

Proposed Private Plan Change 17 Te Rapa North Industrial

24 June 2025



**Hamilton
City Council**
Te kaunihera o Kirikiriroa

Table of Contents

Reader's guide.....	2
How to make a further submission	2
Submitter contact details	4
Summary of submissions	5

Reader's guide

This document is a summary of the 18 submissions received, the relief sought/decision(s) requested on Private Plan Change 17 (PPC17). This summary helps readers to see all the decisions requested by a specific submitter.

In the summary, every submitter has been allocated a submitter number and each submission point is referenced by a unique number. This whole number (e.g. 1.3) is required to be referenced when you make a further submission.

EXAMPLE: Submission 1.3

1 is the submitter number 3 is the submission point number.

The formatting used in this summary generally identifies in the 'Summary of Decision Sought' column any additions requested with underlined font and deletions with strike-through font.

In this Summary of Submissions document there are instances where the rule the number referenced by the submitter relates that used in the PDF District Plan Provisions (Appendix 12) which used an earlier version of the rule numbering, whereas the E-Plan version was updated. Where a submitter has used the PDF rule numbering which is different to the E-Plan both have been included for clarity. This is notated by adding the E-Plan numbering in square brackets e.g. 3.9.3.2e) [3.9.2.2e].

How to make a further submission

The call for further submissions opens on 24 June 2025. **The closing date for making further**

Submission is 08 July 2025.

People can make a further submission if they represent a relevant aspect of the public interest and/or have an interest in Private Plan Change 17 greater than the interest of the general public.

A further submission can only be made in support or in opposition of matters raised in the submissions. **No new points can be raised.**

Further submissions should be set out in the format shown in the submission form. Copies of the further submission form are available at Council offices or Libraries as well as online at

<https://hamilton.govt.nz/plan-change-17>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

In accordance with the Resource Management Act 1991 a copy of the further submission must be sent to the person who made the original submission within five (5) working days of sending the further submission to Hamilton City Council. To assist you with this an address list of all submitters is included in this report. Further Submissions can be:

- Completed online at <https://haveyoursay.hamilton.govt.nz/>
- Posted to: Freepost 172189, Hamilton City Council, Private Bag 3010, Hamilton, 3240, Attn: Private Plan Change 17 – Further submission.
- Delivered to: Hamilton City Council Municipal Building, Garden Place, Hamilton.
- Emailed to: planchange@hcc.govt.nz

Submitter contact details

Number	Submitter	Address for service of submitter	
1	Sheree Putt	N/A	Putts62@hotmail.com
2	Isaac Hughes	N/A	isaacjohnhughes@hotmail.co.nz
3	Shu-Cheng Lo	N/A	lindatsai127@hotmail.com
4	Sam and Alisa Coleman	PO Box 1462 Hamilton	louise@feathers.co.nz
5	Scott Mathieson	N/A	scott@wpm.nz
6	NZ Transport Agency - Waka Kotahi	P.O Box 973 Waikato Mail Centre, Hamilton	sam.kay@nzta.govt.nz
7	Empire Corporation and Porter Group	PO Box 9342, Waikato Mail Centre, Hamilton	briarb@barker.co.nz
8	Graeme Boddy	PO Box 9342, Waikato Mail Centre, Hamilton	briarb@barker.co.nz
9	Hayden Porter	PO Box 9342, Waikato Mail Centre, Hamilton	briarb@barker.co.nz
10	Waikato District Council	Private Bag 544, Ngaaruawaahia	spatial.planning@waidc.govt.nz
11	Cheryl Anne Meies	2083B River Road RD1 Hamilton	cheryl0109@icloud.com
12	Pebbles Family Trust Wen Sen SHIH and Hsiu-Jung HUANG (Paul and Gloria)	N/A	stone66899@yahoo.com.tw
13	Waikato Regional Council	Private Bag 3038 Waikato Mail Centre, Hamilton	paul.bowman@waikatoregion.govt.nz
14	Te Awa Lakes	Private Bag 3091 Hamilton	ben@teawalakes.co.nz
15	Janine Hill	N/A	janine.hurst@gmail.com
16	Morth Trust Partnership	PO Box 15209 Hamilton Mail Centre, Hamilton	morthie@xtra.co.nz
17	Pebbles Family Trust Wen Sen SHIH and Hsiu-Jung HUANG (Paul and Gloria)	N/A	stone66899@yahoo.com.tw
18	Waikato Tainui	PO Box 648, 4 Bryce Street, 3204, Hamilton	TeMakarini.Mapu@tainui.co.nz

Summary of submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
Sheree Putt	1.1	General	General	Support in part	Schools within the vicinity cause safety concerns.	Lower the speed limit to 30 km/hr.
Isaac Hughes	2.1	General	General	Oppose	Council should not be spending millions on making poor decisions.	Fire everyone/half the staff.
Shu-Cheng Lo	3.1	Planning Maps	General	Support in part	<p>The Submitter supports the creation of the Te Rapa North Industrial Zone (TRNIZ) but requests that the property at 14 Meadow View Lane be included for the following reasons:</p> <ul style="list-style-type: none"> • The property is adjacent and shares similar characteristics. • Inclusion results in a logical and efficient land use pattern. • Inclusion supports infrastructure efficiency and regional economic development. • Exclusion isolates the site and undermines overall development potential. 	Seeks that 14 Meadow View Lane is included within the Te Rapa North Industrial Zone (TRNIZ) as part of PC17.
Sam and Alisa Coleman	4.1	General	General	Support in part	While the submitter supports the uplift of the deferred status, they oppose PC17 for the following reasons:	Seeks that PC17 is rejected unless the boundaries are expanded to include the entire TRNIZ.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					<ul style="list-style-type: none"> All deferred land within the TRNIZ should be included to ensure a cohesive and well-functioning urban environment. Excluding parts of TRNIZ does not achieve the Objective 6 and Policy 2 of the National Policy Statement on Urban Development (NPS-UD). The s32 analysis (APP 22) does not rule out live zoning the entire TRNIZ. The only implication (p13-14) is the river crossing, which affects a small portion of the TRNIZ and is not a reason for exclusion. 	
Sam and Alisa Coleman	4.2	Appendix 2 Structure Plans	Structure Plans Locality Guide	Oppose	<p>The Submitter opposes the proposed Structure Plan for the following reasons:</p> <ul style="list-style-type: none"> Not including the full TRNIZ does not reflect a coordinated, efficient or integrated approach to development which conflicts with the Waikato Regional Policy Statement on Urban Form and Development (WRPS UFD-O1). Excluding some of the land from the structure plan area could stall development and result in a poorly functioning urban environment. The river crossing will not impact the broader development layout and should not be used 	<p>Seeks that PC17 is rejected unless the boundaries are expanded to include the entire TRNIZ.</p> <p>In addition, the submitter seeks consequential assessments to be undertaken, with subsequential amendments to the proposed District Plan provisions to reflect the inclusion of the entire TRNIZ.</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					as a justification to exclude other parts of TRNIZ.	
Sam and Alisa Coleman	4.3	Chapter 12 Te Rapa North Industrial Zone	12.5.1 Vehicle Access Restriction	Oppose	<p>The submitter considers that there has been no assessment in PC17 or the Structure Plan of the potential transportation effects on Meadow View Lane, including no assessment on:</p> <ul style="list-style-type: none"> • Whether access to PC17's South-east Block will be via Meadow View Lane; • Whether a road stopping process will occur at the proposed restricted access point; • Effects on the road network, including the Meadow View Lane – Pukete Road intersection; • Effects on the amenity of neighbouring properties along Pukete Road and Meadow View Lane; • Effects on safety regarding existing Meadow View Lane users. <p>Further related to the above, the submitter notes that Provision 12.5.1a has not been addressed or explained in any PC17 documentation and it is unclear why it has been proposed.</p>	<p>Seeks that Provision 12.5.1a is deleted.</p> <p>In addition, undertake a consequential Integrated Transport Assessment (ITA) (to include Meadow View Lane and Pukete Road) and amend the proposed District Plan provisions to reflect the ITA recommendations.</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
Sam and Alisa Coleman	4.4	3.9 Te Rapa North Industrial	3.9.2 Components of the Structure Plan	Support in part	Submitter supports the infrastructure options outlined in Rule 3.9.2.6.	Seeks that proposed Rule 3.9.2.6 is accepted.
Sam and Alisa Coleman	4.5	Planning Maps	General	Oppose	The submitter notes that the planning maps show the uplift of the deferred status for the PC17 area, however, considers that the deferred status is uplifted from the entire TRNIZ.	Seeks that PC17 is rejected unless the boundaries are expanded to include the entire TRNIZ.
Sam and Alisa Coleman	4.6	Chapter 9 Industrial Zone	9.3 Rules Activity Status Table	Oppose	The submitter considers that there is a no provision for existing residential, rural-lifestyle or farming activities.	Seeks amendments to Rule 9.3 to add <u>Existing residential, rural-lifestyle or farming activities (at the date of PC17)</u> as a permitted activity in the Industrial Zone.
Sam and Alisa Coleman	4.7	Chapter 12 Te Rapa North Industrial Zone	12.3.1 Concept Development Consent – Process within Te Rapa North Industrial Zone – Stage 1A	Support	Submitter supports the deletion of this provision to simplify the planning process.	Seeks as notified, retaining the deletion of Rule 12.3.1 and related provisions.
Sam and Alisa Coleman	4.8	3.9 Te Rapa North Industrial	General	Support in part	Submitter considers that Chapter 3.9 will need to be updated to reflect the uplift of the entire TRNIZ.	Seeks that PC17 is rejected unless the boundaries are expanded to include the entire TRNIZ. In addition, the submitter considers consequential assessments and

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
						subsequential amendments to the proposed District Plan provisions to reflect the inclusion of the entire TRNIZ.
Sam and Alisa Coleman	4.9	Chapter 12 Te Rapa North Industrial Zone	General	Support in part	Submitter considers that Chapter 12 will need to be updated to reflect the uplift of the entire TRNIZ.	Seeks that PC17 is rejected unless the boundaries are expanded to include the entire TRNIZ.
Sam and Alisa Coleman	4.10	3.9 Te Rapa North Industrial	3.9.3 Rules	Support in part	The submitter considers that all land in Meadow View Lane should be included in PC17 and Structure Plan so all transport effects can be considered with mitigation treatments identified in an integrated manner.	Seeks that Rule 3.9.3.2 Transport Infrastructure Improvements is amended to include any requirements for Meadow View Land and Pukete Road.
Scott Mathieson	5.1	General	General	Support in part	Submitter opposes PC17 unless the boundaries are expanded to include the entire TRNIZ.	Seeks that PC17 is rejected unless the boundaries are expanded to include the entire TRNIZ.
NZ Transport Agency - Waka Kotahi	6.1	General	General	Support	<p>The submitter supports PC17 in its entirety, but raises the following concerns:</p> <ul style="list-style-type: none"> Is primarily concerned with the potential impacts on the Horotiu interchange. Horotiu interchange is expected to experience additional queuing in all scenarios except for PM peaks in infrastructure 4, 	No Relief Sought.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					<p>which includes the completed Northern River Crossing (NRC).</p> <ul style="list-style-type: none"> The ITA indicates that the Eastern Horotiu roundabout maintains acceptable safety performance; However, the Western Horotiu roundabout shows a decrease for safety performance during PM peaks in Scenarios 2 and 3. Scenario 4, which includes the NRC, restores performance to 2035 baseline levels. If NRC is delayed beyond 2045, separate mitigation is proposed for Scenario 3, which has not been identified in Rule 3.9.3.2. However, the submitter is satisfied that future Land Development Plan consent applications, and resource consent applications will require a broad ITA (in accordance with 3.9.3.2b), allowing for further input at that stage. The submitter understands that stormwater will be managed onsite and expects no impact on the state highway stormwater infrastructure. 	

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
Empire Corporation and Porter Group	7.1	General	General	Support in part	<p>While the submitter supports live zoning the TRNIZ, they oppose PC17 for the following reasons:</p> <ul style="list-style-type: none"> PC17 does not assess the entire TRNIZ cohesively and represents a precinct tailored primarily towards Fonterra-owned property. The approach risks inefficiencies and uncertainties for other TRNIZ landowners. PC17 has not conducted a detailed s32 analysis of live zoning the entire TRNIZ. Additionally, limiting the area to Fonterra's land may not fully address Hamilton's industrial land supply shortfall. Reverse sensitivity would be more effectively managed through assessing the entire TRNIZ to ensure better integration. 	<p>The submitter seeks the following:</p> <ul style="list-style-type: none"> Remove the deferred status of the entire TRNIZ. Amend PC17 to address TRNIZ as a cohesive whole. <p>In addition to the specific relief, the submitter seeks any other alternative or consequential relief to give effect to the matters raised.</p>
Empire Corporation and Porter Group	7.2	3.9 Te Rapa North Industrial	General	Oppose	<p>While the submitter supports a Structure Plan approach in principle, they oppose the current Structure Plan for the following reasons:</p> <ul style="list-style-type: none"> The proposed Structure Plan excludes over half of the TRNIZ and is not integrated with the land surrounding the PC17 area. The current boundary creates an irregular pattern where pockets of land remain isolated. 	<p>Seeks revision of Chapter 3.9 to consider the entire TRNIZ.</p> <p>In addition to the specific relief, the submitter seeks any other alternative or consequential relief to give effect to the matters raised.</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					<ul style="list-style-type: none"> The proposed Structure Plan has not considered the effects of future development on other landowners within the TRNIZ or how it may influence or affect the long-term development outcomes for this area. The proposed Structure Plan lacks a defensible or logical boundary, particularly as PC17 is located centrally within the TRNIZ. 	
Empire Corporation and Porter Group	7.3	3.9 Te Rapa North Industrial	General	Oppose	<p>The submitter opposes the proposed infrastructure solutions for the following reasons:</p> <ul style="list-style-type: none"> From the submitter's perspective, there are no significant constraints related to three waters infrastructure and serviceability that would restrict the entire TRNIZ from being live zoned. The current approach does not address the long-term, cumulative infrastructure needs of the TRNIZ. 	<p>Seeks revision of Chapter 3.9 to identify the infrastructure required to service the entire TRNIZ.</p> <p>In addition to the specific relief, the submitter seeks any other alternative or consequential relief to give effect to the matters raised.</p>
Empire Corporation and Porter Group	7.4	Chapter 12 Te Rapa North Industrial Zone	General	Support in part	<p>The submitter recognises that the proposed amendments are necessary to support the live zoning of the TRNIZ: as it recognises that the particular characteristics of the TRNIZ require a different approach. Further the submitter supports the</p>	<p>Seeks amendments to Chapter 12 to consider TRNIZ in its entirety.</p> <p>In addition to the specific relief, the submitter seeks any other alternative or consequential relief to give effect to the matters raised.</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					<p>removal of the Concept Development Consent framework.</p> <p>However, the Chapter should consider TRNIZ in its entirety to effectively enable industrial growth within Hamilton.</p>	
Empire Corporation and Porter Group	7.5	General	General	Oppose	<p>The submitter notes representatives for the submitter met with Fonterra on multiple occasions throughout 2024 to discuss PC17. In the submitter's view, the engagement consultation process did not provide a meaningful opportunity for dialogue or for matters to be addressed ahead of the PC17 application being finalised.</p> <p>The submitter also notes requests were made to review the technical information supporting PC17 for the Submitter to understand the full impacts of PC17 and to provide more meaningful feedback to Fonterra, which was not supplied.</p> <p>The submitter emphasises a willingness to participate in further discussions and welcomes the opportunity for further engagement as PC17 progresses through the statutory process.</p>	No relief sought.
Empire Corporation and Porter Group	7.6	Chapter 23 Subdivision	General	Oppose	<p>The submitter is overall supportive of live zoning land within the TRNIZ for industrial purposes, particularly given the shortfall identified within the district.</p>	Seeks amendments to Chapter 23 to address concerns set out in this submission.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					However, the submitter does not support the approach proposed under PC17.	In addition to the specific relief, the submitter seeks any other alternative or consequential relief to give effect to the matters raised in this submission.
Empire Corporation and Porter Group	7.7	25.2 Earthworks and Vegetation Removal	General	Oppose	The submitter is overall supportive of live zoning land within the TRNIZ for industrial purposes, particularly given the shortfall identified within the district. However, the submitter does not support the approach proposed under PC17.	Seeks amendments to Chapter 25.2 to address concerns raised in this submission. In addition to the specific relief, the submitter seeks any other alternative or consequential relief to give effect to the matters raised in this submission.
Empire Corporation and Porter Group	7.8	25.8 Noise and Vibration	General	Oppose	The submitter is overall supportive of live zoning land within the TRNIZ for industrial purposes, particularly given the shortfall identified within the district. However, the submitter does not support the approach proposed under PC17.	Seeks amendments to Chapter 25.8 to address concerns set out in this submission. In addition to the specific relief, the submitter seeks any other alternative or consequential relief to give effect to the matters raised in this submission.
Empire Corporation and Porter Group	7.9	25.14 Transportation	General	Oppose	The submitter is overall supportive of live zoning land within the TRNIZ for industrial purposes, particularly given the shortfall identified within the district.	Seeks amendments to Chapter 25.14 to address concerns set out in this submission.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					However, the submitter does not support the approach proposed under PC17.	In addition to the specific relief, the submitter seeks any other alternative or consequential relief to give effect to the matters raised in this submission.
Empire Corporation and Porter Group	7.10	Chapter 9 Industrial Zone	General	Oppose	The submitter is overall supportive of live zoning land within the TRNIZ for industrial purposes, particularly given the shortfall identified within the district. However, the submitter does not support the approach proposed under PC17.	Seeks amendments to Chapter 9 to address the concerns set out in this submission. In addition to the specific relief, the submitter seeks any other alternative or consequential relief to give effect to the matters raised in this submission.
Graeme Boddy	8.1	General	General	Oppose	While the submitter supports live zoning the TRNIZ, they oppose PC17 for the following reasons: <ul style="list-style-type: none"> PC17 does not assess the entire TRNIZ cohesively and represents a precinct tailored primarily towards Fonterra-owned property. The approach risks inefficiencies and uncertainties for other TRNIZ landowners. PC17 has not conducted a detailed s32 analysis of live zoning the entire TRNIZ. Additionally, limiting the area to Fonterra's land may not fully address Hamilton's industrial land supply shortfall. 	Seeks the following: <ul style="list-style-type: none"> Remove the deferred status of the entire Te Rapa North Industrial Zone. Amend PC17 to address TRNIZ as a cohesive whole.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					<ul style="list-style-type: none"> Reverse sensitivity would be more effectively managed through assessing the entire TRNIZ to ensure better integration. 	
Graeme Boddy	8.2	3.9 Te Rapa North Industrial	General	Oppose	<p>While the submitter supports a Structure Plan approach in principle, they oppose the current Structure Plan for the following reasons:</p> <ul style="list-style-type: none"> The proposed Structure Plan excludes over half of the TRNIZ and is not integrated with the surrounding land. The current boundary creates an irregular pattern where pockets of land remain isolated. The proposed Structure Plan has not considered the effects of future development on other landowners within the TRNIZ or how it may influence or affect the long-term development outcomes for this area. The proposed Structure Plan lacks a defensible or logical boundary, particularly as PC17 is located centrally within the TRNIZ. 	Seeks Chapter 3.9 is amended to consider the entire TRNIZ.
Graeme Boddy	8.3	3.9 Te Rapa North Industrial	General	Oppose	<p>The submitter opposes the proposed infrastructure solutions for the following reasons:</p> <ul style="list-style-type: none"> From the submitter's perspective, there are no significant constraints related to three waters infrastructure and serviceability that 	Seeks Chapter 3.9 is revised to identify the infrastructure required to service the entire TRNIZ.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					<p>would restrict the entire TRNIZ from being live zoned.</p> <ul style="list-style-type: none"> The current approach does not address the long-term, cumulative infrastructure needs of the TRNIZ. 	
Graeme Boddy	8.4	Chapter 12 Te Rapa North Industrial Zone	General	Support in part	<p>The submitter recognises that the proposed amendments are necessary to support the live zoning of the TRNIZ as it:</p> <p>Recognises that the particular characteristics of the TRNIZ require a different approach.</p> <p>Further the submitter supports the removal of the Concept Development Consent framework.</p> <p>However, the Chapter should consider TRNIZ in its entirety to effectively enable industrial growth within Hamilton.</p>	Seeks Chapter 12 is amended to consider TRNIZ in its entirety.
Graeme Boddy	8.5	General	General	Oppose	<p>The submitter notes representatives for the submitter met with Fonterra on multiple occasions throughout 2024 to discuss PC17. In the submitter's view, the engagement consultation process did not provide a meaningful opportunity for dialogue or for matters to be addressed ahead of the PC17 application being finalised.</p> <p>The submitter also notes requests were made to review the technical information supporting PC17 for</p>	No relief sought.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					<p>the submitter to understand the full impacts of PC17 and to provide more meaningful feedback to Fonterra. This information was not supplied.</p> <p>The submitter emphasises a willingness to participate in further discussions and welcomes the opportunity for further engagement as PC17 progresses through the statutory process.</p>	
Graeme Boddy	8.6	Chapter 23 Subdivision	General	Oppose	<p>The submitter is overall supportive of live zoning land within the TRNIZ for industrial purposes, particularly given the shortfall identified within the district. However, the submitter does not support the approach proposed under PC17.</p>	<p>Seeks amendments to Chapter 23 to address concerns set out in this submission.</p> <p>In addition to the specific relief, the submitter seeks any other alternative or consequential relief to give effect to the matters raised in this submission.</p>
Graeme Boddy	8.7	25.2 Earthworks and Vegetation Removal	General	Oppose	<p>The submitter is overall supportive of live zoning land within the TRNIZ for industrial purposes, particularly given the shortfall identified within the district. However, the submitter does not support the approach proposed under PC17.</p>	<p>Seeks amendments to Chapter 25.2 to address the concerns set out in this submission.</p> <p>In addition to the specific relief, the submitter seeks any other alternative or consequential relief to give effect to the matters raised in this submission.</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
Graeme Boddy	8.8	25.8 Noise and Vibration	General	Oppose	The submitter is overall supportive of live zoning land within the TRNIZ for industrial purposes, particularly given the shortfall identified within the district. However, the submitter does not support the approach proposed under PC17.	Seeks amendments to Chapter 25.8 to address the concerns set out in this submission. In addition to the specific relief, the submitter seeks any other alternative or consequential relief to give effect to the matters raised in this submission.
Graeme Boddy	8.9	25.14 Transportation	General	Oppose	The submitter is overall supportive of live zoning land within the TRNIZ for industrial purposes, particularly given the shortfall identified within the district. However, the submitter does not support the approach proposed under PC17.	Seeks amendments to Chapter 25.14 to address the concerns set out in this submission. In addition to the specific relief, the submitter seeks any other alternative or consequential relief to give effect to the matters raised in this submission.
Graeme Boddy	8.10	Chapter 9 Industrial Zone	General	Oppose	The submitter is overall supportive of live zoning land within the TRNIZ for industrial purposes, particularly given the shortfall identified within the district. However, the submitter does not support the approach proposed under PC17.	Seeks Chapter 9 is amended to address the concerns set out in this submission. In addition to the specific relief, the submitter seeks any other alternative or consequential relief to give effect to the matters raised in this submission.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
Hayden Porter	9.1	General	General	Oppose	<p>While the submitter is supportive of live zoning the TRNIZ, the submitter opposes PC17 due to the following reasons:</p> <ul style="list-style-type: none"> PC17 does not assess the entire TRNIZ cohesively and represents a precinct tailored primarily towards Fonterra-owned property. The approach risks inefficiencies and uncertainties for other TRNIZ landowners. PC17 has not conducted a detailed s32 analysis of live zoning the entire TRNIZ. Additionally, limiting the area to Fonterra's land may not fully address Hamilton's industrial land supply shortfall. Reverse sensitivity would be more effectively managed through assessing the entire TRNIZ to ensure better integration. 	<p>Submitter seeks the following:</p> <ul style="list-style-type: none"> Remove the deferred status of the entire Te Rapa North Industrial Zone. Amend PC17 to address TRNIZ as a cohesive whole.
Hayden Porter	9.2	3.9 Te Rapa North Industrial	General	Oppose	<p>While the submitter supports a Structure Plan approach in principle, the submitter opposes the current Structure Plan due to the following reasons:</p> <ul style="list-style-type: none"> The proposed Structure Plan excludes over half of the TRNIZ and is not integrated with the surrounding land. The current boundary creates an irregular pattern where pockets of land remain discrete and isolated. 	<p>Seeks Chapter 3.9 is amended to consider the entire TRNIZ.</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					<ul style="list-style-type: none"> The proposed Structure Plan has not considered the effects of future development on other landowners within the TRNIZ or how it may influence or affect the long-term development outcomes for this area. The proposed Structure Plan lacks a defensible or logical boundary, particularly as PC17 is located centrally within the TRNIZ. 	
Hayden Porter	9.3	3.9 Te Rapa North Industrial	General	Oppose	<p>The submitter opposes the proposed infrastructure solutions for the following reasons:</p> <ul style="list-style-type: none"> From the submitter's perspective, there are no significant constraints related to three waters infrastructure and serviceability that would restrict the entire TRNIZ from being live zoned. The current approach does not address the long-term, cumulative infrastructure needs of the TRNIZ. 	Seeks Chapter 3.9 is revised to identify the infrastructure required to service the entire TRNIZ.
Hayden Porter	9.4	Chapter 12 Te Rapa North Industrial Zone	General	Support in part	<p>The submitter recognises the proposed amendments as they are necessary to support the live zoning of the TRNIZ as it:</p> <p>Recognises that the particular characteristics of the TRNIZ require a different approach.</p>	Seeks Chapter 12 is amended to consider TRNIZ in its entirety.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					<p>Further the submitter supports the removal of the Concept Development Consent framework.</p> <p>However, the Chapter should consider TRNIZ in its entirety to effectively enable industrial growth within Hamilton.</p>	
Hayden Porter	9.5	General	General	Oppose	<p>The submitter notes representatives for the submitter met with Fonterra on multiple occasions throughout 2024 to discuss PC17. In the submitter's view, the engagement consultation process did not provide a meaningful opportunity for dialogue or for matters to be addressed ahead of the PC17 application being finalised.</p> <p>The submitter also notes requests were made to review the technical information supporting PC17 for the submitter to understand the full impacts of PC17 and to provide more meaningful feedback to Fonterra. This information was not supplied.</p> <p>The submitter emphasises a willingness to participate in further discussions and welcomes the opportunity for further engagement as PC17 progresses through the statutory process.</p>	No relief sought.
Hayden Porter	9.6	Chapter 23 Subdivision	General	Oppose	<p>The submitter is overall supportive of live zoning land within the TRNIZ for industrial purposes, particularly given the shortfall identified within the district.</p>	Seeks amendments to Chapter 23 to address concerns set out in this submission.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					However, the submitter does not support the approach proposed under PC17.	In addition to the specific relief, the submitter seeks any other alternative or consequential relief to give effect to the matters raised in this submission.
Hayden Porter	9.7	25.2 Earthworks and Vegetation Removal	General	Oppose	The submitter is overall supportive of live zoning land within the TRNIZ for industrial purposes, particularly given the shortfall identified within the district. However, the submitter does not support the approach proposed under PC17.	Seeks amendments to Chapter 25.2 to address concerns raised in this submission. In addition to the specific relief, the submitter seeks any other alternative or consequential relief to give effect to the matters raised in this submission.
Hayden Porter	9.8	25.8 Noise and Vibration	General	Oppose	The submitter is overall supportive of live zoning land within the TRNIZ for industrial purposes, particularly given the shortfall identified within the district. However, the submitter does not support the approach proposed under PC17.	Seeks amendments to Chapter 25.8 to address concerns set out in this submission. In addition to the specific relief, the submitter seeks any other alternative or consequential relief to give effect to the matters raised in this submission.
Hayden Porter	9.9	25.14 Transportation	General	Oppose	The submitter is overall supportive of live zoning land within the TRNIZ for industrial purposes, particularly given the shortfall identified within the district.	Seeks amendments to Chapter 25.14 to address concerns set out in this submission.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					However, the submitter does not support the approach proposed under PC17.	In addition to the specific relief, the submitter seeks any other alternative or consequential relief to give effect to the matters raised in this submission.
Hayden Porter	9.10	Chapter 9 Industrial Zone	General	Oppose	The submitter is overall supportive of live zoning land within the TRNIZ for industrial purposes, particularly given the shortfall identified within the district. However, the submitter does not support the approach proposed under PC17.	Seeks amendments to Chapter 9 to address the concerns set out in this submission. In addition to the specific relief, the submitter seeks any other alternative or consequential relief to give effect to the matters raised in this submission.
Waikato District Council	10.1	General	General	Support	Overall, the submitter supports PC17 but would like to raise the following general concerns: <ul style="list-style-type: none"> • Waikato Regional Policy Statement and Future Proof: While the site is considered an out-of-sequence development, PC17 aligns with the overall growth direction of the sub-region as set out in the Future Proof Strategy 2024. • Waikato 2070: Despite being located outside the geographic area of Waikato District, PC17's proximity to Horotiu makes its impact relevant. Overall, PC17 is expected to support 	Requests that stormwater designs, including but not limited to constructed wetlands, ponds and swales, and rain gardens at the subdivision consent stage, are provided to Waikato District Council for review.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					Horotiu's development and contribute positively to sub-regional industrial growth.	
Waikato District Council	10.2	25.13 Three Waters	General	Support	<p>The submitter states that the infrastructure report does not address stormwater volume mitigation. To ensure integrated and effective stormwater management PC17 should align with the Te Rapa North Integrated Catchment Management Plan (ICMP), which favours slightly a relief pipeline to the Waikato River over the stream armouring and land acquisition downstream.</p> <p>Additionally, drainage paths on the West Block connect into Waikato District, where stormwater is carried and discharged northward. This includes Washer Road, which has inundation areas up north. Considering that already zoned areas in the adjacent Waikato District area may rely on using existing watercourses with higher runoff coefficients, this may test the discharge capacity of the channels and culverts</p>	<p>Seeks that the plan change considers and aligns with the recommendations of the Te Rapa North ICMP.</p> <p>Requests that stormwater designs, including but not limited to constructed wetlands, ponds and swales, and rain gardens at the subdivision consent stage, are provided to Waikato District Council for review.</p>
Waikato District Council	10.3	25.14 Transportation	General	Support	<p>The submitter has no issues with the plan change from a transport perspective as establishing additional industrial areas will likely result in shorter journeys from residential to employment areas, further it could present synergies with the Horotiu industrial development with the Waikato District.</p>	No specific relief sought.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
Waikato District Council	10.4	General	General	Support	<p>The submitter considers that key ecological matters should focus on enhancing connectivity, restoring ecological functions, preserving hydrology, and creating buffers around ecological features along streams and wetlands. Further the submitter notes the following:</p> <ul style="list-style-type: none"> • The two Significant Natural Areas (SNAs) within PC17, though dominated by exotic vegetation, offer potential for enhancement through native replanting, especially given their proximity to the Waikato River. • Industrial development will lead to increased impervious surfaces, stormwater runoff, and pollution risks. 	<p>Seeks that the SNAs, wetlands and watercourses are enhanced to buffer these potential impacts, including the following:</p> <ul style="list-style-type: none"> • Generous Riparian setback and plantings with dense multi-tiered native plantings that are managed in perpetuity • Extensive and well-designed stormwater management systems that incorporate existing wetlands and watercourses with added features that treat runoff before entering the stormwater system. • Incorporate fish-friendly passage designs for culverts and bridges. <p>If unavoidable adverse effects on ecological values occur, consider that appropriate ecological offsets can be secured to current or greater ecological value, ideally within the local catchment.</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
						The submitter requests that stormwater designs, including but not limited to constructed wetlands, ponds and swales, and rain gardens at the subdivision consent stage, are provided to Waikato District Council for review.
Waikato District Council	10.5	25.13 Three Waters	General	Support	The submitter notes that the Northern Metro Detail Business Case future plans for Wastewater from northern and eastern areas in the Waikato District to be pumped to Pukete wastewater treatment plan interceptor. The submitter considers that the plan change should consider opportunities for receiving future flows at the "Terminal Wastewater Pump Station" or upstream gravity network, recognising that the interceptor is not yet planned. Therefore, a traditional gravity main and rising main to Te Rapa or Horotiu should be explored to enable servicing.	Requests that stormwater designs, including but not limited to constructed wetlands, ponds and swales, and rain gardens at the subdivision consent stage, are provided to Waikato District Council for review.
Waikato District Council	10.6	25.13 Three Waters	General	Support	The submitter states that the infrastructure report does not address stormwater volume mitigation. To ensure integrated and effective stormwater management PC17 should align with the Te Rapa North Integrated Catchment Management Plan (ICMP), which favours slightly a relief pipeline to the Waikato River over the stream armouring and land acquisition downstream.	Requests that stormwater designs, including but not limited to constructed wetlands, ponds and swales, and rain gardens at the subdivision consent stage, are provided to Waikato District Council (WDC) for review. If WDC consider the stormwater designs submitted with the

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					Additionally, drainage paths on the West Block connect into Waikato District, where stormwater is carried and discharged northward. This includes Washer Road, which has inundation areas up north. Considering that already zoned areas in the adjacent Waikato District area may rely on using existing watercourses with higher runoff coefficients, this may test the discharge capacity of the channels and culverts.	subdivision consent stage may have an adverse effect on the downstream stream system and/or Waikato River discharge (within the Waikato District), then they will request design changes be made by the developer and/or make financial contributions to the WDC to mitigate those effects
Waikato District Council	10.7	3.9 Te Rapa North Industrial	3.9.3 Rules	Support	The submitter supports the provision to construct an East-West road to a suitable standard to allow for the NRC as the future connection will facilitate further connectivity between Waikato District and Hamilton City.	No specific relief sought.
Waikato District Council	10.8	3.9 Te Rapa North Industrial	3.9.2 Components of the Structure Plan	Support	The submitter supports and the consideration of pedestrian and cycling facilities as expanding connections for pedestrian, cycling and micro mobility between the plan change, Te Awa Lakes and Waikato District will enhance connectivity.	No specific relief sought.
Waikato District Council	10.9	3.9 Te Rapa North Industrial	3.9.3 Rules	Support	The submitter supports the installation of proposed traffic signals at intersections as it will make it easier for vulnerable road users/pedestrians.	No specific relief sought.
Waikato District Council	10.10	General	General	Support	The submitter supports the statement in the report that 'PC 17 increases feasibility of public transport' as it will be in the Waikato District's best interest if the	No specific relief sought.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					bus service remains efficient in terms of travel time by using facilities such as bus-friendly lanes and reducing public transport impediments are encouraged.	
Waikato District Council	10.11	3.9 Te Rapa North Industrial	3.9.2 Components of the Structure Plan	Support	The submitter supports the consideration of rail and planning efforts to protect and enhance the future of rail from connectivity, efficiency and safety perspectives.	No specific relief sought.
Cheryl Anne Meies	11.1	25.8 Noise and Vibration	25.8.3 Rules – Specific Standards	Oppose	<p>The submitter considers the noise limit of 60dB in the Te Awa Lakes Business Zone to be too high. The submitter states, Fonterra has a level of 45dB at their boundary and that is audible but acceptable.</p> <p>The submitter would like the same level to apply to Te Awa Lakes.</p>	Seeks a reduction of the noise limit in the Te Awa Lakes Business Zone from 60dB limit to 45dB.
Wen Sen SHIH and Hsiu-Jung HUANG (Paul and Gloria)	12.1	General	General	Oppose	<p>The submitters are landowners within the deferred Industrial Zone neighbouring the PC17 area. They oppose PC17, unless properties surrounding the PC17 area – (including their properties) are also included in the plan change.</p> <p>The submitters consider the proposed rezoning unfairly benefits one landowner (Fonterra), and consider they face risk of exclusion from future infrastructure planning, investment, and development if not included in PC17. They are concerned by not being included, their properties</p>	<p>Seeks the plan change is amended to include the deferred Industrial Zone land surrounding the PC17 area, including properties on Meadowview Lane.</p> <p>The submitters note if including land surrounding the PC17 area is not possible, they request commitment from Hamilton City Council to immediately commence a plan change that applies to neighbouring</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					<p>and wider Meadow View Lane community will be overlooked or delayed indefinitely for future zoning reviews.</p> <p>The submitters state there is strong local concern with most, if not all landowners on Meadow View Lane having submitted in opposition of PC17, unless all deferred zone properties are included.</p>	properties in the deferred Industrial Zone.
Waikato Regional Council	13.1	General	General	Support	<p>The submitter supports the proposed live zoning of the Plan Change area by removing the Deferred Industrial Zone overlay, as the development aligns with the anticipated strategic industrial use of the site in the Future Proof Strategy 2024 and the Waikato Regional Policy Statement (WRPS).</p> <p>The submitter notes however, PC17 brings forward the timing of the development of this area (as shown on Map 43 WRPS).</p>	No specific relief sought.
Waikato Regional Council	13.2	General	General	Support	<p>The submitter recognises and supports the intent of the rezoning to reduce the risk of incompatible activities establishing in the area surrounding the Te Rapa Dairy Manufacturing Site, therefore protecting the manufacturing site from reverse sensitivity effects. The submitter notes this intent aligns with Policy IM-P4 and Objective UFD-O1 of the WRPS in relation to reverse sensitivity.</p>	No specific relief sought.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
Waikato Regional Council	13.3	General	General	Support in part	<p>The submitter notes that the Economic Assessment for the plan change considers industrial land demand and supply in Hamilton, with a particular focus on Te Rapa</p> <p>The submitter also states the Future Proof Strategy 2024 and Proposed WRPS Change 1 – Decisions version include Horotiu, along with Rotokauri, as part of the same Strategic Industrial Node as Te Rapa North.</p> <p>Additionally, northern Hamilton including Te Rapa and the Horotiu area were identified as forming part of the same locality and market for the general industrial market in the 'Future Proof Locality and Market for Housing and Business Land' evidence report prepared by Formative (May 2024).</p>	Seeks consideration of industrial land demand/supply in the whole Strategic Industrial Node of Horotiu/Te Rapa North/ Rotokauri in the economic assessment and assessment against Proposed WRPS Change 1 – Decisions version.
Waikato Regional Council	13.4	3.9 Te Rapa North Industrial	3.9.2 Components of the Structure Plan	Support	<p>The submitter supports Structure Plan Component 3.9.3.2e) [3.9.2.2e] and limiting the Focal Area for the Te Rapa North Industrial Structure Plan area to meeting the daily needs of people working in the industrial precinct and limiting food and beverage outlets to the Focal Area.</p> <p>The submitter notes the importance of ensuring the Focal Area is of a size and function that will not undermine the commercial centres hierarchy or create an inefficient use of industrially zoned land.</p>	Seeks to retain the proposed function of the Focal Area for meeting the daily needs of people working in the industrial precinct, and limiting food and beverage outlets to the Focal Area.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
Waikato Regional Council	13.5	Chapter 12 Te Rapa North Industrial Zone	12.2 Objectives and Policies: Te Rapa North Industrial Zone	Support in part	<p>The submitter supports Policy 12.2.1a requiring that the Te Rapa North Industrial zone land be used for industrial uses, and consider this aligns with Policy UFD-P13 of the WRPS and with Chapter 9 of the Operative District Plan in that the primary objective is industrial land is used for industrial uses. The submitter notes this continues to adhere to and protect the primacy of Central City and wider Future Proof commercial centres hierarchy identified in Table 37 of Proposed WRPS Change 1 – Decisions version.</p> <p>The submitter supports the intent of Policy 12.2.1b but recommend that this be amended to refer to non-industrial uses that “are ancillary to or support industrial activities” to align with Policy 9.2.1b of the Operative District Plan.</p>	<p>Seeks that Policy 12.2.1a and Policy 12.2.1b are retained but amended as follows:</p> <p>“Non-industrial uses establish and operate only where they are ancillary to or <u>support</u> supportive of industrial activities.”</p>
Waikato Regional Council	13.6	Chapter 12 Te Rapa North Industrial Zone	12.2 Objectives and Policies: Te Rapa North Industrial Zone	Support in part	<p>The submitter supports the intent of Policy 12.2.1c but considers that there should be reference to other commercial centres in Policy 12.2.1c to provide better alignment with the WRPS and Proposed WRPS Change 1 – Decisions Version.</p> <p>WRPS Policy UFD-P13 seeks to protect the existing Future Proof commercial centres hierarchy, by directing that commercial development shall primarily be encouraged and consolidated in existing commercial centres, identified in Table 37 (APP12).</p>	<p>Seeks that Policy 12.2.1c is retained with the amendment underlined:</p> <p>“Non-industrial uses do not adversely affect the industrial use of the Te Rapa North Industrial Zone, nor impact adversely on the strategic role of the Central City as the primary office, retail, and entertainment centre, <u>and the other commercial centres in the City.</u>”</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					Therefore, non-industrial uses should not adversely affect the strategic role of the central city, or these other commercial centres.	
Waikato Regional Council	13.7	Chapter 12 Te Rapa North Industrial Zone	12.2 Objectives and Policies: Te Rapa North Industrial Zone	Support	The submitter supports Objective 12.2.6 and Policy 12.2.6a which direct that industrial development to be integrated with the efficient provision of infrastructure, including suitable transport and three waters infrastructure. As this aligns with Objective UFD-O1 and Policy UFD-P2 of the WRPS in relation to the integration of land use and infrastructure planning.	Seeks that Objective 12.2.6 and Policy 12.2.6a are retained.
Waikato Regional Council	13.8	Chapter 12 Te Rapa North Industrial Zone	12.3.1 Activity Status Table – Te Rapa North Industrial Zone	Support in part	<p>The submitter supports Rule 12.3.1 Activity Status Table (p and q) [p and r], the activity status of “ancillary offices” and “ancillary retail” as permitted activities subject to consequential amendments to Rules 12.6.1 a) [12.5.2a] and 12.6.1 c) [12.5.3a] set out below</p> <p>The submitter considers that appropriately managing the extent of ancillary office and retail activity permitted within this zone is important for ensuring that industrially zoned land within the Future Proof sub-region is maintained for industrial activities and the commercial centres hierarchy is sustained, in accordance with Policy UFD-P13 of the WRPS.</p>	Seeks that Rule 12.3.1 Activity Status Table (p and q) [p and r] are retained.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
Waikato Regional Council	13.9	Chapter 12 Te Rapa North Industrial Zone	12.3.1 Activity Status Table – Te Rapa North Industrial Zone	Support in part	The submitter supports the proposed Rule 12.3.1 Activity Status Table (dd and ee) [q and s] but note that the performance standards are incorrectly referenced.	Seeks that Rule 12.3.1 dd. [q] is amended to read: “Ancillary Offices that do not comply with 12.6.1.a [12.5.2]” and Rule 12.3.1 ee. [s] is amended to read: “Ancillary Retail that do not comply with 12.6.1.c [12.5.3]”
Waikato Regional Council	13.10	Chapter 12 Te Rapa North Industrial Zone	12.5.2 Ancillary Offices	Support in part	<p>The submitter considers for Rule 12.6.1 [12.5.2a] Ancillary Offices, there should be alignment with the Operative District Plan ancillary industrial office and retail rules in Chapter 9 – Industrial Zone, which require that ancillary office and retail activity shall not occupy more than the equivalent of 50% of the gross floor area of the <u>principal activity</u> on the site.</p> <p>The submitter prefers the use of “principal industrial activity” rather than “all buildings’ given the spatial extent of “all buildings” by definition that could be expected to occur in large industrial sections. The submitter notes such alignment ensures plan consistency and effectiveness in adhering to Policy UFD-P13 of the WRPS and protection of the commercial centres hierarchy.</p>	<p>Seeks that Rule 12.6.1a. [12.5.2a] is amended as follows: “The total ancillary office activity shall not occupy more than 50% of the gross floor space of the <u>principal industrial activity</u> all buildings on the site.”</p> <p>Amend Rule 12.6.1c. [12.5.3a] as follows: “The total ancillary retail shall not occupy more than the equivalent of 10% of the gross floor area of all buildings the <u>principal industrial activity</u> on the site or 250m², whichever is the lesser.”</p> <p>Amend Rule 12.6.1 [12.5.2 and</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
						12.5.3] title to “Ancillary Offices <u>and Retail</u> ”.
Waikato Regional Council	13.11	1.2 Information Requirements	1.2.2 Additional Information Requirements	Support in part	<p>The submitter supports further investigation into the three waters capacity constraints to service the Plan Change area, and encourage further investigation of the required infrastructure staging for the proposed Te Rapa North Industrial Structure Plan area. The submitter also supports the proposed rules which require an Infrastructure Plan for the first land use or subdivision consent within the Structure Plan area.</p> <p>The submitter considers discussions with HCC to be critical regarding funding and delivery of the infrastructure in the proposed Information Requirements in Rule 1.2.2.30 [1.2.2.31], in the absence of Long-Term Plan funding. The submitter notes given the plan change application identifies upgrades to the water supply network would be required to connect the Plan Change area to the HCC Water Treatment Plant, amendments to Rule 1.2.2.30b. [1.2.2.31b] are recommended.</p>	<p>Seeks that Rule 1.2.2.30a [1.2.2.31a] is retained but amended to include reference to the staging of any upgrades or new infrastructure that may be required to the public wastewater network. The submitter notes discussions with HCC will be important in this regard.</p> <p>Amend Rule 1.2.2.30b [1.2.2.31b] as follows:</p> <p>“The method of water supply, <u>including any upgrades or new infrastructure that may be required to the public network; and...</u>”</p>
Waikato Regional Council	13.12	General	General	Support in part	The submitter notes Section 6.4.3 and Infrastructure Assessment (Appendix 6) of the Plan Change application states there is no available capacity at the Pukete Wastewater Treatment Plant (PWWTP) to receive additional flows within the existing network in Te Rapa North and the plan change area. The Infrastructure Assessment further	Seeks further details on the proposed short-term water supply option as part of the plan change process, including construction water requirements and preferred source of water.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					<p>advises that any upgrades to the PWWTP are likely only in 10-15 years.</p> <p>The application states the long-term plan for water supply is to connect to HCC reticulation when network and water treatment plant capacity upgrades are addressed by HCC. The submitter considers further details on the proposed short-term option should be provided to HCC as part of the Plan Change process.</p> <p>The submitter seeks clarification on the fully developed Plan Change area's estimated water demand due to varying figures between The Infrastructure Assessment (Appendix 6) and Section 6.4.3 of the Plan Change application. The submitter notes the Plan Change is unclear on how interim solutions would be funded and provided for. It also noted there is no detail on alternative sources of water supply to the Plan Change area.</p> <p>The submitter's support for the proposed “live zoning” of the Plan Change area does not grant acceptance of any water allocation required to service the area in the future.</p>	The submitter also seeks clarification on the estimated daily water requirement for the fully developed plan change area.
Waikato Regional Council	13.13	General	General	Support in part	The submitter considers further assessment is required for the Infrastructure Assessment (Appendix 6). The submitter notes the proposed stormwater	Seeks the Infrastructure Assessment is updated to acknowledge that the proposed development of the plan

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					<p>management objectives for the three blocks of land are generally consistent with the Waikato Stormwater Management Guideline and the draft HCC Integrated Catchment Management Plan (ICMP) for the Te Rapa North Catchment.</p> <p>The submitter also notes one significant omission that has not been addressed is the current state of the erosion susceptibility in the Te Rapa North Stream and how the West Block will need to retain the significant stormwater volume that will be generated.</p> <p>The submitter notes HCC and WRC have been working together with the development of the Te Rapa North ICMP and the significant erodibility of the stream is one of the limiting factors for development in this catchment.</p> <p>Other measures need to be explored to either reuse large amounts water within the plan change area to reduce volumes, or explore options with HCC to undertake erosion control measures within the stream to address future adverse effects. The submitter consider the Infrastructure Assessment should acknowledge this.</p>	<p>change area will result in significant volumes discharging to the Te Rapa Stream, and that volume retention will be required as part of the stormwater management system due to the erosion susceptibility of the stream.</p> <p>The submitter notes options for addressing this adverse effect should start to be investigated now, prior to lodgement of resource consent applications for the proposed development.</p>
Waikato Regional Council	13.14	General	General	Support in part	The submitter notes the plan change application identifies that the long-term proposal for wastewater is to connect to the HCC wastewater reticulation system and treat at the Pukete Wastewater Treatment Plant (PWWTP). In the interim, the plan	Seeks that the PC17 area is connected to public wastewater infrastructure, to avoid any potential

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					<p>change proposes that wastewater could be managed on-site by the individual lots or a sub-catchment “communal” wastewater management system.</p> <p>The submitter's preference is that the area be connected to HCC’s wastewater infrastructure serviced by the treatment plant given the close proximity of the plan change area to the PWWTP. In the submitter's view, it would make practical sense for any new wastewater system(s) to connect to the new HCC wastewater line rather than to rely on a cluster of on-site wastewater treatment plants to service any development on the plan change site. The submitter notes this would constitute a better environmental outcome to avoid any potential adverse effects on groundwater quality in the locality.</p>	adverse effects on groundwater quality in the locality.
Waikato Regional Council	13.15	General	General	Oppose	<p>The submitter notes the West Block of the plan change area is located within WRC’s Waikato Central Land Drainage Scheme. This drainage scheme is designed to service rural areas; the level of service for the open drains and culverts of the scheme is to drain water from a 10% AEP rainfall event within three days. This is intended to remove ponding from rural areas prior to pasture damage occurring. The submitter also notes the plan change application provides little assessment of effects on the drainage scheme, and if PC17 is approved, the drainage network in this location will no longer be supporting</p>	<p>Seeks that HCC takes over management of the land drainage network within the plan change area and upstream, as part of the plan change process, due to the proposed urbanisation of this area.</p> <p>The submitter also seeks HCC to work with WRC’s Integrated Catchment Management Directorate to enter into an agreement for this, including an agreed date for HCC to</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					<p>rural land uses as the area would be almost entirely urbanised.</p> <p>The submitter considers that HCC should take over the management of the drainage scheme within the plan change area and upstream, where existing land use is already industrial. Drains that would need to be managed in perpetuity are the:</p> <ul style="list-style-type: none"> • Ngaruawahia- Mitchell drain (27) • Ngaruawahia- Tudor light drain (34) • Ngaruawahia- Holm drain (36) • Ngaruawahia- Voorend drain (35) • Ngaruawahia- Alabama drain (37) <p>The submitter requests that HCC work with WRC's Integrated Catchment Management Directorate to determine the details of an agreement for this. As part of this process, easements should be put in place to give long-term access for drain maintenance.</p>	take over management of this part of the drainage scheme.
Waikato Regional Council	13.16	General	General	Support in part	<p>The submitter considers the following further assessments in relation to natural hazards that will be required prior to development of the plan change area:</p> <ul style="list-style-type: none"> • Large parts of the plan change area are situated within the HCC 1% AEP flood extent. 	Seeks further modelling and assessment in relation to natural hazards will be required at detailed design stage; including modelling of design landform and hydrology/hydraulics to ensure there are no upstream and

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					<p>The entire West Block is also within WRC's drainage scheme, typically situated in low-lying flood prone land.</p> <p>Earthworks for the proposed industrial development may potentially have the effect of occupying flood storage, displacing flood volumes and increasing local flood levels, which may result in flood impacts both upstream and downstream.</p> <ul style="list-style-type: none"> The submitter considers the statement in the plan change application that "the preliminary geotechnical investigation report in Appendix 5 found no geotechnical natural hazards (as listed in the Act) that were considered an undue impediment to future development for an industrial use, or that could not be reasonably addressed by typical engineering design and construction" underestimates the importance of the Geotechnical Report findings. The submitter recommends there should be a clear stipulation that any subsequent building consent applications must be subject to more intensive geotechnical investigation and should include a Level C or D liquefaction assessment. 	<p>downstream impacts on flooding to property. In addition, the submitter recommends a more intensive geotechnical investigation including a Level C or D liquefaction assessment.</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
Waikato Regional Council	13.17	General	General	Support in part	<p>The submitter supports the measures proposed within the plan change to mitigate adverse effects of development on long-tailed bats and their habitat and seek that these be retained. The submitter notes however, the plan change application identifies recommendations within the Bat Survey and Effects Assessment relating to artificial lighting controls have not been incorporated into the plan change.</p> <p>The submitter considers that an update to the Bat Survey and Effects Assessment should be provided that considers the proposed departure from the recommended lighting controls and whether any alternative mitigation measures are required to address adverse effects on long-tailed bats and their habitat.</p>	<p>Seeks an updated Bat Survey and Effects Assessment that addresses the proposed departure from the recommended artificial lighting controls and whether any alternative mitigation measures are recommended.</p> <p>The submitter also seeks amendment of the proposed District Plan Provisions relating to effects on long-tailed bats as required to reflect any updated ecology recommendations.</p>
Waikato Regional Council	13.18	Planning Maps	General	Support	<p>The submitter supports the proposed retention of the existing Natural Open Space Zone within the plan change area and the extension of this zone to include the Significant Natural Areas (SNAs) within the plan change site as this aligns with Objective ECO-O2 of the WRPS.</p>	<p>Seeks that the proposed Natural Open Space Zone on the plan change site is retained, including over SNAs.</p>
Waikato Regional Council	13.19	3.9 Te Rapa North Industrial	3.9.2 Components of the Structure Plan	Support	<p>The submitter supports proposed component 3.9.2.7 Blue-Green Corridor (Ecology and Stormwater Management) within the Te Rapa North Industrial Structure Plan as this aligns with Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the</p>	<p>Seeks that the proposed Rule 3.9.2.7 is retained.</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					Waikato River and the provisions within the Future Proof Strategy 2024 relating to a blue-green network.	
Waikato Regional Council	13.20	3.9 Te Rapa North Industrial	3.9.3 Rules	Support	The submitter supports the proposed requirements that the first land use or subdivision consent application lodged within the Te Rapa North Industrial Structure Plan area must include an Ecological Management Plan. The submitter also supports the requirement that all subsequent land use and subdivision consent applications within the zone shall demonstrate consistency with the approved Ecological Management Plan or any approved variation.	Seeks that Rule 3.9.4.3a [3.9.3.3a] is retained.
Waikato Regional Council	13.21	3.9 Te Rapa North Industrial	3.9.3 Rules	Support	The submitter supports the proposed assessment criteria 3.9.4.4c.ii [3.9.3.5a.ii].	Seeks that proposed assessment criteria 3.9.4.4c.ii [3.9.3.5a.ii] is retained.
Waikato Regional Council	13.22	Chapter 12 Te Rapa North Industrial Zone	12.2 Objectives and Policies: Te Rapa North Industrial Zone	Support in part	<p>The submitter supports proposed Objective 12.2.5 relating to maintenance and enhancement of ecological values and the associated policies. The submitter notes the proposed Information Requirement 1.2.2.29 [1.2.2.30] for the Ecological Management Plan aligns with the recommendations of the Bat Survey and Effects Assessment.</p> <p>The submitter also notes the proposed policies are, however, focused on setbacks, landscaping requirements and minimising risk of harm during removal of confirmed or potential bat roost trees. It is</p>	Seeks that Objective 12.2.5 and the associated policies are retained but seeks an additional policy relating to avoiding, remedying, mitigating, offsetting or compensating for adverse effects on indigenous fauna and their habitats, including long-tailed bats.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					<p>therefore recommended that an additional broader policy be added relating to avoiding, remedying, mitigating, offsetting or compensating for any more than minor adverse effects on indigenous fauna and their habitats, including long-tailed bats. The submitter considers this would link better between the proposed rules and objectives and policies and better give effect to the relevant provisions of the WRPS.</p> <p>The submitter also notes the proposed Explanation section supporting the objective and policies currently ends in an unfinished sentence.</p>	Complete the unfinished sentence in the Explanation section supporting the objective and policies.
Waikato Regional Council	13.23	Chapter 12 Te Rapa North Industrial Zone	12.4.1 Building Setbacks	Support	The submitter supports the addition of a 5m building setback requirement from SNAs for the Te Rapa North Industrial Zone, to align with the existing setback requirement in other chapters of the District Plan.	Seeks that Rule 12.4.1a)xi. [12.4.1x] is retained.
Waikato Regional Council	13.24	25.2 Earthworks and Vegetation Removal	25.2.5 Rules – Specific Activities	Support in part	The submitter supports proposed Rule 25.2.5.4a.ii.a1, [a. ii. A. 1] including the requirements for assessment of potential bat roost trees. The submitter notes the version of the Department of Conservation ‘Protocols for Minimising the Risk of Felling Bat Roosts’ referenced in the proposed rule is a previous version; the most recent version of the protocols is Version 4, dated October 2024.	Seeks that Rule 25.2.5.4a.ii.a1. [a. ii. A. 1] is retained but amended to refer to the latest version of the Department of Conservation ‘Protocols for Minimising the Risk of Felling Bat Roosts’.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
Waikato Regional Council	13.25	1.2 Information Requirements	1.2.2 Additional Information Requirements	Support in part	The submitter supports proposed Information Requirement Rule 1.2.2.29 [1.2.2.30] Te Rapa North Industrial Ecological Management Plan, including the requirements for a Bat Management Plan. The submitter notes the version of the Department of Conservation 'Protocols for Minimising the Risk of Felling Bat Roosts' referenced in the proposed rule is a previous version; the most recent version of the protocols is Version 4, dated October 2024.	Seeks that Rule 1.2.2.29a [1.2.2.30a] is retained but amended to refer to the latest version of the Department of Conservation 'Protocols for Minimising the Risk of Felling Bat Roosts'.
Waikato Regional Council	13.26	1.3.3 Restricted Discretionary, Discretionary and Non-Complying Assessment Criteria N - Q	1.3.3 Restricted Discretionary, Discretionary and Non-Complying Assessment Criteria	Support in part	<p>The submitter supports proposed Rule 1.3.3 Assessment Criteria Q with an addition. The submitter notes Rule 3.9.4.3a) [3.9.3.3a] states the Ecological Management Plan provided as part of the first resource consent for the structure plan area shall be assessed in accordance with Appendix 1 District Plan Administration 1.3 Assessment Criteria Q. However proposed Criteria Q contains limited criteria to assess the Ecological Management Plan against.</p> <p>The submitter also notes the proposed Information Requirement Rule 1.2.2.29 [1.2.2.30] for the Ecological Management Plan, requires that this plan includes all measures necessary to avoid, remedy, mitigate, offset or compensate for any more than minor adverse effects on habitats of indigenous fauna. The Bat Survey and Effects Assessment identifies that some form of compensatory measure</p>	Seeks that Rule 1.3.3 Assessment Criteria Q is amended to include assessment criterion to enable assessment of the extent to which the proposal avoids, remedies, mitigates, offsets or compensates for adverse effects on indigenous fauna and their habitats.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					is expected to be required to address the residual effects of loss of habitat for long-tailed bats.	
Waikato Regional Council	13.27	3.9 Te Rapa North Industrial	3.9.2 Components of the Structure Plan	Support	<p>The submitter acknowledges the Waikato regional transport network as a critical component of the upper North Island transport network. The submitter supports the proposed plan change from a transport perspective, noting it is an ideal location for access to regional and national transport routes, optimising the strategic locational advantage to support industrial logistics hubs.</p> <p>The submitter supports the proposed plan change insofar that it aligns with regional transport strategies including the Waikato Regional Land Transport Plan 2021-2051.</p> <p>The submitter also supports provisions that facilitate the provision of public transport and alignment with the longer-term vision for the Hamilton Frequent Rapid Network described in the Waikato Regional Public Transport Plan (RPTP).</p>	Seeks that Rule 3.9.3.5 [3.9.2.5] is retained as it enables public transport in accordance with the Waikato Regional Land Transport Plan 2021-2051.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
Waikato Regional Council	13.28	3.9 Te Rapa North Industrial	3.9.2 Components of the Structure Plan	Support	The submitter supports proposed requirements for provision for walking and cycling infrastructure, including dedicated cycle lanes under Rule 3.9.3.5 [3.9.2.5]. In addition, Rule 3.9.4.2 a) (7) [3.9.3.2a.6.] requiring all resource consent applications within the Te Rapa North Industrial Zone to include provision for, and staging of, new walking and cycling shared paths on both sides of Te Rapa Road connecting the Northern River Crossing to new bus stops.	Seeks that Rule 3.9.3.5 [3.9.2.5], provision of walking and cycling infrastructure within the plan change area, and Rule 3.9.4.2 a) (7) [3.9.3.2a.6.] are retained.
Waikato Regional Council	13.29	3.9 Te Rapa North Industrial	3.9.3 Rules	Support	The submitter supports the proposed requirement under Rule 3.9.4.2 b) [3.9.3.2b], all resource consent applications in the structure plan area shall include a Broad Integrated Transport Assessment (ITA) identifying and evaluating the effects of all cumulative development in the structure plan area on the infrastructure identified for improvement. The submitter also supports the requirement to include evidence of consultation with stakeholders, including WRC.	Seeks that Rule 3.9.4.2 b) [3.9.3.2b] is retained.
Waikato Regional Council	13.30	Chapter 12 Te Rapa North Industrial Zone	12.4 Rules General Standards	Support in part	The submitter notes there is an error in the cross-collecting reference to the Activity Status Table. This should refer to Table 12.3.1, rather than 12.3.3.	Seeks that Rule 12.4 is amended to reference activities in Table 12.3.1 rather than 12.3.3.
Waikato Regional Council	13.31	1.3.3 Restricted Discretionary, Discretionary and Non-	1.3.3 Restricted Discretionary, Discretionary and Non-	Support in part	The submitter notes there is incorrect policy referencing in this assessment criteria as it pertains to guiding development in the Focal Area.	Seeks that Rule 1.3.3 Development in the Focal Area is amended to <u>Q2 a-e</u> [Q2-a-c] with subsequential notation changes below.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
		Complying Assessment Criteria N - Q	Complying Assessment Criteria		<p>The submitter also notes there is incorrect referencing and inadequate policy guidance or Assessment Criteria in this section to guide development and improved urban design outcomes within this more pedestrian focused Focal Area.</p> <p>The submitter also considers that new policies are required in 12.2.3 to guide development in the Focal Area.</p> <p>The submitter notes that the Structure Plan component in 3.9.3.3 e) a) b) [3.9.2.3b-c] refers to a 2ha area for supportive industrial activities adjacent a proposed riparian and stormwater reserve for food and beverage outlets, gyms etc. to meet workers daily needs. They consider that assessment criteria need to be drafted for this to function rather than reference to a policy that does not exist.</p>	<p>Development in the Focal area, amend as follows:</p> <p>a. Structure Plan Component 3.9.3.2 should read <u>3.9.3.3 [3.9.2.3]</u> Focus [Focal] Area</p> <p>b. Policy 12.2.3) a-d is incorrect these are strikethrough in the Plan Change.</p> <p>The submitter recommends additional policies around building interface, P/T Connection with the Riparian and Stormwater Reserve Area to provide access to and/or an outlook over green space.</p>
Waikato Regional Council	13.32	Appendix 2 Structure Plans	Structure Plans Locality Guide	Support in part	The submitter supports updates to maps in the Structure Plans Locality Guide but highlight consequential amendments are required to Map Figure 3.1a: Structure Plan Locality Guide Structure Plan Chapter 3.	Seeks that Figure 2-22 is retained and consequential amendments to Figure 3.1a Chapter 3 Structure Plans.
Waikato Regional Council	13.33	3.9 Te Rapa North Industrial	3.9.2 Components of the Structure Plan	Support	The submitter supports Structure Plan Component 3.9.3.3 [3.9.2.3] and associated rules. The submitter also supports limiting the Focal Area for the Te Rapa North Industrial Structure Plan area to meeting the daily needs of people working in the industrial	Seeks that for Structure Plan Component 3.9.2.3, the proposed function of meeting the daily needs of people working in the industrial precinct and limiting food and

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					<p>precinct and limiting food and beverage outlets to the Focal Area.</p> <p>The submitter notes the importance of ensuring the Focal Area is of a size and function that will not undermine the commercial centres hierarchy or create an inefficient use of industrially zoned land.</p>	beverage outlets to the Focal Area is retained.
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.1	General	General	Support in part	The submitter generally supports PC17 subject to amendments to ensure that adverse effects are avoided remedied or mitigated (particularly beyond the boundaries of the Plan change site).	No specific relief sought.
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.2	General	General	Support in part	<p>The submitter notes that a more comprehensive approach should have been taken to include all deferred industrial zoned land in the plan change.</p> <p>They consider that this approach would have better integrated land use planning across boundaries in a more comprehensive manner.</p>	No specific relief sought.
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.3	3.9 Te Rapa North Industrial	3.9.1 Objectives and Policies	Support in part	The submitter considers that purpose of the reference to “bespoke” in 3.9.2 Objectives and Policies [3.9.1 a.] is unclear.	<p>Seeks that the word “bespoke” is removed from 3.9.2 [3.9.1 a.].</p> <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
						address the concerns set out in this submission.
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.4	3.9 Te Rapa North Industrial	3.9.2 Components of the Structure Plan	Support in part	The submitter considers that it is important to ensure such activities are ancillary and are restricted in terms of scale.	<p>Seeks that 3.9.3.2(d) [3.9.2.2 d.] is amended as follows: <u>Ancillary to and essential to the function of...</u></p> <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.</p>
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.5	3.9 Te Rapa North Industrial	3.9.2 Components of the Structure Plan	Support in part	The submitter considers that 3.9.3.2(e) [3.9.2.2 e.] should be amended to ensure that the scale of the activities is appropriate to service the local needs of the industrial zone.	<p>Seeks that 3.9.3.2(e) [3.9.2.2 e.] is amended by inserting the words "small scale" as follows:</p> <p><u>Small scale</u> food and beverage outlets are limited to the Focal Area, to meet workers' daily needs in the Southern part of the Structure Plan area.</p> <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.6	3.9 Te Rapa North Industrial	3.9.2 Components of the Structure Plan	Support in part	The submitter considers that 3.9.3.3 (a) [3.9.2.3 b.] should be amended to ensure that the scale of the activities is appropriate to service the local needs of the industrial zone.	<p>Seeks that 3.9.3.3 (a) [3.9.2.3 b.] is amended by inserting the words “small scale” as follows:</p> <p><u>Small scale</u> food and beverage outlets, gymnasiums, medical centres and other like activities that are not sensitive to the industrial nature of the area are sought to be enabled.</p> <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.</p>
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.7	3.9 Te Rapa North Industrial	3.9.2 Components of the Structure Plan	Support in part	The submitter considers that 3.9.3.3e (a) [3.9.2.3 b.] should be amended by deleting reference to gymnasiums and medical centres, as these activities are sensitive to industrial land uses.	<p>Seeks that 3.9.3.3e (a) [3.9.2.3 b.] is amended by deleting reference to gymnasiums and medical centres.</p> <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.8	3.9 Te Rapa North Industrial	3.9.2 Components of the Structure Plan	Support in part	The submitter considers that 3.9.3.4(c) [3.9.2.4 c.] should be amended to ensure that the provision is clear in relation to impacts on other activities (rather than only relating to the Dairy site).	<p>Seeks that 3.9.3.4(c) [3.9.2.4 c.] is amended as follows:</p> <p><u>Within the structure plan area</u>, any development and changes to access and circulation shall not impact on the long-term function of the Te Rapa Dairy manufacturing site <u>or other surrounding activities</u>.</p> <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.</p>
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.9	3.9 Te Rapa North Industrial	3.9.2 Components of the Structure Plan	Support	The submitter considers that the plan change provisions should acknowledge the interests of Mana Whenua, the Waikato River, the need for cultural engagement, and the incorporation of cultural elements in future development of the plan change area.	<p>Seeks that appropriate provisions be adopted as part of the plan change recognising and providing for Mana Whenua interests.</p> <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.10	3.9 Te Rapa North Industrial	3.9.2 Components of the Structure Plan	Oppose	The submitter considers that the potential scale and extent of activities such as food and beverage have not been considered or supported through economic assessment, therefore the overall scale and purpose of the Focal area needs to be considered.	<p>Seeks the reassessment and consideration of the appropriateness of the scale of the 2ha Focal Area and its associated activities.</p> <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.</p>
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.11	3.9 Te Rapa North Industrial	3.9.3 Rules	Support in part	<p>The submitter considers amendments to Rules 3.9.4.1-3.9.4.4 [3.9.3.1 - 3.9.3.4] for infrastructure upgrades, information requirements, ecological management and appropriate planning of infrastructure are necessary to support development of land, to ensure that transportation outcomes associated with the Plan Change are appropriate. The submitter has identified where further provisions and mitigation measures can occur.</p> <p>The submitter supports Access 2 subject to it being demonstrated that adequate land is set aside to support future development of the Horotiu East South (HES) as described in the ITA.</p>	<p>Seeks that the provisions relating to infrastructure requirements, transport infrastructure upgrades, information requirements, and ecological management and infrastructure plan be adopted with the following amendments:</p> <ul style="list-style-type: none"> Further provisions in the plan change and structure plan to ensure that adequate land is provided to support the future development of HES. <p>In addition, the submitter seeks any other relief or other consequential amendments as considered</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
						appropriate and necessary to address the concerns set out in this submission.
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.12	25.14 Transportation	General	Support in part	<p>The submitter considers that further provisions are required to address the following matters:</p> <ul style="list-style-type: none"> • Travel Demand Management measures targeted to minimise the potential for travel and therefore reduce/minimise the potential for vehicle emissions generation. • Enablement of electric vehicle charging facility as a mechanism to minimise adverse vehicle emissions outcomes. • Provisions relating to how “emissions reductions” outcomes can be achieved. 	<p>Seeks further provisions to be included in the District Plan to address the following matters:</p> <ul style="list-style-type: none"> • Travel Demand Management measures • Enablement of electric vehicle charging facility • Address how “emissions reductions” outcomes can be achieved. <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.</p>
Horotiu Farms Limited and Te Awa Lakes Unincorporated	14.13	Chapter 9 Industrial Zone	9.3 Rules Activity Status Table	Oppose	<p>The submitter considers that motorised recreation activities are not an efficient use of the site and may generate unforeseen effects including noise odour, and traffic effects which will be difficult to manage as a permitted activity.</p>	<p>Seeks that Rule 9.3 gg is amended from a permitted to a discretionary activity.</p> <p>In addition, the submitter seeks any other relief or other consequential</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
Joint Venture Limited						amendments as considered appropriate and necessary to address the concerns set out in this submission.
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.14	Chapter 12 Te Rapa North Industrial Zone	12.2 Objectives and Policies: Te Rapa North Industrial Zone	Support in part	The submitter considers the existing wording will achieve unintended outcomes.	<p>Seeks that notified Policy 12.2.1b is deleted and replaced with the following: <u>Non- industrial uses established and operate only where they are consistent with industrial uses.</u></p> <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.</p>
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.15	Chapter 12 Te Rapa North Industrial Zone	12.2 Objectives and Policies: Te Rapa North Industrial Zone	Support in part	The submitter considers that amending Policy 12.2.1e better clarifies the intent of the policy.	<p>Seeks that Policy 12.2.1.e is amended as follows:</p> <p><u>Prohibit</u> Prevent new direct access to or from Te Rapa Road.</p> <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
						address the concerns set out in this submission.
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.16	Chapter 12 Te Rapa North Industrial Zone	12.2 Objectives and Policies: Te Rapa North Industrial Zone	Oppose	The submitter considers there is no valid reason to delete the provisions in their entirety as they provide current guidance in relation to infrastructure improvements and capacity, management of transportation and traffic effects the staging of development and the management of reverse sensitivity effects.	Seeks that the existing ODP Objective 12.2.3 and Policies 12.2.3a – 12.2.3g and supporting explanation are retained. In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.17	Chapter 12 Te Rapa North Industrial Zone	12.2 Objectives and Policies: Te Rapa North Industrial Zone	Support	The submitter considers that Objective 12.2.5 and policies 12.2.5a-e as notified will ensure that existing ecological values are maintained and enhanced.	Seeks that Objective 12.2.5 and policies 12.2.5a-e are adopted as notified. In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.
Horotiu Farms Limited and Te Awa Lakes Unincorporated	14.18	Chapter 12 Te Rapa North Industrial Zone	12.2 Objectives and Policies: Te Rapa North Industrial Zone	Support	The submitter considers Objective 12.2.6 and Policies 12.2.5a-c [12.2.6a-c] will provide appropriate guidance in terms of infrastructure provision and servicing outcomes.	Seeks that Objective 12.2.6 and Policies 12.2.5a-c [12.2.6a-c] are adopted as notified.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
Joint Venture Limited						In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.19	Chapter 12 Te Rapa North Industrial Zone	12.3.1 Activity Status Table – Te Rapa North Industrial Zone	Oppose	The submitter considers that 3.3 Activity Status table C [12.3.1 Activity Status Table] provision where land use is not in accordance with the Development Trigger provisions because the existing provision as a permitted activity status for non-compliance is inappropriate.	<p>Seeks that 3.3 Activity Status table C [Rule 12.3.1c] activity status is amended from a permitted activity to a non-complying activity.</p> <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.</p>
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.20	Chapter 12 Te Rapa North Industrial Zone	12.3.1 Activity Status Table – Te Rapa North Industrial Zone	Support in part	The submitter notes that retail and ancillary offices are identified as permitted activities however neither are defined.	<p>Seeks that a definition is added for Ancillary retail and Ancillary offices including an appropriate scale and maximum GFA requirement per activity.</p> <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
						address the concerns set out in this submission.
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.21	Chapter 12 Te Rapa North Industrial Zone	12.3.1 Activity Status Table – Te Rapa North Industrial Zone	Support in part	The submitter recognises that the provision of small scale local food and beverage outlets are required in industrial areas, however the permitted activity status applying 250m2 per site is inconsistent with the purpose of the zone and may result in unintended outcomes such as uncontrolled use of industrial land for food and beverage offering.	<p>Seeks that Rule 12.3.1 for food and beverage outlets is amended to include a total GFA for the overall focal area not exceeding 500m2 with consequential amendments to provisions in ff.[v.] and gg.[x.].</p> <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.</p>
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.22	Chapter 12 Te Rapa North Industrial Zone	12.3.1 Activity Status Table – Te Rapa North Industrial Zone	Oppose	The submitter does not consider that a permitted activity status for gymnasiums is appropriate in the zone.	<p>Seeks that Rule 12.3.1 for gymnasiums [ff.] is amended from a permitted to a discretionary activity.</p> <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.23	Chapter 12 Te Rapa North Industrial Zone	12.3.1 Activity Status Table – Te Rapa North Industrial Zone	Oppose	The submitter considers that the activity status of Ancillary Offices that do not comply with Rule 12.5.1A [12.5.2] should be changed to a non-complying activity to be consistent with the policy framework of the zone and ensure that the potential for the proliferation of non-industrial activities in the zone is avoided.	Seeks that Rule 12.3.1 q. is amended to a non-complying activity. In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.24	Chapter 12 Te Rapa North Industrial Zone	12.4.2 Building Height	Support in part	The submitter considers that it is appropriate to provide a stepped building height that transitions from 20 metres to 12 metres at the boundary with external zones.	Seeks that Rule 12.4.2 is amended to provide for a graduated building height from 20 metres to 12 metres within 50 metres of a Zone boundary. In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.25	Chapter 12 Te Rapa North Industrial Zone	12.4.3 Height in Relation to Boundary	Support in part	The submitter considers amending the rule will ensure that an appropriate height in relation to boundary is applied.	Seeks that Rule 12.4.3.a is amended to refer to <u>any adjoining zone</u> . In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
						address the concerns set out in this submission.
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.26	25.8 Noise and Vibration	25.8.3 Rules – Specific Standards	Support in part	The submitter considers that Rule 25.8.3.7c. should only apply to the structure plan area. They note that reference to the provision not applying the remainder of the Te Rapa North Industrial Zone until such time as the deferred industrial zone is removed, will ensure the provision only applies to the Structure Plan.	<p>Seeks that Rule 25.8.3.7c. is amended to delete reference to the provision not applying to the remainder of the Te Rapa North industrial Zone until such time as the Deferred Industrial Zone Overlay is removed.</p> <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.</p>
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.27	General	General	Oppose	The submitter states that there are no specific provisions relating to stormwater discharge and treatment matters and considers these should be included in the plan change to ensure they are dealt with in a comprehensive manner and that water quality outcomes are appropriate. Further the submitter considers that it is also best practice to apply for a comprehensive discharge consent in conjunction with a plan change as a joint approach will ensure that unnecessary repetition is avoided and will enable a fully integrated process.	<p>Seeks that the applicant:</p> <ol style="list-style-type: none"> 1. Includes appropriate provisions relating to stormwater management and water quality. 2. Applies for a comprehensive stormwater discharge consent to the Waikato Regional Council to be heard

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
						<p>and decided in conjunction with PC17.</p> <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.</p>
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.28	3.9 Te Rapa North Industrial	3.9.3 Rules	Support in part	<p>The submitter considers amendments to Rules 3.9.4.1-3.9.4.4 [3.9.3.1 - 3.9.3.4] for infrastructure upgrades, information requirements, ecological management and appropriate planning of infrastructure are necessary to support development of land, to ensure that transportation outcomes associated with the Plan Change are appropriate. The submitter has identified where further provisions and mitigation measures can occur.</p> <p>The submitter recognises that the East West Arterial Road corridor is proposed to be stage constructed as 2 lanes, (initially one in each direction), however, to ensure that the road corridor is protected for its long-term arterial function access restrictions should be included in the plan change.</p>	<p>Seeks that the provisions relating to infrastructure requirements, transport infrastructure upgrades, information requirements, and ecological management and infrastructure plan be adopted with the following amendments:</p> <ul style="list-style-type: none"> The plan change should include an access restriction for the East West Arterial Road, to ensure any development adjacent to the corridor locates its access from an alternate road frontage. <p>In addition, the submitter seeks any other relief or other consequential amendments as considered</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
						appropriate and necessary to address the concerns set out in this submission.
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.29	3.9 Te Rapa North Industrial	3.9.2 Components of the Structure Plan	Support in part	<p>The submitter considers amendments to Rules 3.9.4.1-3.9.4.4 [3.9.3.1 - 3.9.3.4] for infrastructure upgrades, information requirements, ecological management and appropriate planning of infrastructure are necessary to support development of land, to ensure that transportation outcomes associated with the Plan Change are appropriate. The submitter has identified where further provisions and mitigation measures can occur.</p> <p>The submitter considers that the as industrial development will be established on both sides of the road corridors, the potential consequence of a cyclist colliding with a truck has a high probability of resulting in serious and/or fatal outcomes.</p> <p>The submitter considers that the proposed 4m carriageway will compound safety risks for cyclists and the adoption of the Operative District Plan (ODP) standard of 4.5m will avoid compromising the safety outcomes for walking and cycling.</p>	<p>Seeks that the provisions relating to infrastructure requirements, transport infrastructure upgrades, information requirements, and ecological management and infrastructure plan be adopted with the following amendments:</p> <ul style="list-style-type: none"> • The provision for cycling must be provided on the local roads and on a single sided shared path on the internal collector roads. • Amend the carriageway width from 4m by adopting the ODP standard of 4.5m. • Amend the Collector and local road cross sections to be consistent with the District Plan requirements. <p>In addition, the submitter seeks any other relief or other consequential amendments as considered</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
						appropriate and necessary to address the concerns set out in this submission.
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.30	3.9 Te Rapa North Industrial	3.9.3 Rules	Support in part	<p>The submitter considers amendments to Rules 3.9.4.1-3.9.4.4 [3.9.3.1 - 3.9.3.4] for infrastructure upgrades, information requirements, ecological management and appropriate planning of infrastructure are necessary to support development of land, to ensure that transportation outcomes associated with the Plan Change are appropriate. The submitter has identified where further provisions and mitigation measures can occur.</p> <p>The Te Rapa Road frontage should include a setback for development to support the Metro-spatial Plan identification of the future Bus Rapid Transit (BRT)</p>	<p>Seeks that the provisions relating to infrastructure requirements, transport infrastructure upgrades, information requirements, and ecological management and infrastructure plan be adopted with the following amendments:</p> <ul style="list-style-type: none"> • Include an appropriate setback of development from the Te Rapa Road frontage to support the future Bus Rapid Transit (BRT) system. <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.</p>
Horotiu Farms Limited and Te Awa Lakes Unincorporated	14.31	3.9 Te Rapa North Industrial	3.9.2 Components of the Structure Plan	Support in part	<p>The submitter considers amendments to Rules 3.9.4.1-3.9.4.4 [3.9.3.1 - 3.9.3.4] for infrastructure upgrades, information requirements, ecological management and appropriate planning of infrastructure are necessary to support development</p>	<p>Seeks that the provisions relating to infrastructure requirements, transport infrastructure upgrades, information requirements, and ecological management and</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
Joint Venture Limited					<p>of land, to ensure that transportation outcomes associated with the Plan Change are appropriate. The submitter has identified where further provisions and mitigation measures can occur.</p> <p>The prospect of a rail siding is supported.</p>	<p>infrastructure plan be adopted with the following amendments:</p> <ul style="list-style-type: none"> The proposed rail siding should be included on the Structure plan and in the supporting rule framework. <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.</p>
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.32	3.9 Te Rapa North Industrial	3.9.3 Rules	Support in part	<p>The submitter considers amendments to Rules 3.9.4.1-3.9.4.4 [3.9.3.1 - 3.9.3.4] for infrastructure upgrades, information requirements, ecological management and appropriate planning of infrastructure are necessary to support development of land, to ensure that transportation outcomes associated with the Plan Change are appropriate. The submitter has identified where further provisions and mitigation measures can occur.</p> <p>The submitter notes that the assessment of the Te Rapa Road signalised intersection south of Hutchinson Road does not adequately resolve the intersection non-compliance with District Plan requirements, nor does it demonstrate how provision is intended to future-proof the area to enable</p>	<p>Seeks that the provisions relating to infrastructure requirements, transport infrastructure upgrades, information requirements, and ecological management and infrastructure plan be adopted with the following amendments to be included as Provisions in the Plan Change and its supporting infrastructure requirements:</p> <ul style="list-style-type: none"> The access at the Te Rapa Road signalised intersection south of Hutchinson Road is further developed and that

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					<p>development of the residual undeveloped land south of Hutchinson Road and avoid sterilising the development in the future.</p> <p>The transport assessment identifies mitigation involving banning the northbound right turn from Te Rapa Road to the east, resulting in vehicles travelling a further 1km and u-turning at the Hutchinson Road roundabout to access the area east of Te Rapa Road. This is an adverse outcome in terms of providing for the PC17 land east of Te Rapa Road, the potential future undeveloped land south of Hutchinson Road and in terms of the Government Emissions Reduction Plan outcomes for the country.</p>	<p>land is set aside and identified on the Structure Plan with supporting Provisions.</p> <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.</p>
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.33	3.9 Te Rapa North Industrial	3.9.3 Rules	Support in part	<p>The submitter considers amendments to Rules 3.9.4.1-3.9.4.4 [3.9.3.1 - 3.9.3.4] for infrastructure upgrades, information requirements, ecological management and appropriate planning of infrastructure are necessary to support development of land, to ensure that transportation outcomes associated with the Plan Change are appropriate. The submitter has identified where further provisions and mitigation measures can occur.</p> <p>The submitter supports the intersection upgrade including requiring 4 lanes south to Ruffell Road intersection.</p>	<p>Seeks that the provisions relating to infrastructure requirements, transport infrastructure upgrades, information requirements, and ecological management and infrastructure plan be adopted with the following amendments:</p> <ul style="list-style-type: none"> • Adopt the Te Rapa Road / McKee Street intersection upgrade. <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
						address the concerns set out in this submission.
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.34	3.9 Te Rapa North Industrial	3.9.3 Rules	Support in part	<p>The submitter considers amendments to Rules 3.9.4.1-3.9.4.4 [3.9.3.1 - 3.9.3.4] for infrastructure upgrades, information requirements, ecological management and appropriate planning of infrastructure are necessary to support development of land, to ensure that transportation outcomes associated with the Plan Change are appropriate. The submitter has identified where further provisions and mitigation measures can occur.</p> <p>The submitter supports the proposed Te Rapa Road / Ruffell Road intersection form.</p>	<p>Seeks that the provisions relating to infrastructure requirements, transport infrastructure upgrades, information requirements, and ecological management and infrastructure plan be adopted with the following amendments:</p> <ul style="list-style-type: none"> Adopt the proposed Te Rapa Road / Ruffell Road intersection form. <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.</p>
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.35	3.9 Te Rapa North Industrial	3.9.3 Rules	Support in part	<p>The submitter considers amendments to Rules 3.9.4.1-3.9.4.4 [3.9.3.1 - 3.9.3.4] for infrastructure upgrades, information requirements, ecological management and appropriate planning of infrastructure are necessary to support development of land, to ensure that transportation outcomes associated with the Plan Change are appropriate. The</p>	<p>Seeks that the provisions relating to infrastructure requirements, transport infrastructure upgrades, information requirements, and ecological management and infrastructure plan be adopted with the following amendments:</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					<p>submitter has identified where further provisions and mitigation measures can occur.</p> <p>The submitter supports the signalisation of the Te Rapa Road / Kapuni Road intersection.</p>	<ul style="list-style-type: none"> Adopt the signalisation of the Te Rapa Road / Kapuni Road intersection. <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.</p>
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.36	3.9 Te Rapa North Industrial	3.9.3 Rules	Support in part	<p>The submitter considers amendments to Rules 3.9.4.1-3.9.4.4 [3.9.3.1 - 3.9.3.4] for infrastructure upgrades, information requirements, ecological management and appropriate planning of infrastructure are necessary to support development of land, to ensure that transportation outcomes associated with the Plan Change are appropriate. The submitter has identified where further provisions and mitigation measures can occur.</p> <p>The submitter notes that the plan change traffic assessment identifies significant adverse change effects at the Horotiu interchange roundabouts as a result of the plan change, and also identifies mitigation options that the submitter considers are valid. However, the mitigation is not reflected in the infrastructure provisions of the plan change.</p>	<p>Seeks that the provisions relating to infrastructure requirements, transport infrastructure upgrades, information requirements, and ecological management and infrastructure plan be adopted with the following amendments:</p> <ul style="list-style-type: none"> Inclusion of appropriate identified mitigation in the upgrade and implementation table as per the applicants traffic assessment. <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to</p>

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
						address the concerns set out in this submission.
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.37	Chapter 12 Te Rapa North Industrial Zone	12.2 Objectives and Policies: Te Rapa North Industrial Zone	Oppose	The submitter considers there is no valid reason to delete the provisions in their entirety as they provide current guidance in relation to infrastructure improvements and capacity, management of transportation and traffic effects the staging of development and the management of reverse sensitivity effects.	<p>Seeks that the existing Objectives 12.2.3 and 12.2.4 and Policies 12.2.3a – 12.2.4b and supporting explanation are retained.</p> <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.</p>
Horotiu Farms Limited and Te Awa Lakes Unincorporated Joint Venture Limited	14.38	Chapter 12 Te Rapa North Industrial Zone	12.3.1 Activity Status Table – Te Rapa North Industrial Zone	Oppose	The submitter does not consider that a permitted activity status for yard-based retail is appropriate in the zone.	<p>Seeks the amendment of 12.3.1 Activity Status Table for yard-based retail [z.] from a permitted to a discretionary activity.</p> <p>In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.</p>
Horotiu Farms Limited and Te Awa Lakes	14.39	Chapter 12 Te Rapa North Industrial Zone	12.3.1 Activity Status Table –	Oppose	The submitter does not consider that a restricted discretionary activity status for yard-based retail is appropriate in the zone.	Seeks the amendment of 12.3.1 Activity Status Table for yard-based retail [aa.] from a restricted

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
Unincorporated Joint Venture Limited			Te Rapa North Industrial Zone			discretionary to a discretionary activity. In addition, the submitter seeks any other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out in this submission.
Janine Hill	15.1	General	General	Support in part	While the submitter supports the intent of PC17, the submitter wishes that the entire Te Rapa North Industrial Zone can be included.	Seeks that the entire Te Rapa North Industrial Zone is included as part of the Plan Change.
Morth Trust Partnership (Stephen Wayne Morth/Rachel Caroline McGuire) - Steven Wayne Morth	16.1	General	General	Support in part	While the submitter supports PC17, the current proposal does not utilise an integrated planning approach, leaving parts of the TRNIZ fragmented: <ul style="list-style-type: none"> The proposal to rezone only Fonterra-owned land undermines the ability for infrastructure to be delivered to the entire TRNIZ in an efficient and cost-effective manner. The remaining sites are predominantly rural by nature. As such, these sites will likely become sensitive receivers to the adverse effects generated by PC17. Extending the area of PC17 will better address the industrial shortfall identified 	Submitter proposes the following 3 options: <ol style="list-style-type: none"> Rezone entire TRNIZ to Te Rapa North Industrial Zone; or Rezone the TRNIZ area East of Te Rapa Road only; or Include 1406 Pukete Road as part of PC17.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					through the Discussion Paper - Industrial Land Scoping Review prepared by Martin Udale in 2023.	
Morth Trust Partnership (Stephen Wayne Morth/Rachel Caroline McGuire) - Steven Wayne Morth	16.2	Appendix 2 Structure Plans	Structure Plans Locality Guide	Oppose	<p>Submitter opposes the current alignment of the East-West Road and considers that moving the road northward will:</p> <ul style="list-style-type: none"> • Ensure that only the Northern portion of 1406 Pukete Road and other sites further East will be required for the future NRC, avoiding fragmentation of other land parcels and enable efficient development. • Reduce the land take requirement for the future Northern River Crossing with less affected landowners. • Provide the existing Fonterra factory better access to the future Northern River Crossing. 	Seeks that the East-West Road is moved northward to connect to the southwest corner of 1340 Te Rapa Road as shown in Figure 6 of their submission.
Morth Trust Partnership (Stephen Wayne Morth/Rachel Caroline McGuire) - Steven Wayne Morth	16.3	Appendix 2 Structure Plans	Structure Plans Locality Guide	Oppose	The structure plan map as currently shown does not provide any roading connections to the boundary of 1406 Pukete Road. This creates access issues for the submitter as the future Northern River Crossing will essentially cut the site in half. Additionally, the proposed provisions solidify this issue, as direct access to Te Rapa Road is prevented (12.2.1e)	<p>The submitter proposes two options:</p> <ol style="list-style-type: none"> 1. That the Structure Plan map be updated to show a local road connection to the subject site from PC17 adjoining the northern

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					and new vehicle crossings to Te Rapa Road are now a Non-Complying Activity (12.3.1d).	<p>boundary of the subject site; or</p> <p>2. That the East-West Road intersection with Te Rapa Road be moved northward to connect to the southwest corner of 1340 Te Rapa Road as shown in Figure 6 of their attachment.</p>
Morth Trust Partnership (Stephen Wayne Morth/Rachel Caroline McGuire) - Steven Wayne Morth	16.4	3.9 Te Rapa North Industrial	General	Support in part	The submitter recommends that any permanent infrastructure upgrades within PC17 —especially for wastewater and water — should be designed to support the entire Te Rapa North Industrial Zone. This approach would prevent the need for costly and disruptive upgrades in the future when the rest of land is developed.	Seeks that appropriate provisions are incorporated into Chapter 3.9 to ensure that any permanent infrastructure upgrades are provided to service the entire Te Rapa North Industrial Zone.
Morth Trust Partnership (Stephen Wayne Morth/Rachel Caroline McGuire) - Steven Wayne Morth	16.5	Chapter 12 Te Rapa North Industrial Zone	General	Support in part	The submitter recommends that any permanent infrastructure upgrades within PC17 —especially for wastewater and water — should be designed to support the entire Te Rapa North Industrial Zone. This approach would prevent the need for costly and disruptive upgrades in the future when the rest of land is developed.	Seeks that appropriate provisions are incorporated into Chapter 12 to ensure that any permanent infrastructure upgrades are provided to service the entire Te Rapa North Industrial Zone.
Morth Trust Partnership	16.6	Appendix 2 Structure Plans	Structure Plans Locality Guide	Oppose	The proposed Te Rapa North Structure Plan under PC17 currently shows a watercourse on 1406 Pukete	Seeks that the watercourse currently shown on 1406 Pukete Road in the

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
(Stephen Wayne Morth/Rachel Caroline McGuire) - Steven Wayne Morth					Road. Unless the zoning of the subject site is uplifted through PC17, the submitter requests that no features should be shown on the site.	proposed Structure Plan map is removed.
Wen Sen SHIH and Hsiu-Jung HUANG (Paul and Gloria)	17.1	General	General	Oppose	Submitter opposes PC17 as it unfairly benefits one landowner (Fonterra) while leaving adjacent landowners in limbo. The exclusion leaves the Meadow View Lane community overlooked and delayed indefinitely in future zoning reviews.	The submitter seeks either: <ol style="list-style-type: none"> 1. That PC17 is extended to include the surrounding Te Rapa North Industrial Zone, which includes the properties on Meadow View Lane; or 2. That if an inclusion is not possible at this stage, Hamilton City Council will release a clear and binding commitment to immediately commence a plan change that applies equally to neighbouring properties within the Te Rapa North Industrial Zone.
Waikato Tainui Te Whakakitenga o Waikato	18.1	General	General	Support in part	While the submitter supports the zone change, they consider the uplift should extend to the entire Te Rapa North Industrial Zone to enable comprehensive	Seeks that:

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
					planning of the whole area and that limiting to Fonterra's land will hinder the ability to integrate the site effectively, particularly for road and infrastructure connections.	<ol style="list-style-type: none"> 1. Uplift the zoning for the entire Te Rapa growth cell; or 2. Uplift the zoning for all land east of Te Rapa North; or 3. Uplift the zoning for your property.
Waikato Tainui Te Whakakitenga o Waikato	18.2	Appendix 2 Structure Plans	Structure Plans Locality Guide	Oppose	The current Structure Plan does not show road access to your land, which could create access issues, especially with the implementation of the Northern River Crossing. It is noted that access to the southern portion of your land will still be available from Pukete Road.	Seeks that the plan is updated to include a local road connection from Fonterra's land to your northern boundary.
Waikato Tainui Te Whakakitenga o Waikato	18.3	Appendix 2 Structure Plans	Structure Plans Locality Guide	Support in part	The submitter considers that the Northern River Crossing should be adjusted to better align with the northern boundary of your land, however the submitter recognises that this change may have wider implications and require further investigation.	Seeks that the Northern River Crossing alignment is adjusted to your sites northern boundary.
Waikato Tainui Te Whakakitenga o Waikato	18.4	25.13 Three Waters	General	Oppose	The submitter notes that the proposed infrastructure upgrades only account for PC17's capacity currently and considers that upgrades should be expanded to accommodate the entire Te Rapa North Industrial Zone to prevent duplicate work and additional costs.	Seeks that: <ul style="list-style-type: none"> • The three waters infrastructure be upgraded to serve the entire Te Rapa North Industrial Zone.

Private Plan Change 17 – Te Rapa North Industrial
Summary of Submissions

Submitter	Sub No.	Chapter/ Appendix	Sub-section	Oppose/ Support	Summary of submission	Relief/ Decision Sought
						<ul style="list-style-type: none"> Connection points to neighbouring site be made available. <p>Further updates to the Structure Plan Chapter and the map to reflect the changes.</p>
Waikato Tainui Te Whakakitenga o Waikato	18.5	Chapter 12 Te Rapa North Industrial Zone	12.3.1 Activity Status Table – Te Rapa North Industrial Zone	Support	The submitter would like to reiterate that the activities proposed do not adversely impact the future use of Waikato Tainui's land if/when it receives the same zoning.	No specific relief sought.