putāruru Growth Cell 5 (residential) – Arapuni St - HUE Limits	SUB-R5(1)(i): The submitter considers that the section 32 report does not provide a specific servicing justification for the 10 HUE limit. They consider more than 10 HUE could be accommodated while meeting lot-size requirements and seek further justification or a pathway to review the limit where adequate servicing can be demonstrated.	Provide further justification for the 10 HUE limit or amend the rule to provide a pathway for the 10 HUE limit to be reviewed through the subdivision / resource consent process where adequate servicing can be demonstrated.
25.08	Tomalin Farms Limited	Support with amendments	General	Consequential amendments	The submitter seeks consequential amendments to ensure their requested changes are implemented consistently across the planning maps, subdivision and growth-cell provisions, assessment criteria, servicing provisions and other relevant District Plan provisions.	Make any consequential amendments to the planning maps, subdivision provisions, Growth Cell rules, assessment criteria, servicing provisions and any other relevant District Plan provisions necessary to give effect to the submission.

Submission no: PC4 26	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
26.01	UNN Limited	Support	Zone changes - Tokoroa	Tokoroa Growth Cell 1 – 292 Maraetai Rd	The submitter supports the proposed rezoning of Tokoroa Growth Cell 1 from General Rural Zone to General Residential Zone.	Retain zoning as notified.
26.02	UNN Limited	Support	Zone changes - Tokoroa	Tokoroa Growth Cell 2 – Richmond Ave	The submitter supports the rezoning of Tokoroa Growth Cell 2 – Richmond Ave from general rural zone to general residential zone. They consider it a logical location for coordinated urban growth because it adjoins the existing urban area and can provide additional housing capacity without further fragmenting rural land.	Retain the proposed rezoning of Tokoroa Growth Cell 2 from General Rural Zone to General Residential Zone.
26.03	UNN Limited	Support with amendments	Chapter 11 – Subdivision	SUB-P20 Development Concept Plans	The submitter considers the approval process for a Development Concept Plan (DCP) unclear. They seek confirmation that a DCP can be submitted and assessed with the relevant subdivision consent application, unless the rules expressly provide for a separate approval process.	Amend SUB-P20 to clarify that a DCP may be submitted and assessed as part of the relevant subdivision consent application, unless a separate DCP approval process is expressly provided for in the rules.
26.04	UNN Limited	Support with amendments	Chapter 11 – Subdivision	SUB-INFO-R2 Development Concept Plans	The submitter supports a DCP as a means of coordinating development across the growth cell. They seek a high-level, indicative framework for the whole cell, with more detailed work undertaken as individual stages progress.	Amend SUB-INFO-R2 and related provisions so that a DCP establishes a high-level, indicative strategic framework for coordinated development of the whole Growth Cell.

Submission no: PC4 26	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
26.05	UNN Limited	Support with amendments	Chapter 11 – Subdivision	SUB-INFO-R2 Development Concept Plans	The submitter considers the information required for a DCP should reflect the scale, nature and stage of subdivision proposed. They are concerned that extensive information requirements for the whole growth cell could create unnecessary upfront costs and delay for an initial stage.	Clarify that the level of detail required in a DCP is proportionate to the scale, nature and stage of the subdivision proposed.
26.06	UNN Limited	Support with amendments	Chapter 11 – Subdivision	SUB-INFO-R2 Development Concept Plans	The submitter seeks detailed assessments, modelling and infrastructure design to the extent needed for the proposed subdivision stage. They consider this would enable appropriate assessment and servicing while ensuring future integrated development of the wider growth cell is not compromised.	Require detailed technical assessments, modelling and infrastructure design only to the extent necessary to assess the actual and potential effects of the subdivision stage proposed and ensure future integrated development of the wider Growth Cell is not compromised.
26.07	UNN Limited	Support with amendments	Chapter 11 – Subdivision	SUB-INFO-R2 Development Concept Plans	The submitter is concerned about disclosing private funding arrangements, detailed costs and commercially sensitive feasibility information through a Development Concept Plan (DCP). They consider the requirements should focus on infrastructure timing, sequencing and delivery. The submission also states that disclosure may be necessary where reasonably required to assess the relevant subdivision stage.	Clarify that the DCP is not required to disclose commercially sensitive costings, funding arrangements or development feasibility information. If this information is required, provide for it to be addressed through a private development agreement.
26.08	UNN Limited	Support with amendments	Chapter 11 – Subdivision	SUB-INFO-R2 Development Concept Plans	The submitter seeks flexibility to refine detailed design and technical solutions after DCP approval. They consider that, where an appropriately qualified expert demonstrates the alternative achieves the intended outcomes, it should be possible to obtain Council authorisation without automatically changing an earlier subdivision consent.	Clarify that an approved DCP does not prevent minor updates to detailed design or technical solutions where an appropriately qualified expert demonstrates that the alternative achieves the intended Growth Cell outcomes, without automatically requiring a variation or change to an earlier subdivision consent.
26.09	UNN Limited	Support	Chapter 11 - Subdivision	Private Developer Agreements	The submitter notes that the District Plan contemplates the use of Private Developer Agreements to establish the staging, timing, priority and cost apportionment of infrastructure within growth cells. The submitter considers that such an agreement may provide an appropriate mechanism for managing infrastructure delivery alongside staged development, where required.	Support the use of Private Developer Agreements to establish the staging, timing, priority and cost apportionment of infrastructure within growth cells.
26.10	UNN Limited	Support with amendments	Chapter 11 - Subdivision	Tokoroa Growth Cell 2 – Richmond Ave - HUE Limits	The submitter identifies wording that appears to require the cumulative number of sites in Tokoroa Growth Cell 2 to exceed 91 HUE and seeks wording consistent with a maximum. The submission's relief table also refers to Tokoroa Growth Cell 1 and 420 HUE.	Amend the provisions of SUB-R5(1)(n) [CORRECTED] in relation to the Tokoroa Growth Cell 2 HUE limitation so that it is consistent with the equivalent wording used for other growth cells and clearly states that subdivision must not result in the cumulative number of dwelling sites exceeding the specified HUE limit.
26.11	UNN Limited	Support with amendments	Chapter 11 - Subdivision	Tokoroa Growth Cell 2 – Richmond Ave - HUE Limits	The submitter seeks a mechanism to review or increase the HUE allocation where additional capacity is supported by technical evidence and infrastructure provision. They consider the limit should not unnecessarily constrain development where servicing can be progressively provided.	Provide a mechanism for the 91 HUE allocation to be reviewed or increased where supported by appropriate technical evidence and infrastructure capacity.
26.12	UNN Limited	Support with amendments	Chapter 11 - Subdivision	Tokoroa Growth Cell 2 – Richmond Ave - HUE Limits	The submitter seeks clarification of the basis and methodology for the 91 HUE allocation, including assumptions about development yield, infrastructure capacity and staging. They distinguish between the planning limit and infrastructure capacity, which they consider may change over time.	Clearly identify the basis and methodology for the 91 HUE allocation, including assumptions regarding development yield, infrastructure capacity and staging.
26.13	UNN Limited	Support with amendments	Chapter 11 - Subdivision	Tokoroa Growth Cell 2 – Richmond Ave - HUE Limits	The Submitter seeks that Council provide greater clarity on the development contribution methodology and likely costs for Tokoroa Growth Cell 2, including the basis for the HUE allocation,	Provide greater clarity on the development contribution methodology and likely costs for Tokoroa Growth Cell 2, including the basis for the HUE allocation, infrastructure to

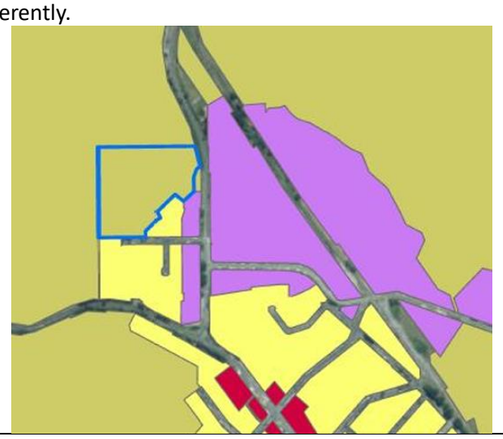
Submission no: PC4 26	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
					infrastructure to be funded, and the respective obligations of Council and developers, so that the feasibility, staging and potential housing affordability implications of development can be properly understood.	be funded and the respective obligations of Council and developers.
26.14	UNN Limited	Support with amendments	Chapter 11 - Subdivision Chapter 13.1 - General Residential Zone	GRZ-P8, GRZ-P9 and SUB-INFO-R2 Development Concept Plans	The submitter considers requirements for whole-cell infrastructure and servicing could constrain staged development. They seek provision for staged delivery and interim water, wastewater and stormwater solutions that adequately service the relevant stage without compromising the ultimate network. They consider that taken together, these provisions create the strongest potential constraint on the submitter's intended staged development. PC4 requires infrastructure to be secured and sufficient capacity to be available for the anticipated development of the entire Growth Cell.	Amend the provisions collectively to expressly provide for staged infrastructure delivery, including interim water, wastewater and stormwater solutions where these adequately service the relevant stage and do not compromise the ultimate network.
26.15	UNN Limited	Support with amendments	Chapter 11 - Subdivision	SUB-P2	The submitter supports the intent to protect people and property from unacceptable natural-hazard risks. They are concerned the drafted “avoiding” wording could prevent subdivision on hazard-affected land even where risks can be appropriately managed or mitigated and safe, stable building platforms provided.	Replace the drafted “avoiding” wording with wording that clearly allows subdivision where natural hazard risks can be appropriately avoided, managed or mitigated, and where safe and stable building platforms can be provided.
26.16	UNN Limited	Support	Chapter 11 - Subdivision	SUB-R5(1)(a)(i) - General Residential Zone lot size	The submitter supports reducing the minimum general residential zone lot size from 450 m² to 300 m², with a maximum lot size of 2,000 m².	Retain the proposed reduction minimum general residential zone lot size from 450 m² to 300 m², with a maximum lot size of 2,000 m².
26.17	UNN Limited	Support	Chapter 11 - Subdivision	SUB-R5(1)(b) - General Residential Zone average area	The submitter supports retaining the proposed general residential zone requirement for an average site area of at least 450 m² for new sites.	Retain the proposed 450 m² average site area requirement in the general residential zone.
26.18	UNN Limited	Support with amendments	Chapter 11 - Subdivision	Tokoroa Growth Cell 1 – 292 Maraetai Rd – HUE Limits	SUB-R5(1)(m): The submitter notes that PC4 proposes that any subdivision within Tokoroa Growth Cell 1 shown on the Planning Maps shall result in the cumulative number of dwelling sites within that Growth Cell exceeding 420 Household Unit Equivalents (HUEs). This calculation shall include any multi-unit developments already approved by Council.	Amend SUB-R5(1)(m) so this provision clearly states that 420 is the maximum HUE. Amend to provide a clear mechanism for the HUE allocation to be reviewed/varied appropriate supporting technical documentation.

Submission no: PC4 27	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
27.01	Tokoroa Landholdings	Support	Zone changes - Tokoroa	Tokoroa Growth Cell 1 – 292 Maraetai Rd	The submitter supports the proposed rezoning of Tokoroa Growth Cell 1 from general rural zone to general residential zone. They consider it a logical location for coordinated urban growth and additional housing capacity, adjoining the existing Tokoroa urban area. They also recognise that development may generate temporary and reverse-sensitivity effects and consider these can be managed through existing tools, including consent notices.	Retain the proposed rezoning of Tokoroa Growth Cell 1 from general rural zone to general residential zone as notified.
27.02	Tokoroa Landholdings	Support with amendments	Chapter 11 - Subdivision	SUB-P20 Development Concept Plans	The submitter considers the process for approving a Development Concept Plan (DCP) unclear. They seek confirmation that a DCP can be submitted and assessed with the relevant subdivision consent application, unless the rules expressly provide for a separate approval process.	Amend SUB-P20 to clarify that a Development Concept Plan may be submitted and assessed as part of the relevant subdivision consent application, unless a separate DCP approval process is expressly provided for in the rules.

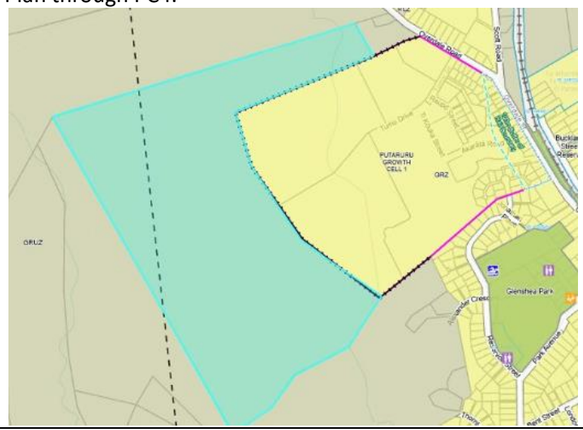
Submission no: PC4 27	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
27.03	Tokoroa Landholdings	Support with amendments	Chapter 11 - Subdivision	SUB-INFO-R2 Development Concept Plans	The submitter supports DCPs as a way to coordinate development across the growth cell. They seek a high-level, indicative framework for the whole cell, with detailed technical assessments undertaken as subsequent subdivision stages progress.	Amend SUB-INFO-R2 and related provisions so that a DCP may be prepared at a high-level, indicative strategic level for the whole Growth Cell, with detailed technical assessments progressively provided through subsequent subdivision stages.
27.04	Tokoroa Landholdings	Support with amendments	Chapter 11 - Subdivision	SUB-INFO-R2 Development Concept Plans	The submitter considers the level of detail required in a DCP should reflect the scale, nature and stage of subdivision proposed. They are concerned that requiring detailed information for the entire growth cell at an initial stage could create unnecessary upfront costs and delay.	Clarify that the level of detail required in a DCP is proportionate to the scale, nature and stage of the subdivision proposed.
27.05	Tokoroa Landholdings	Support with amendments	Chapter 11 - Subdivision	SUB-INFO-R2 Development Concept Plans	The submitter seeks technical assessments, modelling and infrastructure design to the extent necessary to assess the proposed subdivision stage. They consider this would allow each stage to be appropriately serviced while ensuring future integrated development of the wider growth cell is not compromised.	Require detailed technical assessments, modelling and infrastructure design only to the extent necessary to assess the actual and potential effects of the subdivision stage proposed and to ensure future integrated development of the wider Growth Cell is not compromised.
27.06	Tokoroa Landholdings	Support with amendments	Chapter 11 - Subdivision	SUB-INFO-R2 Development Concept Plans	The submitter is concerned about disclosing private funding arrangements, detailed costings and commercially sensitive feasibility information through a DCP. They consider the requirements should focus on infrastructure timing, sequencing and delivery, and identify a private development agreement as a possible mechanism for addressing funding information.	Clarify that the DCP is not required to disclose commercially sensitive costings, funding arrangements or development feasibility information, except where reasonably necessary. Such matters may instead be addressed through a private development agreement.
27.07	Tokoroa Landholdings	Support with amendments	Chapter 11 - Subdivision	SUB-INFO-R2 Development Concept Plans	The submitter seeks flexibility for minor updates to detailed design or technical solutions after DCP approval. They consider that, where an appropriately qualified expert demonstrates an alternative achieves the intended outcomes, Council should be able to authorise the refinement without automatically requiring changes to an earlier subdivision consent.	Clarify that an approved DCP does not prevent minor updates to detailed design or technical solutions where an appropriately qualified expert demonstrates that the alternative achieves the intended Growth Cell outcomes. Such refinements should be capable of being authorised by Council without automatically requiring a variation or change to an earlier subdivision consent.
27.08	Tokoroa Landholdings	Support	Chapter 11 - Subdivision	Private Developer Agreements	The submitter notes that the District Plan contemplates the use of Private Developer Agreements to establish the staging, timing, priority and cost apportionment of infrastructure within growth cells. The submitter considers that such an agreement may provide an appropriate mechanism for managing infrastructure delivery alongside staged development, where required.	Support the use of Private Developer Agreements to establish the staging, timing, priority and cost apportionment of infrastructure within growth cells.
27.09	Tokoroa Landholdings	Support with amendments	Chapter 11 - Subdivision	Tokoroa Growth Cell 1 – 292 Maraetai Rd – HUE Limits	SUB-R5(1)(m): The submitter identifies a drafting concern, stating that the provision appears to require the cumulative number of dwelling sites to exceed 420 household unit equivalents (HUEs). They understand the intended effect is a maximum of 420 HUEs and seek wording consistent with other growth-cell provisions.	Amend the provision so that it clearly states that 420 HUE is the maximum for Tokoroa Growth Cell 1, consistent with equivalent wording used for other Growth Cells.
27.10	Tokoroa Landholdings	Support with amendments	Chapter 11 - Subdivision	Tokoroa Growth Cell 1 – 292 Maraetai Rd – HUE Limits	The submitter seeks a mechanism to review or increase the HUE allocation where additional capacity is supported by technical evidence and infrastructure provision. They consider the limit should not unnecessarily constrain development where servicing can be progressively provided.	Provide a mechanism for the 420 HUE allocation to be reviewed or increased where supported by appropriate technical evidence and infrastructure capacity.
27.11	Tokoroa Landholdings	Support with amendments	Chapter 11 - Subdivision	Tokoroa Growth Cell 1 – 292 Maraetai Rd – HUE Limits	The submitter seeks clarification of the basis and methodology for the 420 HUE allocation, including assumptions about development yield, infrastructure capacity and staging. They distinguish	Clearly identify the basis and methodology for the 420 HUE allocation, including assumptions regarding development yield, infrastructure capacity and staging.

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					between the planning limit and infrastructure capacity, which they consider may change over time.	
27.12	Tokoroa Landholdings	Support with amendments	Chapter 11 - Subdivision	Tokoroa Growth Cell 1 – 292 Maraetai Rd – HUE Limits	The Submitter seeks that Council provide greater clarity on the development contribution methodology and likely costs for Tokoroa Growth Cell 1, including the basis for the HUE allocation, infrastructure to be funded, and the respective obligations of Council and developers, so that the feasibility, staging and potential housing affordability implications of development can be properly understood.	Provide greater clarity on the development contribution methodology and likely costs for Tokoroa Growth Cell 2, including the basis for the HUE allocation, infrastructure to be funded and the respective obligations of Council and developers.
27.13	Tokoroa Landholdings	Support	Chapter 11 - Subdivision	SUB-R5(1)(a)(i) - General Residential Zone lot size	The submitter supports reducing the minimum general residential zone lot size from 450 m² to 300 m², with a maximum lot size of 2,000 m².	Retain the proposed reduction minimum general residential zone lot size from 450 m² to 300 m², with a maximum lot size of 2,000 m².
27.14	Tokoroa Landholdings	Support	Chapter 11 - Subdivision	SUB-R5(1)(b) - General Residential Zone average area	The submitter supports retaining the proposed general residential zone requirement for an average site area of at least 450 m² for new sites.	Retain the proposed 450 m² average site area requirement in the general residential zone.
27.15	Tokoroa Landholdings	Support with amendments	Chapter 11 - Subdivision	Tokoroa Growth Cell 1 – 292 Maraetai Rd – HUE Limits	SUB-R5(1)(m): The submitter notes that PC4 proposes that any subdivision within Tokoroa Growth Cell 1 shown on the Planning Maps shall result in the cumulative number of dwelling sites within that Growth Cell exceeding 420 Household Unit Equivalents (HUEs). This calculation shall include any multi-unit developments already approved by Council.	Amend SUB-R5(1)(m) so this provision clearly states that 420 is the maximum HUE. Amend to provide a clear mechanism for the HUE allocation to be reviewed/varied appropriate supporting technical documentation.
27.16	Tokoroa Landholdings	Support with amendments	Chapter 11 – Subdivision / Chapter 13.1 - General Residential Zone	GRZ-P8, GRZ-P9 and SUB-INFO-R2 Development Concept Plans	The submitter considers requirements for whole-cell infrastructure and servicing could constrain staged development. They seek provision for staged delivery and interim water, wastewater and stormwater solutions that adequately service the relevant stage without compromising the ultimate network. They consider that taken together, these provisions create the strongest potential constraint on the submitter's intended staged development. PC4 requires infrastructure to be secured and sufficient capacity to be available for the anticipated development of the entire Growth Cell.	Amend the provisions collectively to expressly provide for staged infrastructure delivery, including interim water, wastewater and stormwater solutions where these adequately service the relevant stage and do not compromise the ultimate network.
27.17	Tokoroa Landholdings	Support with amendments	New - Neighbourhood Centre Zone	Tokoroa Growth Cell 1 – 292 Maraetai Rd	The submitter seeks a planning pathway for small-scale activities that meet the day-to-day needs of the future residential community. They identify examples including community, health care, convenience, service and ancillary commercial activities, and consider these could support a walkable neighbourhood.	Provide an appropriate pathway for small-scale neighbourhood-supporting activities, including community, health care, convenience, service and ancillary commercial activities, within Tokoroa Growth Cell 1.
27.18	Tokoroa Landholdings	Support with amendments	New - Neighbourhood Centre Zone	Tokoroa Growth Cell 1 – 292 Maraetai Rd	The submitter seeks a restricted discretionary pathway for an appropriately scaled Neighbourhood Centre serving the surrounding residential community. They consider this would allow local services to establish as the growth area develops while the area remains primarily residential.	Include a defined Neighbourhood Centre Zone within the General Residential activity table as a Restricted Discretionary activity, providing for appropriately scaled activities that primarily serve the day-to-day needs of the surrounding residential community.
27.19	Tokoroa Landholdings	Support with amendments	New - Neighbourhood Centre Zone	Tokoroa Growth Cell 1 – 292 Maraetai Rd	The submitter considers neighbourhood-supporting activities should be appropriately located and scaled, compatible with nearby residential development, and supportive of walking and cycling. They state that the centre should remain subordinate to Tokoroa's existing town centre.	Ensure neighbourhood-supporting activities are appropriately located and scaled, compatible with the surrounding residential environment, support walking and cycling and remain subordinate to the role and function of Tokoroa's existing town centre.
27.20	Tokoroa Landholdings	Support with amendments	New - Neighbourhood Centre Zone	Tokoroa Growth Cell 1 – 292 Maraetai Rd	As an alternative, the submitter seeks a pathway through the DCP or a subsequent plan-making process to consider appropriately	Alternatively, provide a clear pathway through the DCP or subsequent plan-making process for appropriately located neighbourhood-supporting activities within Tokoroa

Submission no: PC4 27	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
					located neighbourhood-supporting activities where changes to the zoning framework are required.	Growth Cell 1 to be considered where amendments to the proposed zoning framework are required.

Submission no: PC4 28	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
28.01	Monkey Do Limited	Support	General	Growth Cells and Future Urban Areas	The submitter supports the purpose of Proposed Plan Change 4 in providing appropriately located land for the future growth of Tīrau and does not seek to displace any growth cell.	Supports the proposed zoning amendments to Tīrau
28.02	Monkey Do Limited	Oppose in part	New rezoning - Tīrau - 20 Frances Street	Exclusion of 20 Frances Street, Record of Title SA51C/825, from planned residential growth	The submitter seeks Rural Lifestyle zoning as a proportionate response to the property's urban-edge location, physical containment and productive constraints. They consider the site is isolated from viable farming land and cites the attached AgFirst assessment identifying limitations to economically viable primary production. Development would remain subject to infrastructure, hazard and reverse-sensitivity assessment.	Rezone the whole property to Rural Lifestyle Zone and make all consequential changes required to apply that zone coherently. 
28.03	Monkey Do Limited	Oppose in part	New rezoning - Tīrau - 20 Frances Street	Exclusion of 20 Frances Street, Record of Title SA51C/825, from planned residential growth	The submitter considers PC4 removes Tīrau's rural lifestyle capacity through residential rezoning of Growth Cells 2 and 3 and rural rezoning of land east of the railway. They contend that rural lifestyle demand and the effects of removing this capacity have not been evaluated and seek adequate replacement capacity to maintain housing choice, including at 20 Frances Street.	Amend PC4 to provide replacement rural lifestyle zoned land at Tīrau, including by rezoning 20 Frances Street to Rural Lifestyle Zone. Examine whether other land adjoining Tīrau should also be included in the Rural Lifestyle Zone so that the replacement capacity is adequate.
28.04	Monkey Do Limited	Oppose in part	New rezoning - Tīrau - 20 Frances Street	Exclusion of 20 Frances Street, Record of Title SA51C/825, from planned residential growth	If rural lifestyle or general residential zoning are not accepted, the submitter seeks residential future urban zoning with a defined pathway to live zoning. They consider future urban zoning alone is inadequate because subdivision would remain non-complying under SUB-R3(6), farming would remain the dominant permitted activity and a further plan change would be required.	Third preference: include the whole property within the residential future urban zone, together with a development area plan and staging and infrastructure provisions establishing a defined pathway to live zoning. Future urban zone without those provisions is not accepted as adequate relief.
28.05	Monkey Do Limited	Oppose in part	New rezoning - Tīrau - 20 Frances Street	Exclusion of 20 Frances Street, Record of Title SA51C/825, from planned residential growth	As second preference, the submitter seeks general residential zoning and identification as an additional growth cell. They consider the property could provide a contained extension to Tīrau if urban rezoning tests and servicing requirements are satisfied.	Second preference: rezone the whole property general residential zone and identify it as an additional Tīrau residential growth cell.
28.06	Monkey Do Limited	Oppose in part	New rezoning - Tīrau - 20 Frances Street	Exclusion of 20 Frances Street, Record of Title SA51C/825, from planned residential growth	The submitter supports the overall growth direction but seeks application of the relevant provisions to 20 Frances Street once it is included in the growth framework. The submitter seeks coordinated provision for staged development, including	Amend relevant objectives, policies, rules, schedules, Development Area Plans and infrastructure and transport mapping so that they appropriately provide for the site and do not preclude its staged development.

Submission no: PC4 28	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
					infrastructure and transport, while acknowledging the need for subsequent technical assessments and consenting.	
28.07	Monkey Do Limited	Oppose in part	New rezoning - Tīrau - 20 Frances Street	Exclusion of 20 Frances Street, Record of Title SA51C/825, from planned residential growth	The submitter seeks consequential or equivalent amendments to implement the requested zoning outcome coherently and avoid unintended procedural restrictions on recognition of the property for future growth.	Make any further or consequential amendments necessary to give effect to the relief above, including equivalent or alternative relief that achieves recognition of the property for future growth.

Submission no: PC4 29	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought - The relief sought is shown in red underscore for additions and ~~red strikethrough~~ for deletions.
29.01	South Waikato Farms Limited	Oppose in part	New rezoning – Putāruru – to the west of Existing Growth Cell 1, Putāruru	Exclusion of Putāruru Rural Lifestyle West (PRLW), Lot 700 DP 604309, from planned residential growth	The submitter seeks a rural lifestyle zone extension west of Putāruru Growth Cell 1. They consider the area would provide a transition between the residential growth cell and rural land, assist with reverse-sensitivity management and connect with the wider rural lifestyle zone along Putāruru's western edge. The supporting assessment discusses productive land, infrastructure, transport, natural hazards and contaminated land. A Concept Development Plan for the PRLW area has been provided in support of this submission	Rezone approximately 50ha of land west of Putāruru Growth Cell 1 from General Rural Zone to Rural Lifestyle Zone, being the area identified as Putāruru Rural Lifestyle West (PRLW) and integrate the PRLW area into the District Plan through PC4. 
29.02	South Waikato Farms Limited	Support	Interpretation — 3.1 Definitions	Definition – Duplex Units	The submitter supports the definition of "Duplex Units" and seeks its retention, including the provision that residential units physically connected by garages are deemed to be attached.	Retain the definition of "Duplex Units"
29.03	South Waikato Farms Limited	Support with amendments	Chapter 11 – Subdivision	SUB-P19	The submitter supports the policy's intent to integrate development and infrastructure but considers the word "must" too rigid. They state that integration may not be necessary in every case, such as where development is only partly within a growth cell or has no functional need to connect.	Replace the word "must" with "should" in proposed Policy SUB-P19.
29.04	South Waikato Farms Limited	Support with amendments	Chapter 11 – Subdivision	SUB-P20 Development Concept Plans	The submitter supports integrated development within growth cells but considers a mandatory Development Concept Plan (DCP) potentially onerous for minor development or a subdivision affecting only a small part of a growth cell. They seek wording that better reflects the scale of development.	Amend SUB-P20 so that either the word "must" is replaced with "should", or the words "an appropriate" are included in relation to the Development Concept Plan requirement. **SUB-P20** Subdivision in a District Growth Cell ~~must~~ should not occur unless ~~a~~ an appropriate Development Concept Plan for the comprehensive and integrated development of the cell or zone has been approved by South Waikato

Submission no: PC4 29	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought - The relief sought is shown in red underscore for additions and ~~red strikethrough~~ for deletions.
						District Council and approved by way of a resource consent."
29.05	South Waikato Farms Limited	Support	Chapter 11 – Subdivision	SUB-INFO-R2	The submitter supports removing the township name prefix from references to growth cells. They consider the existing Putāruru growth cells are already well recognised.	Supports removal of the township name prefix from references to the district's Growth Cells.
29.06	South Waikato Farms Limited	Support	Chapter 11 – Subdivision	SUB-R2(3) – Restricted Discretionary Activities	The submitter supports removal of clause SUB-R2(3) and its associated matters of discretion. They support increased density choice and a 300 m² minimum allotment size in the general residential zone, referring to their experience of local housing demand and development.	Retain the proposed amendment to SUB-R2(3)
29.07	South Waikato Farms Limited	Support	Chapter 11 – Subdivision	SUB-R5(1)(a)(i) - General Residential Zone lot size	The submitter supports the proposed 300 m² minimum general residential zone allotment size. They consider compliant residential development with appropriate on-site amenity can be achieved on smaller lots.	Retain the proposed amendment to SUB-R5(1)(a)(i)
29.08	South Waikato Farms Limited	Oppose	Chapter 11 – Subdivision	SUB-R5(1)(a)(i) - General Residential Zone lot size	The submitter opposes a 2,000 m² maximum lot size. They consider it could constrain staged development within large greenfield growth cells, where flexibility may be needed for future development lots and changing market demand.	Delete the proposed 2,000 m² maximum lot size from SUB-R5(1)(a)(i)
29.09	South Waikato Farms Limited	Support with amendments	Chapter 11 – Subdivision	SUB-R5(1)(b) - General Residential Zone average area	The submitter supports reducing the general residential zone average lot size from 600 m² to 450 m² but questions why an average requirement is needed when a 300 m² minimum applies. They seek its removal or, alternatively, an explanatory note setting out its purpose.	Supports reducing the average lot size in the general residential zone from 600 m² to 450 m², but seeks removal of the average lot size requirement OR an explanatory note identifying the purpose of the average lot size requirement.
29.10	South Waikato Farms Limited	Oppose	Chapter 11 – Subdivision	Existing Growth Cell 1 - Overdale Road, Putāruru - HUE Limits	The submitter agrees in principle with increasing the HUE allowance but opposes an explicit limit for Putāruru Growth Cell 1. They consider other District Plan provisions adequately regulate the rate and capacity of development through infrastructure requirements.	Delete SUB-R5(1)(f), which imposes a maximum Household Unit Equivalent limit on Existing Growth Cell 1 - Overdale Road, Putāruru
29.11	South Waikato Farms Limited	Support with amendments	Chapter 13.1 – General Residential Zone	GRZ-P4	The submitter supports the policy in principle but considers the reference to adjoining-property amenity vague and open to subjective interpretation. They seek removal of the specified opening words.	Amend as follows: **GRZ-P4** ~~Where the amenity values of adjoining properties are not compromised,~~ ~~p~~Provide for duplexes, terrace housing and apartments to be developed, particularly in those areas most accessible to jobs, services, community facilities and open space.
29.12	South Waikato Farms Limited	Support with amendments	Chapter 13.1 – General Residential Zone	GRZ-P6	The submitter considers visual and physical connections to public space desirable but says these may not always be achievable, particularly for higher-density development. They seek inclusion of "when possible" or wording to similar effect.	Amend as follows: **GRZ-P6** Ensure when possible, residential sites adjacent to public space achieve visual and physical connectivity to these areas. Or words to similar effect.
29.13	South Waikato Farms Limited	Support with amendments	Chapter 13.1 – General Residential Zone	GRZ-R1(1) – Permitted Activities	The submitter supports the ability to have two residential units as a permitted activity but seeks a 300 m² net site area per unit instead of 450 m². They consider this would align the permitted	Amend GRZ-R1(1) so that each residential unit requires a 300 m² net site area rather than 450 m².

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					activity rule with the proposed density standards and allow for future subdivision.	
29.14	South Waikato Farms Limited	Oppose	Chapter 13.1 – General Residential Zone	GRZ-R3(13) – Retirement Villages	The submitter considers retirement villages a common and appropriate activity in the General Residential Zone. They consider the effects similar to those of higher-density residential development and seek a restricted discretionary rather than discretionary activity status.	Change retirement villages from a Discretionary activity to a Restricted Discretionary activity.
29.15	South Waikato Farms Limited	Support with amendments	Chapter 13.1 – General Residential Zone	GRZ-R5(1)(a) – Front boundary building setbacks	The submitter seeks greater certainty about the application of the 5 m setback. They consider it should not apply across the entire frontage and refer to limiting it to the relevant garage width. They offer alternative wording for the standard to clarify that the 5m setback only applies to the relevant garage/frontage width.	Amend **GRZ-R5(1)(a)** as follows: ~~5 m for garages to the front boundary or for residential units that do not incorporate a garage.~~ 5 m for residential units that do not incorporate a garage for a minimum width of 5 m along the front boundary from one side boundary.
29.16	South Waikato Farms Limited	Support with amendments	Chapter 13.1 – General Residential Zone	GRZ-R5(1)(c) – Rear site / private way setbacks	The submitter considers the 5 m garage setback from a private way or right of way should apply only where the garage door faces it. They consider a 1.5 m setback should be enabled where the garage door does not face the access. They would like an amendment to the rule so that the 5m garage setback from a private way/right of way applies only where the garage door fronts the private way/right of way.	Amend **GRZ-R5(1)(c)** as follows: ~~1.5 m or 5 m for garages from the edge of a private way/right of way.~~ 1.5 m or 5 m for garages from the edge of a private way/right of way where the garage door fronts the private way/right of way.
29.17	South Waikato Farms Limited	Support	Chapter 13.1 – General Residential Zone	GRZ-R5(2)(a) – Outdoor Living Space	The submitter supports the proposed outdoor living-space amendment and seeks that the wording be retained as notified.	Retain the provision as notified.
29.18	South Waikato Farms Limited	Support	Chapter 13.1 – General Residential Zone	GRZ-R5(2)(c) – Outdoor Living Space for duplex units and terraced housing	The submitter supports the proposed standard for outdoor living space or balconies for duplex units and terraced housing and seeks that it be retained as notified.	Retain the provision as notified.
29.19	South Waikato Farms Limited	Support	Chapter 13.1 – General Residential Zone	GRZ-R5(3)(a) and (b) – Building coverage and permeable surface	The submitter supports the proposed maximum building coverage and minimum permeable-surface standards, considering them appropriate development criteria. They seek that the wording be retained as notified.	Retain the provision as notified.
29.20	South Waikato Farms Limited	Support	Chapter 13.1 – General Residential Zone	GRZ-R5(4)(a) – Maximum building height	The submitter supports the proposed maximum building-height amendment and seeks that it be retained as notified.	Retain the provision as notified.
29.21	South Waikato Farms Limited	Support with amendments	Chapter 13.1 – General Residential Zone	GRZ-R5(5)(a) – Duplex Units and Terraced Housing	The submitter does not agree that a duplex must be located on a front site. They seek an exception where on-site manoeuvring is provided, noting that manoeuvrability may be a reason for the front-site requirement. The submitter would like the rule amended so clause (a) reads: "Must be located on a front site unless on-site manoeuvring is provided."	Amend **GRZ-R5(5)(a)** as follows: (a) Must be located on a front site unless on-site manoeuvring is provided.
29.22	South Waikato Farms Limited	Support with amendments	Chapter 13.1 – General Residential Zone	GRZ-R5(5)(e) – Service area	The submitter considers the proposed 10 m² service area too large and seeks a 5 m² area with at least one dimension of 2.5 m. They consider the smaller area adequate while retaining functionality.	Amend **GRZ-R5(5)(e)** as follows:

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					The submitter would like the rule amended so clause (a) reads: Reduce the required exclusive screened service area from 10 m² to 5m², with at least one dimension of 2.5m.	(e) Each unit shall have an exclusive screened service area of ~~10~~ 5 m² with at least one dimension of 2.5 m
29.23	South Waikato Farms Limited	Support with amendments	Chapter 13.1 – General Residential Zone	GRZ-R5(5)(f) – Windows / privacy	The submitter considers the proposed window provision insufficiently specific and states that comparable restrictions do not apply to other medium-density housing in the district. They seek to limit its application to the opposing duplex unit where windows are within 1.5 m of the common lot boundary.	Qualify GRZ-R5(5)(f) so that it applies only to the opposing duplex unit and where windows are within 1.5m of the common lot boundary.
29.24	South Waikato Farms Limited	Oppose	Chapter 13.1 – General Residential Zone	Existing Growth Cell 1 - Overdale Road, Putāruru - HUE Limits	The submitter opposes the HUE limitation and seeks its deletion. They consider other District Plan provisions already link the rate and capacity of growth to the provision of appropriate infrastructure.	Delete GRZ-R6 R6(1), removing the Household Unit Equivalent limitation on Putāruru Growth Cell 1.
29.25	South Waikato Farms Limited	Support with amendments	Chapter 12.6 – Light	LIGHT-R3(f)	The submitter seeks an increase to the 20% reflectivity measure, considering it limits residential cladding colour choices. They suggest a light reflectance value range of 40%–55% would be more acceptable and acknowledge that the rule is not directly included in PC4.	**This submission point is out of scope.** As acknowledged by the submitter, LIGHT-R3(f) is not within the scope of Plan Change 4.
29.26	South Waikato Farms Limited	Support	Chapter 13.1 – General Residential Zone	GRZ-R5(5)(b), (c) and (d) – Duplex units and terraced housing	The submitter supports clauses (b), (c) and (d) of GRZ-R5(5). The submitter's opposition to clauses (a), (e) and (f) is recorded separately.	Retain R5(5) clauses (b), (c) and (d) as notified

Submission no: PC4 30	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought - The relief sought is shown in red underscore for additions and ~~red strikethrough~~ for deletions.
30.01	South Waikato Developments Limited	Support	Interpretation — 3.1 Definitions	Definition – Duplex Units	The submitter supports the definition of "Duplex Units" and seeks its retention, including the provision that residential units physically connected by garages are deemed to be attached.	Retain the definition of "Duplex Units"
30.02	South Waikato Developments Limited	Support with amendments	Chapter 11 – Subdivision	SUB-P19	The submitter supports the policy's intent to integrate development and infrastructure but considers the word "must" too rigid. They state that integration may not be necessary in every case, such as where development is only partly within a growth cell or has no functional need to connect.	Replace the word "must" with "should" in proposed Policy SUB-P19.
30.03	South Waikato Developments Limited	Support with amendments	Chapter 11 – Subdivision	SUB-P20 Development Concept Plans	The submitter supports integrated development within growth cells but considers a mandatory Development Concept Plan (DCP) potentially onerous for minor development or a subdivision affecting only a small part of a growth cell. They seek wording that better reflects the scale of development.	Amend SUB-P20 so that either the word "must" is replaced with "should", or the words "an appropriate" are included in relation to the Development Concept Plan requirement. **SUB-P20** Subdivision in a District Growth Cell ~~must~~ should not occur unless ~~a~~ an appropriate Development Concept Plan for the comprehensive and integrated development of the cell or zone has been approved by South Waikato District Council and approved by way of a resource consent."
30.04	South Waikato Developments Limited	Support	Chapter 11 – Subdivision	SUB-INFO-R2 Development Concept Plans	The submitter supports removing the township name prefix from references to growth cells. They consider the existing Putāruru growth cells are already well recognised.	Supports removal of the township name prefix from references to the district's Growth Cells.
30.05	South Waikato Developments Limited	Support	Chapter 11 – Subdivision	SUB-R2(3) – Restricted Discretionary Activities	The submitter supports removal of clause SUB-R2(3) and its associated matters of discretion. They support increased density	Retain the proposed amendment to SUB-R2(3)

Submission no: PC4 30	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought - The relief sought is shown in red underscore for additions and ~~red strikethrough~~ for deletions.
					choice and a 300 m² minimum allotment size in the general residential zone, referring to their experience of local housing demand and development.	
30.06	South Waikato Developments Limited	Support	Chapter 11 – Subdivision	SUB-R5(1)(a)(i) - General Residential Zone lot size	The submitter supports the proposed 300 m² minimum general residential zone allotment size. They consider compliant residential development with appropriate on-site amenity can be achieved on smaller lots.	Retain the proposed amendment to SUB-R5(1)(a)(i)
30.07	South Waikato Developments Limited	Oppose	Chapter 11 – Subdivision	SUB-R5(1)(a)(i) - General Residential Zone lot size	The submitter opposes a 2,000 m² maximum lot size. They consider it could constrain staged development within large greenfield growth cells, where flexibility may be needed for future development lots and changing market demand.	Delete the proposed 2,000 m² maximum lot size from SUB-R5(1)(a)(i)
30.08	South Waikato Developments Limited	Support with amendments	Chapter 11 – Subdivision	SUB-R5(1)(b) - General Residential Zone average area	The submitter supports reducing the general residential zone average lot size from 600 m² to 450 m² but questions why an average requirement is needed when a 300 m² minimum applies. They seek its removal or, alternatively, an explanatory note setting out its purpose.	Supports reducing the average lot size in the general residential zone from 600 m² to 450 m² but seeks removal of the average lot size requirement OR an explanatory note identifying the purpose of the average lot size requirement.
30.09	South Waikato Developments Limited	Oppose	Chapter 11 – Subdivision	Existing Growth Cell 1 - Overdale Road, Putāruru - HUE Limits	The submitter agrees in principle with increasing the HUE allowance but opposes an explicit limit for Putāruru Growth Cell 1. They consider other District Plan provisions adequately regulate the rate and capacity of development through infrastructure requirements.	Delete SUB-R5(1)(f), which imposes a maximum Household Unit Equivalent limit on Existing Growth Cell 1 - Overdale Road, Putāruru
30.10	South Waikato Developments Limited	Support with amendments	Chapter 13.1 – General Residential Zone	GRZ-P4	The submitter supports the policy in principle but considers the reference to adjoining-property amenity vague and open to subjective interpretation. They seek removal of the specified opening words.	Amend as follows: **GRZ-P4** ~~Where the amenity values of adjoining properties are not compromised, p~~Provide for duplexes, terrace housing and apartments to be developed, particularly in those areas most accessible to jobs, services, community facilities and open space.
30.11	South Waikato Developments Limited	Support with amendments	Chapter 13.1 – General Residential Zone	GRZ-P6	The submitter considers visual and physical connections to public space desirable but says these may not always be achievable, particularly for higher-density development. They seek inclusion of "when possible" or wording to similar effect.	Amend as follows: **GRZ-P6** Ensure when possible, residential sites adjacent to public space achieve visual and physical connectivity to these areas. Or words to similar effect.
30.12	South Waikato Developments Limited	Support with amendments	Chapter 13.1 – General Residential Zone	GRZ-R1(1) – Permitted Activities	The submitter supports the ability to have two residential units as a permitted activity but seeks a 300 m² net site area per unit instead of 450 m². They consider this would align the permitted activity rule with the proposed density standards and allow for future subdivision.	Amend GRZ-R1(1) so that each residential unit requires a 300 m² net site area rather than 450 m².
30.13	South Waikato Developments Limited	Oppose	Chapter 13.1 – General Residential Zone	GRZ-R3(13) – Retirement Villages	The submitter considers retirement villages a common and appropriate activity in the General Residential Zone. They consider the effects similar to those of higher-density residential development and seek a restricted discretionary rather than discretionary activity status.	Change retirement villages from a Discretionary activity to a Restricted Discretionary activity.
30.14	South Waikato Developments Limited	Support with amendments	Chapter 13.1 – General Residential Zone	GRZ-R5(1)(a) – Front boundary building setbacks	The submitter seeks greater certainty about the application of the 5 m setback. They consider it should not apply across the entire frontage and refer to limiting it to the relevant garage width. They	Amend **GRZ-R5(1)(a)** as follows:

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					offer alternative wording for the standard to clarify that the 5m setback only applies to the relevant garage/frontage width.	~~5 m for garages to the front boundary or for residential units that do not incorporate a garage.~~ 5 m for residential units that do not incorporate a garage for a minimum width of 5 m along the front boundary from one side boundary.
30.15	South Waikato Developments Limited	Support with amendments	Chapter 13.1 – General Residential Zone	GRZ-R5(1)(c) – Rear site / private way setbacks	The submitter considers the 5 m garage setback from a private way or right of way should apply only where the garage door faces it. They consider a 1.5 m setback should be enabled where the garage door does not face the access. They would like an amendment to the rule so that the 5m garage setback from a private way/right of way applies only where the garage door fronts the private way/right of way.	Amend **GRZ-R5(1)(c)** as follows: ~~1.5 m or 5 m for garages from the edge of a private way/right of way.~~ 1.5 m or 5 m for garages from the edge of a private way/right of way where the garage door fronts the private way/right of way.
30.16	South Waikato Developments Limited	Support	Chapter 13.1 – General Residential Zone	GRZ-R5(2)(a) – Outdoor Living Space	The submitter supports the proposed outdoor living-space amendment and seeks that the wording be retained as notified.	Retain the provision as notified.
30.17	South Waikato Developments Limited	Support	Chapter 13.1 – General Residential Zone	GRZ-R5(2)(c) – Outdoor Living Space for duplex units and terraced housing	The submitter supports the proposed standard for outdoor living space or balconies for duplex units and terraced housing and seeks that it be retained as notified.	Retain the provision as notified.
30.18	South Waikato Developments Limited	Support	Chapter 13.1 – General Residential Zone	GRZ-R5(3)(a) and (b) – Building coverage and permeable surface	The submitter supports the proposed maximum building coverage and minimum permeable-surface standards, considering them appropriate development criteria. They seek that the wording be retained as notified.	Retain the provision as notified.
30.19	South Waikato Developments Limited	Support	Chapter 13.1 – General Residential Zone	GRZ-R5(4)(a) – Maximum building height	The submitter supports the proposed maximum building-height amendment and seeks that it be retained as notified.	Retain the provision as notified.
30.20	South Waikato Developments Limited	Support with amendments	Chapter 13.1 – General Residential Zone	GRZ-R5(5)(a) – Duplex Units and Terraced Housing	The submitter does not agree that a duplex must be located on a front site. They seek an exception where on-site manoeuvring is provided, noting that manoeuvrability may be a reason for the front-site requirement. The submitter would like the rule amended so clause (a) reads: "Must be located on a front site unless on-site manoeuvring is provided."	Amend **GRZ-R5(5)(a)** as follows: (a) Must be located on a front site unless on-site manoeuvring is provided.
30.21	South Waikato Developments Limited	Support with amendments	Chapter 13.1 – General Residential Zone	GRZ-R5(5)(e) – Service area	The submitter considers the proposed 10 m² service area too large and seeks a 5 m² area with at least one dimension of 2.5 m. They consider the smaller area adequate while retaining functionality. The submitter would like the rule amended so clause (a) reads: Reduce the required exclusive screened service area from 10 m² to 5m², with at least one dimension of 2.5m.	Amend **GRZ-R5(5)(e)** as follows: (e) Each unit shall have an exclusive screened service area of ~~10~~ 5 m² with at least one dimension of 2.5 m
30.22	South Waikato Developments Limited	Support with amendments	Chapter 13.1 – General Residential Zone	GRZ-R5(5)(f) – Windows / privacy	The submitter considers the proposed window provision insufficiently specific and states that comparable restrictions do not apply to other medium-density housing in the district. They seek to limit its application to the opposing duplex unit where windows are within 1.5 m of the common lot boundary.	Qualify GRZ-R5(5)(f) so that it applies only to the opposing duplex unit and where windows are within 1.5m of the common lot boundary.

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30.23	South Waikato Developments Limited	Oppose	Chapter 13.1 – General Residential Zone	Existing Growth Cell 1 - Overdale Road, Putāruru - HUE Limits	The submitter opposes the HUE limitation and seeks its deletion. They consider other District Plan provisions already link the rate and capacity of growth to the provision of appropriate infrastructure.	Delete GRZ-R6 R6(1), removing the Household Unit Equivalent limitation on Putāruru Growth Cell 1.
30.24	South Waikato Developments Limited	Support with amendments	Chapter 12.6 – Light	LIGHT-R3(f) – Reflectivity	The submitter seeks an increase to the 20% reflectivity measure, considering it limits residential cladding colour choices. They suggest a light reflectance value range of 40%–55% would be more acceptable and acknowledge that the rule is not directly included in PC4.	**This submission point is out of scope.** As acknowledged by the submitter, LIGHT-R3(f) is not within the scope of Plan Change 4.
30.25	South Waikato Developments Limited	Support	Chapter 13.1 – General Residential Zone	GRZ-R5(5)(b), (c) and (d) – Duplex units and terraced housing	The submitter supports clauses (b), (c) and (d) of GRZ-R5(5). The submitter's opposition to clauses (a), (e) and (f) is recorded separately.	Retain R5(5) clauses (b), (c) and (d) as notified

Submission no: PC4 31	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
31.01	NZ Transport Agency Waka Kotahi	Oppose	Development Area Plans – Tīrau	Tīrau Future Urban Zone (industrial) State Highway 27	NZTA supports additional industrial land in Tīrau but prefers it to adjoin existing industrial land and connect to the local road network. NZTA considers a new state-highway intersection in the 100 km/h speed environment could increase high-speed crash risk and suggests Okoroire Road as an alternative location.	Locate any new industrial land in Tīrau adjacent to existing industrial land, either within or directly adjoining the existing urban area, to avoid a new State Highway intersection in the 100km/h speed environment. Okoroire Road is suggested as an alternative location with access to the local road network.
31.02	NZ Transport Agency Waka Kotahi	Support with amendments	Development Area Plans – Tīrau	Tīrau Future Urban Zone (industrial) State Highway 27	NZTA seeks inclusion of traffic safety effects and NZTA engagement in the assessment criteria when the Development Area [CORRECTED] Plan is prepared. NZTA's concern is that a new intersection in the proposed location could adversely affect highway safety.	Include traffic safety effects and NZTA engagement in the assessment criteria for the Development Area [CORRECTED] Plan once prepared.
31.03	NZ Transport Agency Waka Kotahi	Support in part	Development Area Plans – Tīrau	Tīrau Growth Cell 1 - Church Street	NZTA supports the growth area because it has an existing connection to SH1 via Church Street. They seek a local road connection to Growth Cell 2 and the residential FUZ to improve network efficiency and reduce vehicle and pedestrian movements on SH1, which it says is at capacity during peak periods.	Require a local road connection between Growth Cell 1 and Growth Cell 2/FUZ (residential) to the southeast to avoid additional vehicle and pedestrian movements onto State Highway 1 where possible.
31.04	NZ Transport Agency Waka Kotahi	Support in part	Development Area Plans – Tīrau	Tīrau Growth Cell 2 - Parapara Road West / Tīrau Residential Future Urban Zone - Parapara Road West	NZTA supports the growth area because it has an existing connection to SH1 via Hillcrest Street. It seeks a connection to Growth Cell 1 to improve the local road network and reduce movements on SH1.	Provide a connection between Growth Cell 2/FUZ (residential) and Growth Cell 1 to the northwest to avoid additional movements onto State Highway 1 where possible.
31.05	NZ Transport Agency Waka Kotahi	Support in part	Development Area Plans – Tīrau	Tīrau Growth Cell 2 - Parapara Road West / Tīrau Residential Future Urban Zone - Parapara Road West and Tīrau Growth Cell 3 - Parapara Road East	NZTA suggests discussing a new SH1 bus stop with Waikato Regional Council, potentially near the Hillcrest Street intersection. They note that the closest existing stop is outside the BP service station and is a considerable distance from the proposed growth area.	Discuss with Waikato Regional Council the opportunity for a new bus stop on State Highway 1 near the SH1/Hillcrest Street intersection.

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31.06	NZ Transport Agency Waka Kotahi	Support in part	Development Area Plans – Tīrau	Tīrau Growth Cell 3 - Parapara Road East	NZTA supports the provision in part and seeks that it be retained as notified. It also suggests discussion with Waikato Regional Council about a possible new SH1 bus stop near Hillcrest Street.	Retain as notified.
31.07	NZ Transport Agency Waka Kotahi	Support in part	Development Area Plans – Tokoroa	Tokoroa Growth Cell 1 – 292 Maraetai Rd and Future urban zone (residential) – 234 and 242 Maraetai Rd	NZTA supports the growth area but seeks to limit direct access to SH32. It supports a single additional access as far east as possible within the existing 70 km/h speed limit, preferably at the boundary between the growth cell and FUZ. Its concerns include the transition to a 100 km/h environment, proximity to Old Taupō Road and the safety effects of multiple accesses.	Provide for a single additional access from the proposed Growth Cell and FUZ land to State Highway 32, located as far east as possible within the existing 70km/h speed limit and preferably on the boundary of Growth Cell 1 and the Future Urban Zone.
31.08	NZ Transport Agency Waka Kotahi	Support in part	Development Area Plans – Tokoroa	Tokoroa Growth Cell 1 – 292 Maraetai Rd and Future urban zone (residential) – 234 and 242 Maraetai Rd	NZTA seeks to be engaged when Development Area [CORRECTED] Plans are prepared for both areas. It seeks consideration of how a new intersection would be funded and assessment of effects on the SH32/Old Taupō Road intersection, so a safe and efficient access arrangement can be secured.	Require NZTA to be engaged when Development Area [CORRECTED] Plans are prepared, including consideration of how any new intersection would be funded and assessment of effects on the SH32/Old Taupō Road intersection.
31.09	NZ Transport Agency Waka Kotahi	Support	Development Area Plans – Tokoroa	Tokoroa Growth Cell 1 – 292 Maraetai Rd and Future urban zone (residential) – 234 and 242 Maraetai Rd	NZTA supports retaining the pan swamp or wetland beside State Highway 32 because it benefits the highway drainage system and local networks.	Retain the existing pan swamp/wetland adjacent to SH32, as it benefits the State Highway drainage system and local drainage networks.
31.10	NZ Transport Agency Waka Kotahi	Support	Development Area Plans – Tokoroa	Tokoroa Growth Cell 1 – 292 Maraetai Rd and Future urban zone (residential) – 234 and 242 Maraetai Rd	NZTA supports connections from the development to the existing pedestrian footpaths along State Highway 32.	Provide connections to the development from the existing pedestrian footpaths along SH32.
31.11	NZ Transport Agency Waka Kotahi	Support	Development Area Plans – Tokoroa	Tokoroa Growth Cell 1 – 292 Maraetai Rd and Future urban zone (residential) – 234 and 242 Maraetai Rd	NZTA supports retaining opportunities for future road connections to neighbouring properties, including land north of Growth Cell 1.	Leave future road connections available to adjacent properties to enable future connectivity, including land north of Growth Cell 1.
31.12	NZ Transport Agency Waka Kotahi	Support with amendments	Development Area Plans – Tokoroa	Tokoroa Growth Cell 1 – 292 Maraetai Rd and Future urban zone (residential) – 234 and 242 Maraetai Rd	NZTA seeks a mechanism requiring its engagement as Road Controlling Authority to review proposed connections to SH32 and the assessment of the SH32/Old Taupō Road intersection. It considers early engagement necessary to secure a safe and efficient access arrangement for Tokoroa Growth Cell 1 and the residential Future Urban Zone.	Include a mechanism in PC4 requiring NZTA, as Road Controlling Authority, to be engaged to review proposed connections to SH32 and assessment of the SH32/Old Taupō Road intersection.
31.13	NZ Transport Agency Waka Kotahi	Support	Development Area Plans – Tokoroa	Tokoroa Growth Cell 2 – Richmond Ave	NZTA supports access from Richmond Avenue and seeks to review the Development Area [CORRECTED] Plan for potential effects on State Highway 1. It also supports active-mode connections and notes potential improvements to the shared path and footpath.	Retain the Growth Cell and include a mechanism requiring NZTA, as Road Controlling Authority, to review the Development Area [CORRECTED] Plan when prepared and assess potential effects on State Highway 1.
31.14	NZ Transport Agency Waka Kotahi	Support	Development Area Plans – Tokoroa	Tokoroa Growth Cell 3 (industrial) – Campbell Road	NZTA supports the industrial development of this land as it adjoins existing industrial area in close proximity to urban area and accessed from local road network. It also supports active mode connection from existing cycle lane along rail corridor to central Tokoroa.	Retain as notified.
31.15	NZ Transport Agency Waka Kotahi	Support	Chapter 6 – Matters of Strategic Direction	UFD-P2	NZTA supports UFD-P2. NZTA agrees that reverse sensitivity effects on existing land uses should be avoided and recognise that the	Retain as notified.

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					standard NZTA noise reverse sensitivity provisions are already included in Noise R3 for any new dwellings within 80m of a state highway with a speed limit of 100km/h speed limit.	
31.16	NZ Transport Agency Waka Kotahi	Support	Chapter 6 – Matters of Strategic Direction	UFD-P11	NZTA supports UFD-P11. NZTA agrees that development should not occur until appropriate infrastructure is in place, including roads and active transport infrastructure.	Retain as notified.
31.17	NZ Transport Agency Waka Kotahi	Support	Chapter 7.3 – Transport	TRAN-O2	NZTA supports transport objective TRAN-O2 as notified.	Retain as notified.
31.18	NZ Transport Agency Waka Kotahi	Support	Chapter 7.3 – Transport	TRAN-P1	NZTA supports transport policy TRAN-P1 as notified.	Retain as notified.
31.19	NZ Transport Agency Waka Kotahi	Support	Chapter 7.3 – Transport	TRAN-P14	NZTA supports transport policy TRAN-P14 as notified.	Retain as notified.
31.20	NZ Transport Agency Waka Kotahi	Support	Chapter 7.3 – Transport	TRAN-P15	NZTA supports transport policy TRAN-P15 as notified.	Retain as notified.
31.21	NZ Transport Agency Waka Kotahi	Support	Chapter 11 – Subdivision	SUB-O6	NZTA supports protecting future urban zoned land from premature subdivision until it is rezoned for urban purposes.	Retain as notified.
31.22	NZ Transport Agency Waka Kotahi	Support	Chapter 11 – Subdivision	SUB-P20 Development Concept Plans	NZTA supports Development Concept Plans as a means of identifying core infrastructure and seeks an opportunity to review them, particularly where they connect to state highways.	Retain the Development Concept Plan requirement and provide NZTA with the opportunity to review Development Concept Plans, particularly where they connect directly to State Highways.
31.23	NZ Transport Agency Waka Kotahi	Support in part	Chapter 11 – Subdivision	SUB-R2(6) – subdivision within District Growth Cells	NZTA supports restricted discretionary assessment of growth-cell subdivision and seeks updated sight and separation distance references for state highway vehicle crossings in the Planning Policy Manual.	Update the existing sight and separation distance standards to reference the latest NZTA Planning Policy Manual distances in Tables 8-1 and 8-2.
31.24	NZ Transport Agency Waka Kotahi	Support	Chapter 11 – Subdivision	SUB-R2(6) – subdivision within District Growth Cells	NZTA supports the notified discretionary pathway for subdivision within the future urban zone so that short-term development can be assessed against the land's longer-term urban use.	Retain as notified.
31.25	NZ Transport Agency Waka Kotahi	Support	Chapter 11 – Subdivision	SUB-R5(1)(a)(i) - General Residential Zone lot size	NZTA supports a reduced minimum residential allotment size where other adverse effects are appropriately managed.	Retain the reduced 300 m² minimum lot size in the general residential zone, provided other adverse effects are appropriately managed.
31.26	NZ Transport Agency Waka Kotahi	Support	Chapter 12.8 – Signs	SIGN-R2(3)	NZTA supports restricted discretionary assessment of signs on vehicles or trailers parked for advertising, particularly where signs adjoin state highways.	Retain as notified.
31.27	NZ Transport Agency Waka Kotahi	Support with amendments	Chapter 12.8 – Signs	SIGN-R2(3)	NZTA supports managing signs on vehicles or trailers through resource consent. It seeks engagement where signs directly face state highways and assessment criteria addressing sign characteristics, including size, lettering, reflectivity and illumination, as described in its Planning Policy Manual.	Encourage inclusion of NZTA engagement where signs directly face State Highways and standard assessment criteria relating to sign height, size, colour, number of words, lettering height, reflectivity and illumination as described in the NZTA Planning Policy Manual.

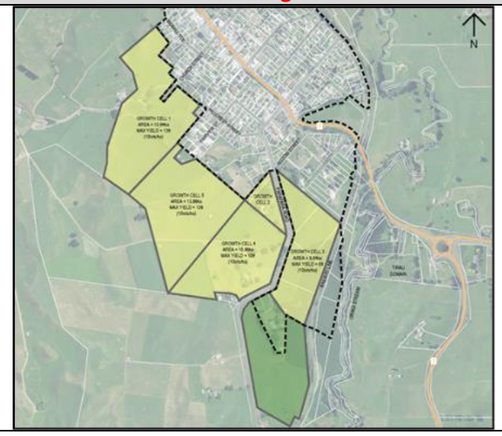
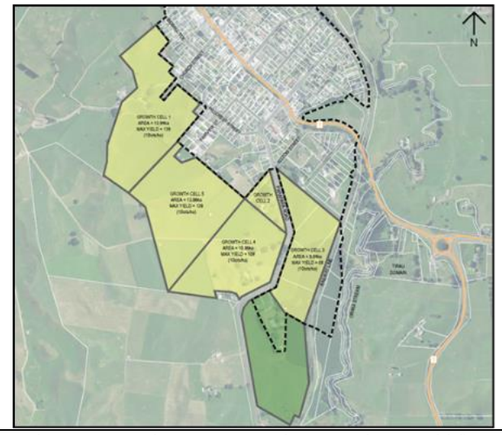
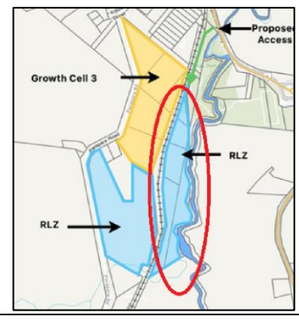
Submission no: PC4 32	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
32.01	Nicholson Surveying Ltd	Support	Zone changes - Putāruru	Rezoning of General Rural Zone land between Alexander Crescent and Walsall Rise to Rural Lifestyle Zone	The submitter supports the proposed Rural Lifestyle zoning of Lot 6 DP 612161 and the identification and residential rezoning of Putāruru Growth Cell 5.	Retain the proposed rezoning of Lot 6 DP 612161 to rural lifestyle zone and retain the proposed rezoning of Putāruru Growth Cell 5 for residential growth.

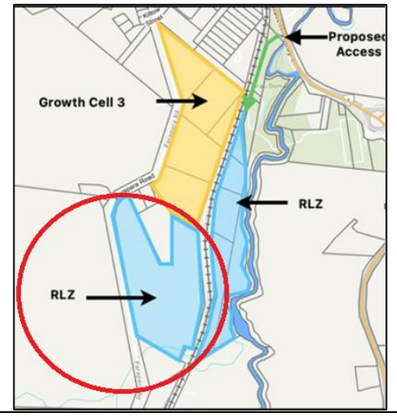
Submission no: PC4 32	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
32.02	Nicholson Surveying Ltd	Support with amendments	Zone changes - Putāruru	Exclusion of Residual General Rural Zone land between the Rural Lifestyle Zone and Growth Cell 5, from planned residential growth	The submitter considers the remaining small area of general rural zone land creates an irregular zoning pattern between areas identified for rural lifestyle and residential growth. They identify the land as Lot 1 DPS 26076 and Lot 1 DPS 89105 and consider its retention as a rural zone could result in inefficient land use, uncertainty for subdivision and servicing and an artificial separation between related growth areas.	Amend the planning maps to rezone the residual general rural zone land (Lot 1 DPS 26076 and Lot 1 DPS 89105) to rural lifestyle zone.
32.03	Nicholson Surveying Ltd	Support with amendments	Zone changes - Putāruru	Putāruru Growth Cell 5 (residential) – Arapuni St	The submitter seeks general residential zoning for the access to Growth Cell 5 from Arapuni Road. They consider consistent zoning necessary to enable practical and efficient development of the growth cell.	Amend the planning maps so that the access to Putāruru Growth Cell 5 from Arapuni Road is also zoned general residential zone.
32.04	Nicholson Surveying Ltd	Support	Zone changes - Tokoroa	Tokoroa Growth Cell 1 – 292 Maraetai Rd	The submitter supports the identification and proposed rezoning of Tokoroa Growth Cell 1.	Retain the identification and proposed rezoning of Tokoroa Growth Cell 1.
32.05	Nicholson Surveying Ltd	Support with amendments	Chapter 14.3 - Future Urban Zone	Growth Cells and Future Urban Areas	The submitter supports the identification of land for future urban zoning but seeks amendments to avoid unnecessarily constraining reasonable rural use and development while the land remains in rural use.	Retain the general identification of land for future urban zoning but amend the provisions so individual landowners' reasonable rural use and development is not unnecessarily constrained while the land remains effectively rural.
32.06	Nicholson Surveying Ltd	Support with amendments	Chapter 14.3 - Future Urban Zone	Growth Cells and Future Urban Areas	The submitter seeks clarification of the rating implications of future urban zoning. They are concerned that landowners could face increased property values, rates and holding costs before they are able to exercise urban development rights.	Clarify how future urban zone land will be rated, particularly to avoid landowners being exposed to increased property values, rates and holding costs while unable to exercise urban development rights.
32.07	Nicholson Surveying Ltd	Support with amendments	Chapter 14.3 - Future Urban Zone	Growth Cells and Future Urban Areas	The submitter seeks provision for reasonable rural activities and development within the Future Urban Zone, including farm buildings, worker accommodation, replacement dwellings and minor rural activities, where these would not compromise future urban development.	Provide for reasonable rural use and development of FUZ land, including farm buildings, worker accommodation, replacement dwellings and minor rural activities, where these do not compromise future urban development outcomes.
32.08	Nicholson Surveying Ltd	Support with amendments	Chapter 11 – Subdivision	SUB-O6	The submitter seeks amendments to the objective to provide for boundary rationalisation, early enabling works and other low-impact subdivision within the future urban zone. They consider the objective unnecessarily restrictive where such activities would not compromise future urban development.	Amend the objective to allow practical subdivision outcomes such as boundary rationalisation, early enabling works or other low-impact subdivision in the future urban zone where future urban development is not compromised.
32.09	Nicholson Surveying Ltd	Support with amendments	Chapter 11 – Subdivision	SUB-P2	The submitter considers the use of "avoiding" in the policy unclear and seeks wording that provides for subdivision where natural-hazard risks can be appropriately avoided, managed or mitigated, safe and stable building platforms can be provided, and future development is not compromised.	Replace "avoiding" with wording that clearly allows subdivision where natural hazard risks can be appropriately avoided, managed or mitigated and safe, flood-free and stable building platforms can be provided without compromising future development.
32.10	Nicholson Surveying Ltd	Oppose	Chapter 11 – Subdivision	SUB-R3	The submitter seeks restricted discretionary activity status for subdivision supported by an accepted Development Concept Plan (DCP) and complying with the relevant Development Area Plan. They consider discretionary activity status does not provide a clear consenting pathway where the DCP requirements have been met.	Change the activity status from Discretionary to Restricted Discretionary where subdivision is supported by an accepted Development Concept Plan and complies with the relevant Development Area Plan.
32.11	Nicholson Surveying Ltd	Support with amendments	Chapter 11 – Subdivision	SUB-P20 Development Concept Plans	The submitter considers the approval process for a Development Concept Plan (DCP) unclear. They seek confirmation that a DCP can be submitted and assessed with the relevant subdivision consent application, unless the rules expressly provide for a separate approval process.	Amend SUB-P20 to clarify that a DCP may be submitted and assessed as part of the relevant subdivision consent application, unless a separate DCP approval process is expressly provided for in the rules.

Submission no: PC4 32	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
32.12	Nicholson Surveying Ltd	Support with amendments	Chapter 11 – Subdivision	SUB-INFO-R2 Development Concept Plans	The submitter seeks a proportionate approach to Development Concept Plan (DCP) information requirements. They consider the proposed requirements could impose significant costs and seek provision for a high-level DCP, with detailed technical assessments supplied progressively as subdivision stages advance.	Amend SUB-INFO-R2 and related provisions to allow a DCP to be prepared at a high-level where appropriate, with detailed technical assessments provided progressively through subsequent subdivision stages. Ensure the information required is proportionate to the scale, nature and stage of development proposed.
32.13	Nicholson Surveying Ltd	Support with amendments	Chapter 11 – Subdivision	SUB-R2(6) – subdivision within District Growth Cells	The submitter considers SUB-P20 appears to anticipate separate approval steps, while SUB-R2(6) suggests a DCP and subdivision can be lodged and assessed concurrently. They seek clarification of the intended process, including a specific rule framework if a separate DCP approval mechanism is intended.	Confirm that the DCP and subdivision can be lodged and assessed concurrently. Alternatively, if Council intends a separate DCP approval mechanism, insert a specific rule providing an activity status, matters of discretion / assessment criteria and process.
32.14	Nicholson Surveying Ltd	Support	Chapter 11 – Subdivision	SUB-R5(1)(a)(i) - General Residential Zone lot size	The submitter supports retaining the proposed 300 m² General Residential Zone minimum lot size.	Retain the proposed reduction in minimum lot size to 300 m².
32.15	Nicholson Surveying Ltd	Support with amendments	Chapter 11 – Subdivision	SUB-R5(1)(b) - General Residential Zone average area	The submitter supports retaining the proposed 450 m² average site-area requirement for multiple additional sites and seeks clarification of how the average is calculated.	Retain the proposed 450 m² average site area requirement but clarify how the average is calculated.
32.16	Nicholson Surveying Ltd	Support with amendments	Chapter 11 – Subdivision	SUB-R5(1)(b) - General Residential Zone average area	The point records a request to clarify that the average site-area requirement applies to developable residential allotments and excludes roads, reserves, service lots, stormwater lots and other vesting parcels.	Clarify that the average site area requirement applies to developable residential allotments and does not include roads, reserves, service lots, stormwater lots or other vesting parcels.
32.17	Nicholson Surveying Ltd	Support with amendments	Chapter 14.3 - Future Urban Zone	FUZ-P3(i) and FUZ-R3	The submitter considers the provisions are unduly restrictive and seeks a restricted discretionary pathway for additional dwellings where future urban development would not be compromised. They consider more than one dwelling on future urban zone land should not automatically be treated as non-complying.	Provide a Restricted Discretionary pathway for additional dwellings on future urban zone land where they would not compromise future urban development, rather than automatically treating more than one dwelling as non-complying.
32.18	Nicholson Surveying Ltd	Oppose	Rural Lifestyle Zone	RLZ-R6(3)	The submitter seeks either an increase to the permitted building-coverage limit or a graduated standard. They consider the blanket 10% limit should better reflect different lot sizes and the intended function of the Rural Lifestyle Zone.	**This submission point is out of scope.** Rural Lifestyle Zone are not within the scope of Plan Change 4.
32.19	Nicholson Surveying Ltd	Support with amendments	Chapter 7.2 – Infrastructure	INF-P2	The submitter seeks clarification of what constitutes infrastructure being "secured" before development, including whether construction, funding or development agreements, or staged delivery programmes may satisfy the requirement. They also seek provision for staged delivery and clarity on the evidence and triggers required.	Clarify what constitutes infrastructure being "secured", including whether physical construction, funding agreements, development agreements or an agreed staged delivery programme may satisfy the requirement. Provide for staged infrastructure delivery and clarify the evidence and triggers required.
32.20	Nicholson Surveying Ltd	Support with amendments	Chapter 7.2 – Infrastructure	INF-P3	The submitter seeks clarification of what constitutes infrastructure being "secured" before development, including whether construction, funding or development agreements, or staged delivery programmes may satisfy the requirement. They also seek provision for staged delivery and clarity on the evidence and triggers required.	Clarify what constitutes infrastructure being "secured", including whether physical construction, funding agreements, development agreements or an agreed staged delivery programme may satisfy the requirement. Provide for staged infrastructure delivery and clarify the evidence and triggers required.
32.21	Nicholson Surveying Ltd	Support with amendments	Chapter 11 – Subdivision	HUE Limits	The submitter considers fixed HUE allocations could unnecessarily constrain development where infrastructure capacity becomes available earlier than anticipated or remains unused. They seek a method to review allocations when capacity changes and to reassess or reallocate unused capacity where appropriate.	Include a policy or method enabling HUE allocations to be periodically reviewed where infrastructure capacity changes, including a mechanism to reassess or reallocate unused HUE capacity where appropriate.

Submission no: PC4 32	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
32.22	Nicholson Surveying Ltd	Support with amendments	Chapter 11 – Subdivision	SUB-P19	The submitter supports connectivity in principle but considers it should not unnecessarily prevent future subdivision layouts or require connections that are impractical because of site circumstances or fragmented ownership. They seek connectivity where practicable and consistent with efficient development of both sites.	Amend SUB-P19 so connectivity is required where practicable and consistent with the efficient development of both sites, allowing site-specific circumstances such as topography, existing development and fragmented ownership to be considered.
32.23	Nicholson Surveying Ltd	Support with amendments	General	Consequential amendments	The submitter seeks consequential amendments to the planning maps and relevant District Plan provisions so the requested changes can be implemented consistently.	Make any consequential amendments to the planning maps, subdivision provisions, Growth Cell rules, assessment criteria, servicing provisions and other relevant District Plan provisions necessary to give effect to the submission.

Submission no: PC4 33	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought - The relief sought is shown in red underscore for additions and ~~red strikethrough~~ for deletions.
33.01	Momona Land Ltd	Support	Zone changes - Tīrau	Tīrau Growth Cell 1 - Church Street	The submitter considers that the rezoning provides live-zoned residential capacity adjoining the existing urban area and within walking distance of the town centre zone. The submitter owns the whole of the cell and is able to prepare a single Development Area Plan and staging sequence for it.	Retain the rezoning of Tīrau Growth Cell 1 from general rural zone to general residential zone, retain its identification as a District Growth Cell and retain the Development Area Plan at Chapter 17, subject to the relief sought.
33.02	Momona Land Ltd	Support	Zone changes - Tīrau	Tīrau Growth Cell 3 - Parapara Road East	The submitter considers that the rezoning provides live-zoned residential capacity adjoining the existing urban area and within walking distance of the town centre zone. The submitter owns the whole of the cell and is able to prepare a single Development Area Plan and staging sequence for it. The land adjoins the existing urban area, is in the direction of the wider growth front, and is in the submitter's ownership.	Retain the rezoning and the identification of Tīrau Growth Cell 3 - Parapara Road East as a District Growth Cell, and retain the Development Area Plan at Chapter 18, subject to the relief sought on GRZ R6(7) and SUB-R5(1)(l).
33.03	Momona Land Ltd	Support	Zone changes - Tīrau	Tīrau Growth Cell 2 - Parapara Road West	The submitter supports the rezoning from rural lifestyle zone to general residential zone and seeks no change to the extent of the cell.	Retain as notified.
33.04	Momona Land Ltd	Oppose in part	New rezoning – Tīrau Growth Cell 4 (residential)	Exclusion of Lot 2 Deposited Plan 370814 (approximately 10.86ha), from planned residential growth Tīrau Residential Future Urban Zone - Parapara Road West	The submitter seeks a new District Growth Cell they propose naming "Tīrau Growth Cell 4 (residential)" is rezoned as general residential zone. The new District Growth Cell "Tīrau Growth Cell 4 (residential)" adjoins the existing urban area and Growth Cell 2 and adjoins proposed "Tīrau Growth Cell 5 (residential)", which in turn adjoins Growth Cell 1. The area is currently proposed to be rezoned as Tīrau Residential Future Urban Zone - Parapara Road West. The Submitter considers that zoned live, the three areas form a contiguous growth front which is able to be developed progressively under an integrated set of Development Area Plans. The submitter owns the land in question.	Amend the Planning Maps to rezone Tīrau Residential Future Urban Zone - Parapara Road West as general residential zone and identify it as a new District Growth Cell "Tīrau Growth Cell 4 (residential)", with consequential amendments to GRZ-R6, SUB-R5(1), SUB-R2(6)(b), FUZ-M1 and Chapter 14.3. In the alternative, retain the notified future urban zone. For the avoidance of doubt, Tīrau Future Urban Zone (industrial) is not subject to this submission point.

Submission no: PC4 33	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought - The relief sought is shown in red underscore for additions and ~~red strikethrough~~ for deletions.
						
33.05	Momona Land Ltd	Oppose in part	New rezoning – Tīrau Growth Cell 5 (residential)	Exclusion of Lot 2 Deposited Plan 370814 (approximately 13.86ha), from planned residential growth	The submitter seeks a new District Growth Cell they propose naming "Tīrau Growth Cell 5 (residential)" is rezoned as general residential zone from general rural zone. The submitter notes that as notified, PC4 rezones the land on both sides of this parcel but leaves the parcel itself as general rural zone, producing a severed growth front. They observe that there is a progression from a live zoned cell at Church Street, an unzoned gap, and a future urban zone beyond it. The parcel shares common boundaries directly with both. The submitter considers that including this area produces a single contiguous growth front able to be delivered progressively from either end, rather than two disconnected fronts. They note that the land is in the same ownership. The submitter considers that this relief is fairly and reasonably raised by the rezoning proposals for the adjoining land. PC4 rezones the immediately adjoining land from General Rural Zone to General Residential Zone (Growth Cell 1) and from General Rural Zone to Future Urban Zone (Parapara Road West). Both transitions sought are transitions the plan change itself makes on land sharing a boundary with this parcel.	Amend the Planning Maps to zone the identified land as general residential zone and identify it as a new District Growth Cell "Tīrau Growth Cell 5 (residential)", with consequential amendments to GRZ-R6, SUB-R5(1) and SUB-R2(6)(b). In the alternative, zone the land future urban zone (residential) and extend the adjacent notified Tīrau future urban zone over it. 
33.06	Momona Land Ltd	Oppose	Zone changes - Tīrau	Rezoning of Rural Lifestyle Zone land east of the railway line, Parapara Rd, to General Rural Zone	The submitter observes that the land is severed from the balance of the submitter's holding by the rail corridor and has limited standalone productive utility. They suggest that it is of a scale and character suited to rural lifestyle living rather than primary production. The submitter considers that rezoning this area to general rural zone would apply the minimum site areas in SUB R5(3)(a) and (b) to the land, which would prevent any subdivision of it and would remove the rural lifestyle capacity the operative Plan presently provides.	Delete the proposed rezoning and retain the rural lifestyle zone over the land. 

Submission no: PC4 33	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought - The relief sought is shown in red underscore for additions and ~~red strikethrough~~ for deletions.
33.07	Momona Land Ltd	Oppose in part	New rezoning – Tīrau	Exclusion of land to the south of Tīrau Growth Cell 3, including Part Lot 30 DP 5043, from planned residential growth	The submitter contends that this area of land adjoins land that is the subject of rezoning proposals under PC4 and shares the characteristics of land proposed to be zoned Rural Lifestyle elsewhere in the district under this plan change. The submitter suggests that retaining the current zoning produces an irregular zoning pattern across a single holding. They also suggest that Rural Lifestyle zoning suits the land as a transition between the General Rural Zone, Parapara Road, the railway and the residential growth cells to the north.	Rezone land to the south of Tīrau Growth Cell 3, including Part Lot 30 DP 5043, from general rural to rural lifestyle zone. 
33.08	Momona Land Ltd	Oppose in part	Chapter 11 – Subdivision / Chapter 13.1 - General Residential Zone	GRZ-R6(5) and SUB-R5(1)(j) Tīrau Growth Cell 1 - Church Street HUE Limits	The submitter notes that GRZ-R6(5) and (7) and SUB-R5(1)(j) and (l) fix maximum HUEs for Tīrau Growth Cells 1 and 3 at 109 HUE and 65 HUE respectively. The submitter considers that the methodology is not applied consistently. The notified cap sits approximately at the midpoint of the 88-131 range. Th submitter considers the three-waters assessment requires revision and that the density assumptions have been superseded by PC4.	Delete the HUE cap for this cell and rely on SUB-R5(1)(a) and (b), the Development Area Plan at Chapter 17, and the infrastructure standards in Chapter 7.2. In the alternative, amend GRZ-R6(5)(a) and SUB-R5(1)(j)(i) to substitute 109 for 131 Household Unit Equivalents, or such greater figure as is supported by the evidence at the hearing.
33.09	Momona Land Ltd	Oppose in part	Chapter 11 – Subdivision / Chapter 13.1 - General Residential Zone	GRZ-R6(7) and SUB-R5(1)(l) Tīrau Growth Cell 3 - Parapara Road East HUE Limits	The submitter notes that GRZ-R6(5) and (7) and SUB-R5(1)(j) and (l) fix maximum HUEs for Tīrau Growth Cells 1 and 3 at 109 HUE and 65 HUE respectively. The submitter considers that the cap sits below the midpoint of the 58–87 range and the three-waters assessment is recorded as not yet undertaken.	Delete the HUE cap for this cell. In the alternative, amend GRZ-R6(7)(a) and SUB-R5(1)(l)(i) to substitute 65 for 87 Household Unit Equivalents, or such greater figure as is supported by the evidence at the hearing.
33.10	Momona Land Ltd	Oppose in part	Chapter 11 – Subdivision / Chapter 13.1 - General Residential Zone	New GRZ-R6(10) and SUB-R5(1)(o) – New Tīrau Growth Cell 4 (residential) - HUE Limits	Consequential to the rezoning sought for "Tīrau Growth Cell 4 (residential)", the submitter contends a new growth cell requires a HUE allocation in each of GRZ R6 and SUB-R5(1), and a Development Area Plan under SUB-R2(6)(b).	Delete the HUE cap for this cell. In the alternative, insert new rules GRZ-R6(10) and SUB-R5(1)(o) setting the maximum for Tīrau Growth Cell 4 at 109 HUE, and requiring compliance with the Development Area Plan sought at Chapter 21.
33.11	Momona Land Ltd	Oppose in part	Chapter 11 – Subdivision / Chapter 13.1 - General Residential Zone	New GRZ-R6(11) and SUB-R5(1)(p) – New Tīrau Growth Cell 5 (residential) - HUE Limits	Consequential to the rezoning sought for "Tīrau Growth Cell 5 (residential)", the submitter contends that on the same basis, an area of this size supports a yield in the order of 90 to 137 lots. The figure sought is to be confirmed by the masterplan supplied by the submitter at Attachment B. Growth Cell 5 adjoins Growth Cell 1 to the east and "Tīrau Growth Cell 4 (residential)" to the west. The submitter considers its Development Area Plan should be prepared so that the road, reserve and servicing networks of the three cells connect.	If HUEs are to remain, insert new rules GRZ-R6(11) and SUB-R5(1)(p) setting the maximum for "Tīrau Growth Cell 5 (residential)"at 139 HUEs, and require compliance with the Development Area Plan sought at Chapter 22.
33.12	Momona Land Ltd	Oppose in part	Chapter 11 – Subdivision / Chapter 13.1 - General Residential Zone	GRZ-R6(6) and SUB-R5(1)(k) – HUE Limits	The submitter states that the land is not in the submitter's ownership and no increase or reduction is sought if the cap remains. No Development Area Plan or yield range was prepared and no basis for 12 HUE is apparent.	Delete the HUE cap. In the alternative, retain the figure as notified.

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33.13	Momona Land Ltd	Oppose in part	Chapter 11 – Subdivision / Chapter 13.1 - General Residential Zone	New policy GRZ-P9A – development exceeding an allocated HUE figure	The submitter seeks a policy pathway supporting additional yield where serviceability and design quality are demonstrated.	Insert a new policy providing for subdivision and development exceeding the HUE allocation: Provide for subdivision and development within a Residential Growth Cell which exceeds the Household Unit Equivalents allocated to that Growth Cell where it is demonstrated that: (a) infrastructure capacity is available, or is able to be provided, to service the development proposed without compromising the servicing of the balance of the Growth Cell; and (b) the development achieves a high standard of design and the efficient use of residential land, consistent with the relevant Development Area Plan.
33.14	Momona Land Ltd	Oppose in part	Chapter 11 – Subdivision	SUB-R5(1) – HUE Limits	The submitter considers the notified wording could be read as an absolute development limit rather than a threshold for consent.	Insert an advice note beneath SUB-R5(1): The Household Unit Equivalent figures in this rule are the thresholds above which resource consent is required. They are not a maximum development limit for the Growth Cell. Subdivision and development exceeding these figures may be provided for in accordance with GRZ-P9A.
33.15	Momona Land Ltd	Oppose in part	Chapter 13.1 - General Residential Zone	GRZ-R6 – HUE Limits	The submitter considers the notified wording could be read as an absolute development limit rather than a threshold for consent.	Insert an advice note beneath GRZ-R6: The Household Unit Equivalent figures in this rule are the thresholds above which resource consent is required. They are not a maximum development limit for the Growth Cell. Subdivision and development exceeding these figures may be provided for in accordance with GRZ-P9A.
33.16	Momona Land Ltd	Support in part	Chapter 12.1 – General District Wide Matters - All Activities	AA-R4(4)	The submitter supports the existing servicing criteria but seeks additional assessment of design quality, consistency with the relevant Development Area Plan, efficient use of residential land, and contributions to housing choice and affordability.	Retain the existing criteria and insert: (vii) The standard of design of the proposed subdivision and development, including its consistency with the relevant Development Area Plan. (viii) The extent to which the additional Household Unit Equivalents proposed contribute to the efficient use of live zoned residential land and to housing choice and affordability.
33.17	Momona Land Ltd	Oppose in part	Chapter 11 – Subdivision / Chapter 13.1 - General Residential Zone	GRZ-R3	The submitter supports a consent pathway for activities exceeding a growth cell's HUE allocation but seeks restricted discretionary rather than discretionary status.	Amend so that an activity in a District Growth Cell which does not comply with the maximum HUE figure in GRZ-R6 is a restricted discretionary activity, with discretion restricted to the matters in AA-R3(1)(b) as amended, together with the design and efficiency matters sought above. Amend SUB-R2(6) so that subdivision which does not comply with the maximum HUE figure in SUB-R5(1) is likewise a restricted discretionary activity rather than defaulting to discretionary.
33.18	Momona Land Ltd	Support in part	Chapter 12.1 – General District Wide Matters - All Activities	AA-R3(1)(b) and AA-R4(4)	The submitter supports the assessment matters in principle but suggests the infrastructure availability assessment should relate to the proposed development and relevant Growth Cell, rather than all three towns.	Amend AA-R3(1)(b)(i) so that matter (i) is directed to the availability of infrastructure to service the development proposed and the balance of the Growth Cell in which it is located, rather than to development throughout the three townships.

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33.19	Momona Land Ltd	Oppose in part	Chapter 11 – Subdivision / Chapter 13.1 - General Residential Zone	GRZ-R6(3) and SUB-R5(1)(h) – Existing Putāruru Growth Cell 3	The submitter identifies an inconsistency between the HUE figures stated in the land-use and subdivision provisions for Putāruru Growth Cell 3. They seek confirmation of whether 155 or 105 HUE is intended.	Amend GRZ-R6(3)(a) and SUB-R5(1)(h) so that they specify the same maximum, and confirm which figure is intended.
33.20	Momona Land Ltd	Oppose in part	Interpretation — 3.1 Definitions / Chapter 13.1 - General Residential Zone	GRZ-R6 and SUB-R5(1)	The submitter seeks a definition confirming how duplex units and terraced housing are counted. They consider the use of "residential unit sites" and "dwelling sites" creates uncertainty about how those housing types are counted against HUE allocations.	Amend GRZ-R6 and SUB-R5(1) to use a single term consistently across all growth cells and insert a definition of that term in Chapter 3 which confirms how duplex units and terraced housing are counted.
33.21	Momona Land Ltd	Oppose in part	Chapter 13.1 – General Residential Zone	GRZ-P8	The submitter considers the policy could prevent development until infrastructure capacity is secured for the whole growth cell, regardless of the scale of the proposal and provides no staged pathway.	Amend as follows: **GRZ-P8** Land within the District's Residential Growth Cells (as defined on the planning maps) must not be developed for urban use until the provision of infrastructure to service the ~~land~~ development proposed is secured through private developer agreements or other appropriate legal mechanisms, provided that development which does not exceed the Household Unit Equivalents allocated to the Growth Cell is not required to demonstrate that infrastructure capacity has been secured for the balance of the Growth Cell, and provided further that development may proceed in stages where the infrastructure necessary to service each stage is secured and the staging does not compromise the servicing of the balance of the Growth Cell.
33.22	Momona Land Ltd	Oppose in part	Chapter 13.1 – General Residential Zone	GRZ-P9	The submitter considers the notified policy could require capacity for the full anticipated yield of a growth cell before development can proceed. They seek wording that provides for whole-cell servicing while ensuring development of one part does not compromise servicing of the remainder.	Amend as follows: GRZ-P9 Each of the District's Residential Growth Cells must be developed and serviced in a manner that ensures ~~to ensure~~ sufficient infrastructure capacity ~~is available~~ can be provided for the scale and density of all development anticipated for the entire Growth Cell, and that the development of any part of a Growth Cell does not compromise the servicing of the balance of the cell.
33.23	Momona Land Ltd	Support in part	Chapter 13.1 – General Residential Zone	GRZ-O3	The submitter supports the objectives and seeks their retention, subject to any consequential amendments arising from the requested changes to GRZ-P8 and GRZ-P9.	Retain, subject to consequential amendments arising from the relief sought on GRZ-P8 and GRZ-P9.
33.24	Momona Land Ltd	Support in part	Chapter 13.1 – General Residential Zone	GRZ-O5	The submitter supports the objectives and seeks their retention, subject to any consequential amendments arising from the requested changes to GRZ-P8 and GRZ-P9.	Retain, subject to consequential amendments arising from the relief sought on GRZ-P8 and GRZ-P9.
33.25	Momona Land Ltd	Support	Chapter 13.1 – General Residential Zone	GRZ-R2(4) and GRZ-R5(5) – duplex units and terraced housing	The submitter supports the provisions for duplex units and terraced housing, considering they assist housing choice, affordability and efficient use of residential land.	Retain as notified and amend the HUE allocations so the capacity enabled by these provisions can be realised.
33.26	Momona Land Ltd	Support	Chapter 13.1 – General Residential Zone	GRZ-R1(17) – Pastoral farming in Growth Cells	The submitter supports retaining the notified provision for pastoral farming in growth cells.	Retain as notified.

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33.27	Momona Land Ltd	Support	Chapter 11 – Subdivision	SUB-R5(1)(a)(i) - General Residential Zone lot size and SUB-R5(1)(b) - General Residential Zone average area	The submitter supports the notified general residential zone 300 m² minimum, 2,000 m² maximum and 450 m² average lot-size provisions.	Retain as notified.
33.28	Momona Land Ltd	Support	Chapter 11 – Subdivision	SUB-P19	The submitter supports retaining SUB-P19 as notified.	Retain as notified.
33.29	Momona Land Ltd	Oppose in part	Chapter 11 – Subdivision	SUB-P20 Development Concept Plans	The submitter considers the DCP approval requirement unclear and inconsistent with provisions that contemplate staged subdivision. They seek clarification that a Development Concept Plan for the whole growth cell may be approved as part of the first subdivision consent, with subsequent stages assessed for consistency with the approved plan.	SUB-P20 so that it is consistent with SUB-INFO-R2 and SUB-R6(1)(jj), by providing that a Development Concept Plan for the comprehensive and integrated development of the cell may be approved as part of the first subdivision consent for that cell, with subsequent stages assessed for consistency with the approved plan, and by clarifying the approval requirement. OR such other relief as achieves the same outcome.
33.30	Momona Land Ltd	Oppose in part	Chapter 11 – Subdivision	SUB-R2(6) – subdivision within District Growth Cells	The submitter states that Development Area Plans have not been prepared for all growth cells. They seek to require compliance only where a plan has been prepared, as well as consequential cross-references to the proposed Chapters 21 and 22.	Amend as follows: SUB-R2(6)(b) Subdivision complies with the relevant Development Area Plan in Chapters 17 to 20 of this Plan, where a Development Area Plan has been prepared for that District Growth Cell; and Amend the cross-reference to include Chapters 21 and 22 as sought.
33.31	Momona Land Ltd	Oppose in part	Chapter 11 – Subdivision	SUB-R3(6)(b) – Future Urban Zone	If the Parapara Road West land remains Future Urban Zone, the submitter seeks to require compliance with a Development Area Plan only where one has been prepared. They consider the current requirement creates an unclear consenting pathway for zones without a plan.	Amend as follows: SUB-R3(6)(b) Subdivision complies with the relevant Development Area Plan, where a Development Area Plan has been prepared for that future urban zone; and".
33.32	Momona Land Ltd	Support in part	Chapter 11 – Subdivision	SUB-P21	The submitter supports the policy in principle but considers it should not prevent subdivision that gives effect to an approved Development Area Plan. They seek its retention subject to the requested amendment to SUB-R3(6)(b).	Retain, subject to the relief sought on SUB-R3(6)(b).
33.33	Momona Land Ltd	Support in part	Chapter 11 – Subdivision	SUB-INFO-R2 Development Concept Plans	The submitter supports the information requirements in principle but considers they should be proportionate to the proposal's scale and stage.	Retain, subject to any amendment necessary to confirm that information requirements apply to the extent relevant to the proposal.
33.34	Momona Land Ltd	Support	Chapter 7.2 – Infrastructure	INF-O3	The submitter supports and seeks retention of the objective, considering integrated and coordinated servicing of growth cells and Future Urban Zones appropriate.	Retain as notified.
33.35	Momona Land Ltd	Oppose in part	Chapter 7.2 – Infrastructure	INF-P2	The submitter considers INF-P2 duplicates GRZ-P8.	Amend consistently with the relief sought on GRZ-P8 or delete as duplicative of GRZ-P8 and GIZ-P4.
33.36	Momona Land Ltd	Oppose in part	Chapter 7.2 – Infrastructure	INF-P3	The submitter considers INF-P3 duplicates GRZ-P9.	Amend consistently with the relief sought on GRZ-P9 or delete as duplicative of GRZ-P9 and GIZ-P5.
33.37	Momona Land Ltd	Support in part	Chapter 7.2 – Infrastructure	INF-R7(1)	The submitter supports the matters of discretion, particularly those relating to staging, and seeks their application across all District Growth Cells and Future Urban Zones.	Amend to extend the application of INF-R7(1) to all District Growth Cells and future urban zones.
33.38	Momona Land Ltd	Support in part	Chapter 7.2 – Infrastructure	INF-P15	If the If the Tīrau Residential Future Urban Zone - Parapara Road West land remains future urban zone, the submitter seeks clarity	If the Tīrau Residential Future Urban Zone - Parapara Road West land remains future urban zone, amend to identify the process by which the integrated infrastructure planning

Submission no: PC4 33	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought - The relief sought is shown in red underscore for additions and ~~red strikethrough~~ for deletions.
					about the process, responsibility, timeframe and funding pathway for integrated infrastructure planning.	required by the policy is undertaken, by whom, and within what timeframe, and to confirm that the required planning may be undertaken and funded by a landowner and adopted by the Council.
33.39	Momona Land Ltd	Support	Chapter 7.2 – Infrastructure	INF-PR2 - private developer agreements	The submitter supports a landowner-funded pathway for staged development.	Retain as notified.
33.40	Momona Land Ltd	Support	Chapter 14.3 – Future Urban Zone	FUZ-O1	The submitter supports retaining Future Urban Zone objectives FUZ-O1, FUZ-O2 and FUZ-O3 as notified.	Retain as notified.
33.41	Momona Land Ltd	Support	Chapter 14.3 – Future Urban Zone	FUZ-O2	The submitter supports retaining Future Urban Zone objectives FUZ-O1, FUZ-O2 and FUZ-O3 as notified.	Retain as notified.
33.42	Momona Land Ltd	Support	Chapter 14.3 – Future Urban Zone	FUZ-O3	The submitter supports retaining Future Urban Zone objectives FUZ-O1, FUZ-O2 and FUZ-O3 as notified.	Retain as notified.
33.43	Momona Land Ltd	Support	Chapter 14.3 – Future Urban Zone	FUZ-P1	The submitter supports retaining FUZ-P1, FUZ-P2 and FUZ-P3(d) as notified.	Retain as notified.
33.44	Momona Land Ltd	Support	Chapter 14.3 – Future Urban Zone	FUZ-P2	The submitter supports retaining FUZ-P1, FUZ-P2 and FUZ-P3(d) as notified.	Retain as notified.
33.45	Momona Land Ltd	Support	Chapter 14.3 – Future Urban Zone	FUZ-P3(d)	The submitter supports retaining FUZ-P1, FUZ-P2 and FUZ-P3(d) as notified.	Retain as notified.
33.46	Momona Land Ltd	Oppose in part	Chapter 14.3 – Future Urban Zone	FUZ-M1	If the If the Tīrau Residential Future Urban Zone - Parapara Road West land remains future urban zone, the submitter seeks a clear process for a landowner to prepare a Development Area Plan, including the matters to be addressed and the timeframe for a decision.	If the If the Tīrau Residential Future Urban Zone - Parapara Road West land remains future urban zone, amend FUZ-M1 to confirm that a Development Area Plan may be prepared by a landowner and adopted by Council, and specify the adoption process, matters to be addressed and timeframe. If the live-zoning relief is granted, delete Tīrau Residential Future Urban Zone - Parapara Road West from FUZ-M1 and Chapter 14.3.
33.47	Momona Land Ltd	Support in part	Chapter 14.3 – Future Urban Zone	FUZ-R2	The submitter does not oppose these rules as they apply to land remaining in the Future Urban Zone and seeks their retention, subject to consequential amendments.	Retain, subject to consequential amendment.
33.48	Momona Land Ltd	Support in part	Chapter 14.3 – Future Urban Zone	FUZ-R3	The submitter does not oppose these rules as they apply to land remaining in the Future Urban Zone and seeks their retention, subject to consequential amendments.	Retain, subject to consequential amendment.
33.49	Momona Land Ltd	Support in part	Chapter 14.3 – Future Urban Zone	FUZ-R4	The submitter does not oppose these rules as they apply to land remaining in the Future Urban Zone and seeks their retention, subject to consequential amendments.	Retain, subject to consequential amendment.
33.50	Momona Land Ltd	Support in part	Chapter 17 – Development Area Plan	Tīrau Growth Cell 1 - Church Street	The submitter supports the Development Area Plan but seeks amendments to the indicative road and connectivity network. They state that the Fairview Street connection is constrained by surrounding titles and seek connections to the adjoining land to the west if it is identified as new Growth Cell 5.	Retain Chapter 17 but amend the indicative road and connectivity network, including correcting the Fairview Street connection and showing connections to the adjoining land to the west if new Growth Cell 5 is approved.

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33.51	Momona Land Ltd	Support in part	Chapter 18 – Development Area Plan	Tīrau Growth Cell 3 - Parapara Road East	The submitter supports retaining the Development Area Plan, subject to consequential amendments arising from their HUE relief and the requested integration with new Growth Cell 5.	Retain, subject to consequential amendment, including the HUE relief and integration with new Growth Cell 5.
33.52	Momona Land Ltd	Oppose in part	Development Area Plans – Tīrau	New Chapters 21 and 22 – Tīrau Growth Cells 4 and 5	The submitter seeks new Development Area Plans for the proposed growth cells, based on the supplied masterplan, with consequential changes to cross-references. They consider the plans should be prepared together so road, reserve, stormwater and servicing networks connect with the adjoining growth areas.	Insert new Development Area Plan chapters for Tīrau Growth Cell 4 and Tīrau Growth Cell 5 in the terms of the masterplan provided, and amend cross-references in GRZ-R6, SUB-R2(6)(b) and SUB-R5(1) accordingly.
33.53	Momona Land Ltd	Support	Chapter 6 – Matters of Strategic Direction	UFD-O1	The submitter supports retaining the strategic direction objectives.	Retain as notified.
33.54	Momona Land Ltd	Support	Chapter 6 – Matters of Strategic Direction	UFD-O3	The submitter supports retaining the strategic direction objectives.	Retain as notified.
33.55	Momona Land Ltd	Support	Chapter 6 – Matters of Strategic Direction	UFD-O5	The submitter supports retaining the strategic direction objectives.	Retain as notified.
33.56	Momona Land Ltd	Support	Chapter 6 – Matters of Strategic Direction	UFD-O6	The submitter supports retaining the strategic direction objectives.	Retain as notified.
33.57	Momona Land Ltd	Support in part	Chapter 6 – Matters of Strategic Direction	UFD-P1	The submitter considers identifying and zoning land to guide infrastructure provision is appropriate, but sequencing should reflect deliverability.	Amend **UFD-P1** to add: Identify and zone appropriate areas of land for urban purposes to guide the future provision of infrastructure within the South Waikato District. and ensure that the sequencing of land release reflects the ability of that land to be serviced and delivered.
33.58	Momona Land Ltd	Support	Chapter 6 – Matters of Strategic Direction	UFD-P2(d)	The submitter supports avoiding fragmented urban development and coordinating growth with infrastructure and supports a contiguous Tīrau growth front.	Retain as notified.
33.59	Momona Land Ltd	Support	Chapter 6 – Matters of Strategic Direction	UFD-P3	The submitter supports prioritising areas identified for planned and sequenced land release.	Retain as notified.
33.60	Momona Land Ltd	Support	Chapter 6 – Matters of Strategic Direction	UFD-P6	The submitter supports retaining housing choice, affordability and efficient use of residential land through the proposed intensification provisions. They also seek changes to HUE allocations, which they consider could constrain those outcomes.	Retain as notified and amend the HUE allocations as sought.
33.61	Momona Land Ltd	Support	Chapter 6 – Matters of Strategic Direction	UFD-P13	The submitter supports retaining housing choice, affordability and efficient use of residential land through the proposed intensification provisions. They also seek changes to HUE allocations, which they consider could constrain those outcomes.	Retain as notified and amend the HUE allocations as sought.
33.62	Momona Land Ltd	Support	Chapter 6 – Matters of	UFD-P11	The submitter supports retaining UFD-P11 as notified.	Retain as notified.

Submission no: PC4 33	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought - The relief sought is shown in red underscore for additions and ~~red strikethrough~~ for deletions.
			Strategic Direction			
33.63	Momona Land Ltd	Support	Chapter 7.3 – Transport	TRAN-O3	The submitter supports retaining TRAN-O3 as notified.	Retain as notified.
33.64	Momona Land Ltd	Support	Chapter 7.3 – Transport	TRAN-P1	The submitter supports retaining TRAN-P1 and TRAN-P9 as notified.	Retain as notified.
33.65	Momona Land Ltd	Support	Chapter 7.3 – Transport	TRAN-P9	The submitter supports retaining TRAN-P1 and TRAN-P9 as notified.	Retain as notified.
33.66	Momona Land Ltd	Support in part	Chapter 7.3 – Transport	TRAN-P4	The submitter supports retaining TRAN-P4 subject to consequential amendments reflecting its requested growth-cell boundaries.	Retain, subject to consequential amendment to reflect the Growth Cell boundaries sought through the submission.
33.67	Momona Land Ltd	Support in part	Chapter 8.3 – Natural Hazards	NH-P5	The submitter supports the policy in principle and seeks any amendment necessary to confirm that assessment is proportionate to the proposed subdivision or development.	Retain, subject to any amendment necessary to confirm that assessment is proportionate to the scale and stage of subdivision or development proposed.
33.68	Momona Land Ltd	Support in part	Chapter 8.3 – Natural Hazards	NH-R2	The submitter considers that localised flooding may affect achievable yield, reinforcing the submitter's position that yield should be determined at application stage.	Retain, subject to the relief sought on the HUE allocations.
33.69	Momona Land Ltd	Support in part	Chapter 8.3 – Natural Hazards / Chapter 13.1 – General Residential Zone	SUB-O7	The submitter supports retaining SUB-O7 and GRZ-O6 subject to consequential amendments.	Retain, subject to consequential amendment.
33.70	Momona Land Ltd	Support in part	Chapter 8.3 – Natural Hazards / Chapter 13.1 – General Residential Zone	GRZ-O6	The submitter supports retaining SUB-O7 and GRZ-O6 subject to consequential amendments.	Retain, subject to consequential amendment.
33.71	Momona Land Ltd	Support in part	Appendix 4 – Information Requirements	APP-4	The submitter seeks confirmation that information requirements are proportionate to the scale and stage of the proposal and can be provided progressively as development is staged.	Retain, subject to amendment confirming that information is required only to the extent relevant to the scale and stage of the proposal.
33.72	Momona Land Ltd	Support in part	Chapter 8.3 – Natural Hazards	Hazard Assessment	The submission seeks early confirmation that proposed Growth Cell areas are suitable and viable, including ground conditions, slope stability and other material geotechnical constraints.	That high-level geotechnical investigations be undertaken for the proposed Growth Cell areas, at a level of detail proportionate to the Plan Change, prior to confirmation of the Growth Cell boundaries and/or zoning.
33.73	Momona Land Ltd	Oppose in part	General	Growth Cells and Future Urban Areas	The submitter seeks consequential or alternative amendments necessary to give effect to the decisions requested throughout the submission.	Grant further, other, alternative or consequential relief necessary or appropriate to give effect to the decisions sought, including consequential amendments to the planning maps, objectives, policies, rules, standards, assessment matters, definitions, Development Area Plans, appendices and explanatory text.

Submission no: PC4 34	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
34.01	Garry & Christine Davis	Oppose	Zone changes - Tokoroa	Specific plan provision, location and zoning not supplied	The submitter opposes a proposed subdivision along approximately 1 km of the farm boundary. They state that the property has operated as a dairy farm under their ownership for 26 years.	Oppose

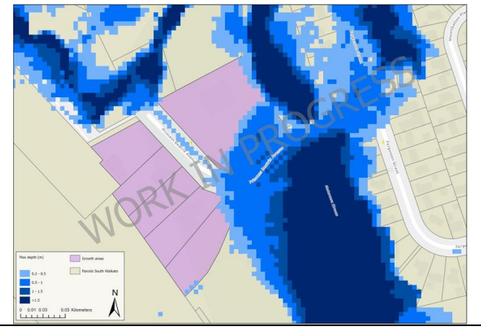
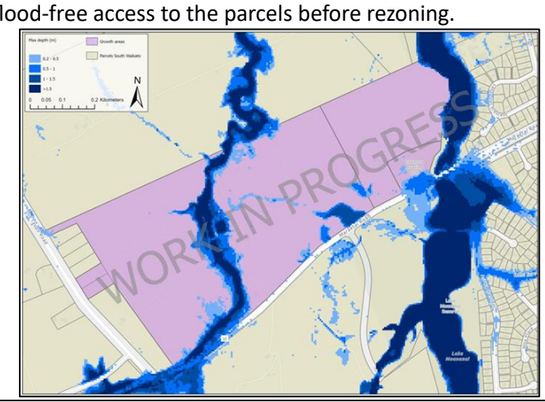
Submission no: PC4 34	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
					They raise concerns about complaints and scrutiny of farming activities; roaming dogs, disease and attacks on stock; people entering the farm and potential liability for injuries; rubbish dumping; fireworks, smoke and residential noise affecting stock; and lead toxicity if remediation of an adjoining gun range causes contaminated material to become airborne.	

Submission no: PC4 35	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
35.01	Paul Pettengell	Oppose	Zone changes - Putāruru	Rezoning of General Rural Zone land between Alexander Crescent and Walsall Rise to Rural Lifestyle Zone	The submitter considers the wastewater network is already at its maximum number of connections. They are concerned that upgrades for additional development would increase the cost to Council and ratepayers and that additional rates revenue may not cover those costs.	A requirement for all building permits issued that include wastewater provisions that result from this proposal treat all wastewater on site.
35.02	Paul Pettengell	Oppose	Zone changes - Putāruru	Rezoning of General Rural Zone land between Alexander Crescent and Walsall Rise to Rural Lifestyle Zone	The submitter considers additional roads and buildings would increase impermeable surfaces and peak stormwater flows. They report that stormwater already flows down Alexander Crescent during moderate rain.	Require all surface drains to connect to suitable detention ponds and any subsequent delayed discharge have strict limits.
35.03	Paul Pettengell	Oppose	Zone changes - Putāruru	Rezoning of General Rural Zone land between Alexander Crescent and Walsall Rise to Rural Lifestyle Zone	The submitter is concerned that additional runoff would worsen existing stormwater problems and affect the road surface, creeks and other discharge points.	No additional rainwater is to be added to the already overburdened storm water network.
35.04	Paul Pettengell	Oppose	Zone changes - Putāruru	Rezoning of General Rural Zone land between Alexander Crescent and Walsall Rise to Rural Lifestyle Zone	The submitter considers additional detention capacity necessary to address increased runoff and peak rainfall. They also report that a pond previously observed north of 8 Alexander Crescent was filled in and consider its role should be investigated.	Require a higher number and capacity of detention ponds to accept higher than projected volumes.
35.05	Paul Pettengell	Oppose	Zone changes - Putāruru	Rezoning of General Rural Zone land between Alexander Crescent and Walsall Rise to Rural Lifestyle Zone	The submitter is concerned that detention pond failure during peak rainfall could place lower land at risk.	Detention ponds must not put land below their location at risk if pond integrity is lost. Peak rain events could cause failure.
35.06	Paul Pettengell	Oppose	Zone changes - Putāruru	Rezoning of General Rural Zone land between Alexander Crescent and Walsall Rise to Rural Lifestyle Zone	The submitter seeks pond locations that address potential subsidence and downstream risk.	Detention ponds be located away from potential areas of subsidence.
35.07	Paul Pettengell	Oppose	Zone changes - Putāruru	Rezoning of General Rural Zone land between Alexander Crescent and Walsall Rise to Rural Lifestyle Zone	The submitter reports existing erosion on their lower-lying property from uncontrolled runoff and considers further development could increase flooding and erosion risks. They are concerned that current standards may not adequately account for future peak rainfall.	Hold the developer to a higher standard of geotechnical mitigation than is currently required. The current code only requires the developer to a meet minimum standard covered by building codes. Any geotechnical report should be independently peer reviewed for local conditions and the greater risk of changing climate conditions.

Submission no: PC4 35	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
35.08	Paul Pettengell	Oppose	Zone changes - Putāruru	Rezoning of General Rural Zone land between Alexander Crescent and Walsall Rise to Rural Lifestyle Zone	The submitter is concerned that, after developed land is sold, the costs and work involved in repairing damage to lower properties could fall on affected owners or Council.	Regardless of future ownership of subdivided sites, hold the developers liable for a portion of any cost to remediate erosion or subsidence damage on a sliding scale for a period of 30 years. The title holder would be responsible for the balance of money needed.
35.09	Paul Pettengell	Oppose	Zone changes - Putāruru	Rezoning of General Rural Zone land between Alexander Crescent and Walsall Rise to Rural Lifestyle Zone	The submitter seeks engineered retaining walls to manage potential slips and subsidence associated with development.	Any exposed cuts or terracing for buildings or access to use engineered retaining walls to mitigate the risk of both slips and subsidence.
35.10	Paul Pettengell	Oppose	Zone changes - Putāruru	Rezoning of General Rural Zone land between Alexander Crescent and Walsall Rise to Rural Lifestyle Zone	The submitter states that Alexander Crescent's high-voltage supply is limited to a single phase and is concerned that additional demand could affect power stability and quality.	Require an independent review of the power supply to the proposed rezoned land.
35.11	Paul Pettengell	Oppose	Zone changes - Putāruru	Rezoning of General Rural Zone land between Alexander Crescent and Walsall Rise to Rural Lifestyle Zone	The submitter seeks provision for the cost of additional electricity phases to support the development.	The applicant must be prepared for the cost to have additional phases installed to support development.
35.12	Paul Pettengell	Oppose	Zone changes - Putāruru	Rezoning of General Rural Zone land between Alexander Crescent and Walsall Rise to Rural Lifestyle Zone	The submitter considers renewable generation could help address increased electricity demand and notes that owners are not otherwise required to install it.	Place a covenant on the development to use renewable generation to match the increased load for 10 months of the years.
35.13	Paul Pettengell	Oppose	Zone changes - Putāruru	Rezoning of General Rural Zone land between Alexander Crescent and Walsall Rise to Rural Lifestyle Zone	The submitter considers rezoning and development would affect the quiet lifestyle for which they purchased their property. They are concerned about construction disruption, reduced views and effects on wellbeing.	The development not to materially affect the quality and peacefulness for residents that surround the proposed rezoned land.
35.14	Paul Pettengell	Oppose	Zone changes - Putāruru	Rezoning of General Rural Zone land between Alexander Crescent and Walsall Rise to Rural Lifestyle Zone	The submitter is concerned about noise and disturbance from road and building construction affecting neighbouring residents.	Limit noise levels.
35.15	Paul Pettengell	Oppose	Zone changes - Putāruru	Rezoning of General Rural Zone land between Alexander Crescent and Walsall Rise to Rural Lifestyle Zone	The submitter seeks limits on development hours to reduce disruption to surrounding residents.	Limit hours of development to business day and to midday on Saturdays.
35.16	Paul Pettengell	Oppose	Zone changes - Putāruru	Rezoning of General Rural Zone land between Alexander Crescent and Walsall Rise to Rural Lifestyle Zone	The submitter is concerned that development would change the outlook from their home and seeks covenants addressing neighbourhood appearance.	Apply building covenants to protect the neighbourhood's appearance.
35.17	Paul Pettengell	Oppose	Zone changes - Putāruru	Rezoning of General Rural Zone land be-	The submitter seeks planting to screen development and reduce its visual effects on existing residents. They anticipate views of buildings and outbuildings replacing the current farmland outlook.	Require a tree planting plan to hide as much as is practically possible buildings and driveway/roads that result from the development with the explicit goal of not degrading the

Submission no: PC4 35	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
				tween Alexander Crescent and Walsall Rise to Rural Lifestyle Zone		quality of occupation for existing residents. This must be a credible design effort and not a token inclusion.
35.18	Paul Pettengell	Oppose	Zone changes - Putāruru	Rezoning of General Rural Zone land between Alexander Crescent and Walsall Rise to Rural Lifestyle Zone	The submitter seeks planting around detention ponds and elsewhere in the development to address visual effects.	Require riparian planting around detention ponds and include zones of native tree around the development to enhance the visual experience and to mitigate visual noise.
35.19	Paul Pettengell	Oppose	Zone changes - Putāruru	Rezoning of General Rural Zone land between Alexander Crescent and Walsall Rise to Rural Lifestyle Zone	The submitter seeks independent review of the landscape design. They also raise concern that connections to existing services could disturb established landscaping and gardening on their property.	Require an independent peer review of the landscape design.

Submission no: PC4 36	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought - The relief sought is shown in red underscore for additions and ~~red strikethrough~~ for deletions.
36.01	Waikato Regional Council	Oppose in part	General	Growth Cells and Future Urban Areas	The submitter considers the absence of land area totals means they cannot fully assess whether the rezoning is justified or whether PC4 aligns with higher-order planning requirements. Waikato Regional Council is concerned that the effect of identifying more development land than needed, potentially undermines compact urban form, increasing infrastructure costs, discouraging infill development and causing loss of highly productive land. The submitter notes that SWDC has refined the growth cells following the adoption of the South Waikato Growth Plan 2024-2054.	Amend the plan change documentation, section 32 evaluation and supporting material to clearly identify the land area associated with each proposed rezoning and the total areas proposed to be rezoned to residential, future urban and rural lifestyle zones in each town. Assess the economic effects; how the areas and timing compare with the demand for housing and business land identified in the HBA; and whether PC4 gives effect to the relevant requirements of the Waikato Regional Policy Statement, NPS-UD and NPS-HPL. Make any consequential amendments to the proposed rezonings necessary to give effect to these instruments.
36.02	Waikato Regional Council	Oppose in part	Chapter 8.3 – Natural Hazards	Hazard assessment	WRC considers PC4 needs stronger evidence that proposed growth areas have been chosen and designed to avoid significant natural hazard risks where practicable, consistent with the risk reduction outcomes sought by higher order planning documents. The submitter specifically notes uncertainty about whether the risk matrix was used to assess flood risk for each growth area, despite some areas being shown on district plan maps as within the 100-year flood extent.	Amend relevant provisions of PC4, including the relevant growth cells, future urban zone, zoning, structure planning and supporting assessment provisions, to demonstrate that urban growth is directed away from areas subject to significant or unacceptable natural hazard risk.
36.03	Waikato Regional Council	Oppose in part	General	Highly productive land	WRC considers that some proposed rezoning areas include LUC 3 land, which may be highly productive land. They consider that the NPS-UD competitive margins under Clause 3.22 should not be applied when assessing these areas under the NPS-HPL, because SWDC is not a Tier 1 or Tier 2 local authority and therefore is not required to give effect to Clause 3.22 of the National Policy Statement - Urban Development.	Do not apply competitive margins to the rezoning of the proposed Growth Cells and Future Urban Areas when applying Clause 3.6(5) of the National Policy Statement - Highly Productive Land in connection with LUC 3 land.
36.04	Waikato Regional Council	Oppose in part	Zone changes - Tīrau	Tīrau Future Urban Zone (industrial) State Highway 27	WRC considers the proposed industrial future urban zone rezoning at State Highway 27 in Tīrau should be assessed under the National Policy Statement - Highly Productive Land rezoning provisions because the land is Class 2 LUC land and currently	Provide an assessment of the rezoning of the proposed industrial FUZ cell at State Highway 27 in Tīrau using the appropriate process under Policy 5 and Clause 3.6 of the National Policy Statement - Highly Productive Land.

Submission no: PC4 36	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought - The relief sought is shown in red underscore for additions and ~~red strikethrough~~ for deletions.
					meets the definition of highly productive land and high class soils under the WRPS. WRC considers that the Section 32 report refers to the site's existing mining consent and Clause 3.9 of the National Policy Statement - Highly Productive Land, but WRC's view is that Clause 3.9 relates to inappropriate use and development, not rezoning. As the land's productive capacity may remain if mining has not occurred, a proper assessment under Policy 5 and Clause 3.6 is needed to determine the merits of the proposal and ensure alignment with the Waikato Regional Policy Statement.	
36.05	Waikato Regional Council	Oppose in part	Zone changes - Tokoroa	Rezoning properties at Princess Beatrix Ave to General Residential	WRC's modelling indicates that the area proposed to be rezoned from rural to residential at Princess Beatrix Ave, Tokoroa is within an area with high risk of flooding. The submitter considers that parts of the proposed cell as well as the access to the cell are subject to flood risks, contrary to the WRPS HAZ-01, HAZ-P1 and HAZ-P2. The submitter acknowledges that there are already residential units within the proposed cell and the rezoning would be more fit for purpose but could also increase the number of residential units exposed to flood risks. WRC considers that parts of the eastern side of Princess Beatrix Avenue should not be rezoned (numbers 4-12 and 5), although the western side of Princess Beatrix Avenue could potentially be rezoned if SWDC can ensure safe and flood free access to the site and avoid the areas exposed to flooding risk at numbers 9 and 11.	Do not rezone lots 4-12 and 5 and ensure there is safe flood-free access before rezoning the remainder. WRC also seeks that areas exposed to flooding risk at lots 9 and 11 be avoided. 
36.06	Waikato Regional Council	Oppose in part	Zone changes - Tokoroa	Tokoroa Growth Cell 1 – 292 Maraetai Rd and Future urban zone (residential) – 234 and 242 Maraetai Rd	WRC indicates that its modelling identifies significant flood risk within Tokoroa Growth Cell 1 and the adjoining Future Urban Zone, including a stream through the centre of the cell with depths greater than 1.5m and areas of ponding. WRC considers this inconsistent with WRPS natural hazard direction, particularly HAZ-01, HAZ-P1 and HAZ-P2. The submitter recommends that SWDC delineate specific setbacks of at least 25m to direct development away from any flood risks, natural watercourses or wetlands and ensure there is safe flood-free access to the cells before rezoning them.	Implement setbacks of at least 25m, in alignment with the proposed PC4 rules in the Natural Hazards chapter, directing development away from any flood risks, natural watercourses or wetlands and ensure that there is safe flood-free access to the parcels before rezoning. 
36.07	Waikato Regional Council	Oppose in part	General	Tokoroa Growth Cell 1 – 292 Maraetai Rd and Future urban zone	WRC notes that bats have been recorded within 1km east of the stream in Tokoroa Growth Cell 1, and that larger trees on the site may provide potential bat roosting habitat. As bats use waterways for commuting and feeding, WRC considers that appropriate	Provide an ecological assessment of the site identifying all ecological values, prior to development and preferably at the plan change stage.

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				(residential) – 234 and 242 Maraetai Rd	ecological surveys and mitigation should be undertaken. WRC also identifies possible wetland attributes associated with the stream and locations along SH32, and recommends ecological assessment of the site before development, preferably at the plan change stage.	
36.08	Waikato Regional Council	Oppose in part	Chapter 8.3 – Natural Hazards	Hazard assessment	WRC considers there are flooding concerns affecting several proposed growth and future urban areas, either within the cells, adjoining them, or affecting access. WRC states that this is inconsistent with WRPS natural hazard direction, particularly HAZ-01, HAZ-P1 and HAZ-P2. They recommend applying at least 25m setbacks to growth cells with potential flood risk and ensuring safe, flood-free access before rezoning. The affected areas include Tokoroa Growth Cells 2 and 3, the Paraonui Road FUZ, Alexander Crescent / Growth Cell 5 in Putāruru, the Totara Street FUZ in Putāruru, Tīrau Growth Cells 2 and 3, the Parapara Road FUZ, and the industrial FUZ at SH27 in Tīrau.	Delineate setbacks of at least 25m, in alignment with the proposed PC4 rules in the Natural Hazards chapter, directing development away from any flood risks, natural watercourses or wetlands and ensure that there is safe flood-free access to the parcels before rezoning.
36.09	Waikato Regional Council	Oppose in part	Chapter 8.3 – Natural Hazards / Chapter 11 - Subdivision	Hazard assessment	WRC is concerned that relying on "adequate assessment" of natural hazards at the subdivision or development stage may not prevent new exposure to hazard risk. It considers PC4 should better reflect WRPS HAZ-P1 by taking an integrated risk-management approach that avoids creating new intolerable risk. WRC therefore seeks a stronger policy framework that directs development away from areas with significant flood risk and avoids creating new natural hazard risk.	Provide stronger policy direction requiring urban development to avoid significant flood risk and the creation of new natural hazard risk where practicable, rather than relying primarily on assessment and mitigation measures after rezoning has occurred.
36.10	Waikato Regional Council	Support in part	Chapter 8.3 – Natural Hazards	Hazard assessment	WRC considers that the Section 32 Report assesses proposed growth areas individually but does not adequately address the cumulative natural hazard effects of multiple growth cells and increased development intensity across the district. WRC states that cumulative hazard effects must be assessed to give effect to WRPS methods HAZ-M11 and HAZ-M13, including ensuring development does not create or worsen natural hazard risk elsewhere. WRC considers SWDC needs to understand overall cumulative risk so it can manage piecemeal subdivision effects.	Provide an assessment of the cumulative natural hazard effects arising from the combined rezoning and development of all growth cells, including effects on flood storage, stormwater network performance, overland flow paths, downstream flooding, residual risk and future adaptation costs. Amend provisions throughout the plan to identify and recognise the impact of cumulative increases in risk arising from intensification of urban land.
36.11	Waikato Regional Council	Support with amendments	Chapter 8.3 – Natural Hazards	New - Infrastructure resilience	WRC considers that while PC4 addresses infrastructure capacity and sequencing, it does not adequately assess how infrastructure will perform or remain resilient during natural hazard events. WRC seeks stronger alignment with WRPS HAZ-01, HAZ-M14, EIT-P1 and EIT-M1.	Include infrastructure resilience provisions, including consideration of flood resilience of transport networks, wastewater and stormwater network performance during flood events, and long-term infrastructure adaptation requirements.
36.12	Waikato Regional Council	Oppose	Chapter 8.3 – Natural Hazards	Hazard assessment	WRC notes that WRPS method HAZ-M12 requires that district plans shall identify residual risk zones and control subdivision, use and development within these zones so that residual risk is minimised. They observe that these zones do not appear to have been identified.	Identify residual risk zones and include provisions to control subdivision, use and development within these zones.
36.13	Waikato Regional Council	Oppose	Chapter 8.3 – Natural Hazards	Hazard assessment	WRC is concerned that allowing urban development in or near flood-prone areas may create future expectations for structural flood protection, river management works and public investment in hazard mitigation. WRC considers that PC4 should address these long-term implications through its growth management and	Consider long-term implications as part of growth management and natural hazard decision-making and amend or include provisions as needed.

Submission no: PC4 36	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought - The relief sought is shown in red underscore for additions and ~~red strikethrough~~ for deletions.
					natural hazards framework, and that WRPS methods HAZ-M10 to HAZ-M14 should be fully considered and applied.	
36.14	Waikato Regional Council	Oppose	General	Urban Heat	WRC notes that climate change is expected to result in higher temperatures, more frequent heat events and increased drought pressure across the Waikato Region. They are concerned that higher development densities, smaller allotments and increased building coverage may reduce opportunities for urban greening, mature tree establishment and shading.	Consider how future urban form, tree canopy cover, green infrastructure and public open space can contribute to climate adaptation, urban cooling and drought resilience outcomes across existing and future urban areas and amend or include provisions as needed as per Waikato Regional Policy Statement Appendix 11(p).
36.15	Waikato Regional Council	Support in part	General	Hazard assessment	WRC considers that future urban zones appropriately restrict premature subdivision and development. They are concerned that the application of future urban zoning may create expectations that urbanisation will eventually occur. Future modelling may indicate the presence of hazard risk.	Future urban zoning should not create a presumption that future urbanisation will occur. The suitability of future rezoning should remain dependent on demonstrating that natural hazard risks and infrastructure, ecological and highly productive land constraints can be appropriately addressed.
36.16	Waikato Regional Council	Oppose	General	Hazard assessment	WRC considers that streams, drainage features and river corridors can provide important flood conveyance, ecological and amenity functions.	Consider opportunities to protect and enhance stream corridors, riparian margins and associated ecological values as urban areas expand and intensify and amend or include provisions as needed as per Waikato Regional Policy Statement Appendix 11(k).
36.17	Waikato Regional Council	Oppose in part	General	Hazard assessment	WRC notes that there are several rules and a new definition for high-risk flood zone, but there are no maps accompanying the plan change to show where the high-risk flood zone is and therefore where these rules might apply.	Provide planning maps to show where the low, medium and high-risk flood zones are across the district. Include other hazard types and areas where data and information are available.
36.18	Waikato Regional Council	Support in part	Chapter 6 – Matters of Strategic Direction	UFD-O1	WRC considers that UFD-O1 should also support development in existing urban areas in preference to creating new ones in order to achieve better alignment with WRPS development principles under Appendix 11 (APP 11) (a) and (c).	Amend the objective at (h) to include wording supporting development in existing urban areas in preference to creating new ones, as follows or to similar effect: (h) support existing urban areas in preference to creating new ones and make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in rural areas; …"
36.19	Waikato Regional Council	Support	Chapter 6 – Matters of Strategic Direction	UFD-O2	WRC considers UFD-O2 supports several development principles under APP 11 of the WRPS.	Retain.
36.20	Waikato Regional Council	Support	Chapter 6 – Matters of Strategic Direction	UFD-O3	WRC considers UFD-O3 supports several development principles under APP 11 of the WRPS.	Retain.
36.21	Waikato Regional Council	Support with amendments	Chapter 6 – Matters of Strategic Direction	New objective	WRC recommends including a new objective addressing natural hazards to reach better alignment with the WRPS. They consider that the new objective should reflect objective HAZ-01 of the WRPS: 'The effects of natural hazards on people, property and the environment are managed by: 1. increasing community resilience to hazard risks; 2. reducing the risks from hazards to acceptable or tolerable levels; and 3. enabling the effective and efficient response and recovery from natural hazard events.' The submitter recognises that the Natural Hazards (NH) chapter provides more specifically for natural hazards. However, the objectives in the NH	Include a new objective in the chapter addressing natural hazards in alignment with HAZ-O1 of the Waikato Regional Policy Statement.

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					chapter are of different content (than the proposed new objective) and considers it appropriate to address this issue in a strategic way across the district.	
36.22	Waikato Regional Council	Support	Chapter 6 – Matters of Strategic Direction	UFD-O5	WRC considers that UFD-O5 supports development principles (e) and (o) under APP 11 of the WRPS.	Retain.
36.23	Waikato Regional Council	Support	Chapter 6 – Matters of Strategic Direction	UFD-O6	WRC considers that UFD-O6 supports development principles (e) and (o) under APP 11 of the WRPS.	Retain.
36.24	Waikato Regional Council	Support in part	Chapter 6 – Matters of Strategic Direction	UFD-O7	WRC considers that it is appropriate to support Te Ture Whaimana o Te Awa o Waikato (Te Ture Whaimana) at the objectives level as per WRPS APP-11 (r).	Retain.
36.25	Waikato Regional Council	Support	Chapter 6 – Matters of Strategic Direction	UFD-P2	WRC considers that UFD-P2 is in alignment with some of the development principles under APP 11 of the WRPS, including (m) and (o).	Retain.
36.26	Waikato Regional Council	Support	Chapter 6 – Matters of Strategic Direction	UFD-P4	WRC considers that UFD-P4 supports some of the development principles under APP 11 of the WRPS, including (d) (e) and (k).	Retain.
36.27	Waikato Regional Council	Support	Chapter 6 – Matters of Strategic Direction	UFD-P5	WRC considers that UFD-P5 supports some of the development principles under APP 11 of the WRPS, including (d) (e) and (k).	Retain.
36.28	Waikato Regional Council	Support	Chapter 6 – Matters of Strategic Direction	UFD-P7	WRC considers that UFD-P7 supports development principle (q) under APP 11 of the WRPS.	Retain.
36.29	Waikato Regional Council	Support in part	Chapter 6 – Matters of Strategic Direction	UFD-P9	WRC agrees with the intent of UFD-P9, but considers it would benefit from rewording in alignment with WRPS HAZ-P1.	Adopt the new proposed wording, or similar, for policy UFD-P9: ~~Require the design and location of activities to avoid or mitigate natural hazards to an acceptable level of current and future risk to life, property and the environment.~~ Ensure that the risks from natural hazards in connection to activities do not exceed an acceptable level and that development avoids the creation of new intolerable risk to life, property and the environment for now and for future generations.
36.30	Waikato Regional Council	Support	Chapter 6 – Matters of Strategic Direction	UFD-P10	WRC considers that UFD-P10 supports a range of principles under APP11 in the WRPS, including (c), (iii), (j) and (n).	Retain.
36.31	Waikato Regional Council	Support	Chapter 6 – Matters of	UFD-P11	WRC considers that UFD-P11 supports a range of principles under APP11 in the WRPS, including (c), (iii), (j) and (n).	Retain.

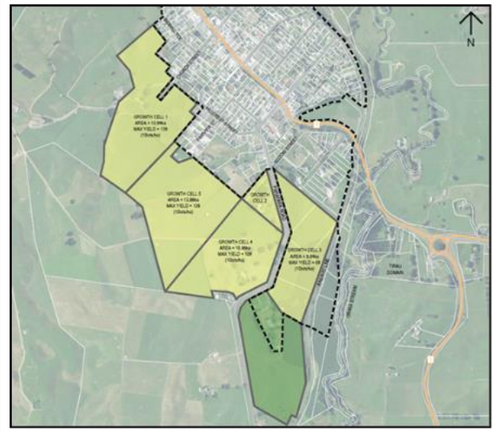
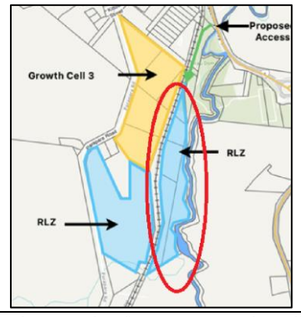
Submission no: PC4 36	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought - The relief sought is shown in red underscore for additions and ~~red strikethrough~~ for deletions.
			Strategic Direction			
36.32	Waikato Regional Council	Support	Chapter 6 – Matters of Strategic Direction	UFD-P12	WRC considers that UFD-P12 supports a range of principles under APP11 in the WRPS, including (c), (iii), (j) and (n).	Retain.
36.33	Waikato Regional Council	Support	Chapter 6 – Matters of Strategic Direction	UFD-P13	WRC considers that UFD-P13 supports a range of principles under APP11 in the WRPS, including (c), (iii), (j) and (n).	Retain.
36.34	Waikato Regional Council	Support with amendments	Chapter 6 – Matters of Strategic Direction	New policy	WRC recommends including a new policy ensuring that development identifies water requirements necessary to support development and ensure the availability of the volumes required, in alignment with WRPS development principles under APP-11 (f).	Include new policy addressing the need to identify water requirements for development across the district as below or to similar effect: UFD-PX: Subdivision, use and development must identify water requirements necessary to support development and ensure the availability of the volumes required.
36.35	Waikato Regional Council	Support	Chapter 7.2 – Infrastructure	INF-O3	WRC considers that INF-O3 supports development principle (d) under APP 11 of the WRPS.	Retain.
36.36	Waikato Regional Council	Support	Chapter 7.2 – Infrastructure	INF-P15	WRC considers that INF-P15 supports development principle (d) under APP 11 of the WRPS.	Retain.
36.37	Waikato Regional Council	Support with amendments	Chapter 8.3 – Natural Hazards	New policy	WRC recommends introducing a new policy addressing the management of natural hazard risk and the effects from subdivision, use and development to ensure better alignment with WRPS HAZ-P1 and HAZ-P2.	Include new policy addressing the management of natural hazard risk and the effects from subdivision, use and development as below, or to similar effect: Natural hazard risks are managed ensuring that the effects from subdivision, use and development do not exceed an acceptable level of natural hazard risks and avoid the creation of new intolerable risk and are aligned with civil defence approaches.
36.38	Waikato Regional Council	Oppose	Chapter 8.3 – Natural Hazards	Hazard Assessment	WRC recommends introducing a risk management framework to the district plan consisting of a risk-based approach to the management of subdivision, use and development in relation to natural hazards. They consider that the framework should ensure alignment with WRPS method HAZ-M1 (1) to (5).	Introduce a risk management framework to the district plan consisting of a risk-based approach to the management of subdivision, use and development in relation to natural hazards in alignment with HAZ-M1(1) to (5).
36.39	Waikato Regional Council	Support	Chapter 8.3 – Natural Hazards	NH-R4	WRC supports NH-R4 as they consider it provides an important control on new habitable buildings in the high-risk flood zone by making them a non-complying activity, including on existing allotments and where minor subdivision could otherwise increase exposure to flood hazard risk.	Retain.
36.40	Waikato Regional Council	Support in part	Chapter 11 – Subdivision	SUB-O7	WRC considers that while it is appropriate for the subdivision chapter to include direction on natural hazard risk, SUB-O7 could be strengthened so that it focuses less on the requirement to undertake an assessment and more clearly on the outcome sought from subdivision and development decisions. In particular, they consider that SUB-O7 should make clear that subdivision and development are to be located, designed and managed to avoid or reduce natural hazard risk, rather than simply requiring that risk be assessed before development occurs. WRC suggests that this would better align with WRPS HAZ- P1 and HAZ-P2.	Amend SUB-O7 as below, or to similar effect: ~~Prior to the establishment of new subdivision and development, ensure adequate assessment of the natural hazard risk is undertaken~~ Subdivision and development are located, designed and managed so that natural hazard risk is avoided or reduced, and long-term community resilience is maintained.

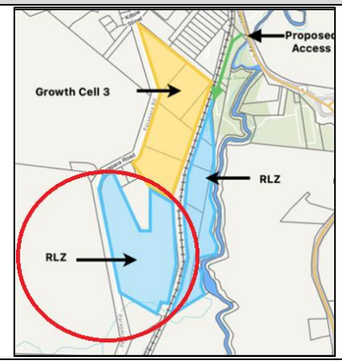
Submission no: PC4 36	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought - The relief sought is shown in red underscore for additions and ~~red strikethrough~~ for deletions.
36.41	Waikato Regional Council	Support in part	Chapter 11 – Subdivision	SUB-P2	WRC considers that SUB-P2 should be split into two separate policies so that contaminated land and natural hazards are addressed separately. They suggest that the contaminated land policy should focus on managing risks associated with land contamination, while a separate natural hazards policy should provide clear policy guidance on managing subdivision in areas subject to natural hazard risk.	Include a new policy as below, or to similar effect: Control subdivision in areas subject to natural hazards to ensure that the location, layout and design of subdivision avoids or reduces risk to people, property and infrastructure, does not create or exacerbate natural hazard risk, and provides safe, stable and flood-free building platforms for future development.
36.42	Waikato Regional Council	Support in part	Chapter 11 – Subdivision	SUB-R5(1)(a)(i) - General Residential Zone lot size	WRC considers that while reducing the minimum lot size within the General Residential Zone to 300 m² and enabling higher housing densities may improve housing affordability and capacity, it may also increase the number of people, residential units and assets exposed to hazard risk. They note that the subdivision rule will apply across all residential zoned land in the district, including in areas identified as being in the 100 year flood extent on the district planning maps. They are concerned that cumulative effects may be experienced, particularly in high risk flood zone areas where in-fill development could be occurring under this rule. WRC considers that there is potential ambiguity between the subdivision provisions and the Natural Hazards chapter provisions. They note that the subdivision rule appears to focus on whether a suitable habitable building site can be provided on each allotment, while the Natural Hazards chapter manages the activity status of the building itself. They are concerned that this may create uncertainty about whether subdivision within flood-prone areas, including high-risk flood zones, could enable additional allotments or building sites even where future habitable buildings would be restricted or non-complying under the Natural Hazards chapter. WRC considers the provisions should be better integrated so that subdivision does not create new allotments or building expectations in locations where subsequent residential development would be inappropriate due to flood hazard risk. Additionally, they consider that while minimum floor levels may reduce building damage, they do not remove the underlying flood hazard or the increased exposure created by additional urban development. They consider that flood mitigation measures such as floor levels should not be used to justify rezoning land that may otherwise be unsuitable for urban development due to flood risk.	Amend SUB-R5 to exclude the high risk flood zone from the 300 m² minimum residential lot size, and require that subdivision in flood-prone areas is subject to clear requirements demonstrating that each proposed allotment contains a safe and suitable building platform outside areas of unacceptable flood hazard risk. Amend SUB-R5 and related subdivision provisions to clarify their relationship with the Natural Hazards chapter and ensure subdivision does not create additional allotments or habitable building sites in areas where future habitable buildings would be restricted or non-complying due to flood hazard risk.
36.43	Waikato Regional Council	Oppose in part	Chapter 13.1 – General Residential Zone	GRZ-O2	WRC considers that GRZ-O2 must also provide for opportunities for urban intensification and redevelopment to minimise the need for urban development. They suggest that this would provide better alignment with the WRPS development principles under APP11 (c).	Amend the objective to also provide for urban intensification and redevelopment to minimise the need for urban development.
36.44	Waikato Regional Council	Support in part	Chapter 13.1 – General Residential Zone	GRZ-O6	WRC observes that GRZ-O6 seeks to ensure adequate assessment of the natural hazard risk is undertaken prior to the establishment of new residential development. WRC considers that while hazard assessment is important, it does not necessarily prevent the creation of new exposure to hazard risk. They note that HAZ-P1 of the WRPS prescribes that risks are managed using an integrated	Retain but also provide stronger policy direction requiring urban development to avoid significant flood risk and the creation of new natural hazard risk where practicable, rather than relying primarily on assessment and mitigation measures after rezoning has occurred.

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					and holistic approach avoiding the creation of new intolerable risk. WRC recommends providing for a more robust policy framework avoiding development in association with significant flood risk and the creation of new hazard risk.	
36.45	Waikato Regional Council	Oppose	Chapter 13.1 – General Residential Zone	GRZ-R5(3) Building coverage	WRC opposes increasing building coverage from 45% to 55% within the General Residential Zone and up to 60% for duplex and terraced housing developments, while requiring only 20% permeable surface area. WRC suggests that higher site coverage generally can increase stormwater runoff and put pressure on drainage systems. The change to the building coverage and permeable surfaces rule is in addition to the proposal to reduce allotment size in the General Residential Zone. WRC is concerned that the overall cumulative effect on exposure to flood risk across a wider area does not appear to have been addressed in the section 32 report.	Amend the rule so the higher building coverage and lower permeable surfaces thresholds do not apply in the high-risk flood zone.
36.46	Waikato Regional Council	Support	Appendix 4 – Information Requirements	APP-4	WRC supports the requirement to assess natural hazards in APP4.1, which it considers consistent with policy HAZ-P2(1).	Retain.

Submission no: PC4 37	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
37.01	Fonterra Limited	Support	General	Growth Cells and Future Urban Areas	Fonterra supports Plan Change 4 in its entirety.	Support Plan Change 4 in its entirety.
37.02	Fonterra Limited	Support	Zone changes - Tīrau	Tīrau Future Urban Zone (industrial) State Highway 27	Fonterra supports locating the proposed future industrial zone north of Tīrau along State Highway 27.	Support locating a proposed Future Industrial Zone north of the Tīrau township along State Highway 27.
37.03	Fonterra Limited	Support	Zone changes - Tīrau	Tīrau Growth Cell 1 - Church Street / Tīrau Growth Cell 2 - Parapara Road West / Tīrau Growth Cell 3 - Parapara Road East	Fonterra supports locating the proposed growth cells adjacent to existing residential areas and south of Tīrau.	Support locating proposed new Growth Cells adjacent to existing residential areas and to the south of Tīrau township.
37.04	Fonterra Limited	Support	Zone changes - Tīrau	Residential density within the Tīrau Site noise control boundary	Fonterra previously opposed increased residential density within the Tīrau Site noise control boundary because of potential reverse sensitivity effects on its operations and future development. It acknowledges that PC4 does not propose that increase and supports the plan change as notified.	Support Plan Change 4 as notified, noting that it does not propose to increase residential density within the Tīrau Site noise control boundary.

Submission no: PC4 38	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
38.01	James and Ella Bailey	Support	Zone changes - Tīrau	Tīrau Growth Cell 1 - Church Street / Tīrau Growth Cell 3 - Parapara Road East	The submitters support PC4 generally and the residential rezoning of their land. They support the matters and relief in the Maven Matamata Ltd CORRECTED [Momona Land Ltd] submission and ask that this submission be read alongside it.	Generally, support PC4 Retain the rezoning of Tīrau Growth Cell 1 and 3 from general rural zone to general residential zone, subject to the relief sought.

Submission no: PC4 38	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
					Nothing in the submission seeks the removal, relocation or reduction of any residential capacity provided for by Plan Change 4.	
38.02	James and Ella Bailey	Support in part	Zone changes - Tīrau	Exclusion of Future Urban Zone west of Parapara Road and land between Growth Cell 1 and the notified Future Urban Zone, from planned residential growth	The submitters support and relief sought by the Maven Matamata Ltd CORRECTED [Momona Land Ltd] submission, particularly the need for better connectivity between Tīrau Growth Cell 1, Parapara Road and the other growth cells. They consider that without this connection, Tīrau's growth would be fragmented, local trips would remain dependent on State Highway 1 and traffic pressure at the Church Street/SH1 intersection could worsen. Relying on the Development Area Plans and urban design advice from Richard Knott, they argue that a staged east-to-west development approach, with Growth Cell 1 developed last once Parapara Road access is available, would support safer transport outcomes, active mode connectivity and a more coherent long-term urban form consistent with the Growth Plan 2024–2054.	Amend the Planning Maps to rezone Tīrau Residential Future Urban Zone - Parapara Road West as general residential zone and identify it as a new District Growth Cell "Tīrau Growth Cell 4 (residential)" and rezone the area between Growth Cell 1 and the area currently notified as Future Urban Zone as Growth Cell 5, to provide connectivity between Growth Cell 1, Parapara Road and the other growth cells. 
38.03	James and Ella Bailey	Oppose	Zone changes - Tīrau	Rezoning of Rural Lifestyle Zone land east of the railway line, Parapara Rd, to General Rural Zone	The submitters oppose the proposed rezoning of land east of the Kinleith Branch Rail Line from rural lifestyle zone to general rural zone. The affected areas are Part Lot 15, Lot 25 and Lot 29 DP 5043, east of the rail line. They state that the land is fragmented and that access for contractors and machinery from Parapara Road will be further restricted as adjoining development occurs. They consider the land better suited to rural lifestyle zoning and raise concerns about continued legal access across the rail line.	Delete the proposed rezoning and retain the Rural Lifestyle Zone over the land. 
38.04	James and Ella Bailey	Oppose	New rezoning – Tīrau	Exclusion of land to the south of of notified Tīrau Growth Cell 3 - Parapara Road East, including Part Lot 30 DP 5043, from planned residential growth	The submitter states that the land south of Tīrau Growth Cell 3 - Parapara Road East is fragmented and access is restricted by Parapara Road and the railway line. They consider development of Growth Cell 3 and new Growth Cell 4 will place further pressure on access and the land's viability for farming. They note that the land adjoins three rural lifestyle zoned properties and has reticulated town water and consider rural lifestyle zoning would provide a transition between residential areas and the rural landscape.	Rezone land to the south of Tīrau Growth Cell 3, including Part Lot 30 DP 5043, from general rural to rural lifestyle zone.

Submission no: PC4 38	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
						

Submission no: PC4 39	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
39.01	Charlie Harris	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 3 (industrial) – Campbell Road	The submitter opposes industrial rezoning, considering it inconsistent with Council's stated direction to maintain the rural and agricultural footprint. Describes the site as highly productive pastoral land and cites the NPS-HPL in support of its protection for primary production.	Remove Growth Cell 3 from the proposed industrial zone retain its general rural zoning.
39.02	Charlie Harris	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 3 (industrial) – Campbell Road	The submitter reports nesting Kahu and other native birds and raises concerns about habitat loss.	Remove Growth Cell 3 from the proposed industrial zone retain its general rural zoning.
39.03	Charlie Harris	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 3 (industrial) – Campbell Road	The submitter considers the road network inadequate for heavy industrial traffic and identifies an absence of stormwater, wastewater, underground electricity and broadband infrastructure in the area. The submitter raises concerns about effects on the land's surface-water drainage function.	Remove Growth Cell 3 from the proposed industrial zone retain its general rural zoning.
39.04	Charlie Harris	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 3 (industrial) – Campbell Road	The submitter is concerned about cumulative light, noise, odour, traffic and dust effects, citing experience of the OFI dairy plant. They anticipate that the zoning change will result in loss of rural outlook and lifestyle amenity with potential effects on property value.	Remove Growth Cell 3 from the proposed industrial zone retain its general rural zoning.

Submission no: PC4 40	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
40.01	Rudy Hlawatsch	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 2 – Richmond Ave	The submitter opposes Growth Cell 2, raising concerns about traffic effects from approximately 60 additional residential units on the 7.08 ha site. The submitter is concerned that surrounding urban development limits alternative vehicle access options to the site.	Opposes Tokoroa Growth Cell 2 – Richmond Ave
40.02	Rudy Hlawatsch	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 2 – Richmond Ave	The submitter understands that Richmond Avenue and East Parkdale Drive would provide the only vehicle access route and considers that additional traffic could overload the Richmond Avenue/ East Parkdale drive and SH1 intersections, potentially requiring major upgrades. The submitter cites an estimated 2,300 heavy vehicles per day on SH1.	Opposes Tokoroa Growth Cell 2 – Richmond Ave

Submission no: PC4 41	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
41.01	Andrew Dobbs (2)	Oppose	Zone changes - Tokoroa	Future urban zone (residential) - Paraonui Rd	The submitter opposes the proposed rezoning, having purchased the property as a lifestyle block and does not want additional conditions or restrictions on its current use.	Retain general rural zone. Do not apply the proposed future urban zone.
41.02	Andrew Dobbs (2)	Oppose	Zone changes - Tokoroa	Future urban zone (residential) - Paraonui Rd	The submitter raises concerns about being charged town rates before any subdivision occurs and indicates that reconsideration could occur if their intentions or ownership of the property changes.	Retain general rural zone. Do not apply the proposed future urban zone.
41.03	Andrew Dobbs (2)	Oppose	Zone changes - Tokoroa	Future urban zone (residential) - Paraonui Rd	The submitter questions the benefit of rezoning, the overall growth strategy, the property's suitability for subdivision, flood risk and protection and employment opportunities to support additional housing.	Retain general rural zone. Do not apply the proposed future urban zone.

Submission no: PC4 42	Submitter	Support / in part / oppose	Plan section	Plan provision	Summary	Relief sought
42.01	Michael Montagna (2)	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 1 – 292 Maraetai Rd	The submitter changes their previous support of this growth cell to opposition after becoming aware of an adjacent horse farm. They consider the proposed rezoning would place the farm between two urban zones, potentially affecting horse wellbeing, business operations and sales prospects. They report that the business previously requested either that growth cell not proceed or that its land also be rezoned residential to facilitate relocation. The submitter considers including the farmland could help address issues raised in their earlier submission about Tokoroa Growth Cell 3 (industrial) – Campbell Road. They also consider that live zoning provides limited time for affected residents and business to prepare for development.	Decline the proposed rezoning of Tokoroa Growth Cell 1 OR amend the proposal to address effects on the adjacent horse farm OR rezone the proposed adjacent future urban zone to residential
42.02	Michael Montagna (2)	Oppose	Zone changes - Tokoroa	Tokoroa Growth Cell 1 – 292 Maraetai Rd	The submitter considers that information about the adjacent horse farm and potential effects on its operation has been overlooked or insufficiently communicated. They consider this limits the community's ability to assess the proposal and provide informed submissions. They request that these effects be properly addressed in planning reports.	Require planning reports to include information about the effects of the proposed growth on existing residents and businesses, including the adjacent horse farm.