

APPENDIX B

**SUMMARY OF SUBMISSIONS & FURTHER
SUBMISSIONS**

Submitter Number	Name	Submission Point	Subject	Type	Summary
1	Brownie Investments- Vanessa Gibson	1.00	General	Support	Seeks good quality development with extra housing and recreational opportunities as industrial use not the best use of land.
2	Dhiraj Koli	2.00	General	Support	Supports plan change in entirety
3	Mike McCleery	3.00	General	Support	Supports proposed land uses and better treatment for the Waikato River.
4	Andrew Yeoman	4.00	General	Support	Provide a gateway to Hamilton and world class attraction whilst enabling the construction of additional housing.
5	Geoff Wilson	5.00	Development Controls	Support in part	Reduce maximum height of buildings in River Interface Overlay area to 7.5m.
6	Brownie Investments- Colette Brown	6.00	General	Support	Seeks gateway to Hamilton as an attractive feature for tourists with good access to housing via the expressway.
7	Turangawaewae Trust Board	7.00	General	Neutral	Requests minimal impact on Manga Harakiekie Pa Site and no extraction of water from Waikato River.
8	Hamilton Central Rotary	8.00	General	Support	Seeks an attractive entrance to the city and water feature destination.
9	Ian Schultz	9.00	General	Support	Seeks economic growth to the region and social and cultural benefits to the wider community.
10	Waikato Chamber of Commerce	10.00	General	Support	Supports plan change in entirety
11	Tainui Waka Tourism Incorporated	11.00	General	Support	Supports tourism opportunities.
12	Carla Parry	12.00	General	Support	Provide a tourism attraction for the region and support for Te Awa River Ride.
13	Te Awa River Ride Charitable Trust	13.00	General	Support	Provide a gateway to the region which complements the Te Awa River Ride and provides amenity for the community.

Submitter Number	Name	Submission Point	Subject	Type	Summary
14	Brian Perry Charitable Trust	14.00	General	Support	Provide a gateway to the region which compliments the river ride and benefits the community.
15	MH Builders	15.00	General	Support	Provide a gateway to region, improvements to transport links and additional housing.
16	Birch Holdings Ltd	16.00	General	Support	Provide additional housing by expressway, tourism and economic benefits.
17	Waikato District Council	17.00	Strategic Landuse	Neutral	Requests evidence on whether there is an over or under supply of industrial land, the effect on the Te Rapa North and Horotiu Industrial Nodes, precedent effects and if this is the best place for residential development.
<i>FS2.01</i>	<i>Waikato Regional Council</i>	<i>17.00 - 17.03</i>		<i>Neutral</i>	<i>Supports the submission</i>
<i>FS3.01</i>	<i>Fonterra</i>	<i>17.00</i>		<i>Support</i>	<i>Supports the submission</i>
<i>FS4.01</i>	<i>AFFCO</i>	<i>17.00</i>		<i>Support</i>	<i>Supports the submission and the ongoing availability of industrial land</i>
<i>FS5.01</i>	<i>Open Country</i>	<i>17.00</i>		<i>Support</i>	<i>Supports the submission and the ongoing availability of industrial land</i>
		17.01	Reverse Sensitivity	Neutral	Seeks provisions to address reverse sensitivity, visual amenity, traffic and noise effects on neighbours.
<i>FS3.02</i>	<i>Fonterra</i>	<i>17.01</i>		<i>Support in part</i>	<i>Supports the submission in part. Concerned whether issues relating to reverse sensitivity, traffic and noise matters will be appropriately addressed.</i>
<i>FS4.02</i>	<i>AFFCO</i>	<i>17.01</i>		<i>Support</i>	<i>Supports the submission and has concerns around the scant regard given to reverse sensitivity.</i>
<i>FS5.02</i>	<i>Open Country</i>	<i>17.01</i>		<i>Support</i>	<i>Supports the submission and has concerns around the scant regard given to reverse sensitivity.</i>
		17.02	Water Quality	Neutral	Seeks clarification on stormwater and meeting the vision and strategy objectives about discharges to Waikato River.
<i>FS3.03</i>	<i>Fonterra</i>	<i>17.02</i>		<i>Support</i>	<i>Supports the submission. Fonterra's discharge consents may be affected by discharges from the plan change area.</i>
<i>FS4.03</i>	<i>AFFCO</i>	<i>17.02</i>		<i>Support</i>	<i>Supports the submission as AFFCO has committed extensive expenditure to plant upgrades in recognition of the Vision and Strategy and relies on the Waikato River for its water supply which needs to be high quality.</i>

Submitter Number	Name	Submission Point	Subject	Type	Summary
FS5.03	Open Country	17.02		Support	Supports the submission as OCD has committed extensive expenditure to plant upgrades in recognition of the Vision and Strategy and relies on the Waikato River for its water supply which needs to be high quality.
		17.03	Industrial Feasibility / Economics	Neutral	Requests evidence that the cost of remediating the site for industrial use is uneconomic.
FS3.04	Fonterra	17.03		Support	Supports the submission
FS4.04	AFFCO	17.03		Support	Supports the submission
FS5.04	Open Country	17.03		Support	Supports the submission
18	Ngaruawahia Community Board	18.00	General	Neutral	Retain Ngaruawahia as a strategic location for cultural tourism and future residential development.
19	Open Country Dairy Limited	19.01	Strategic Landuse	Oppose	Reject the plan change in its totality.
FS3.05	Fonterra	19.01		Support	Supports the submission
FS4.05	AFFCO	19.01		Support	Supports the submission
		19.02	Reverse Sensitivity	Oppose	Reject the plan change due to being incompatible with existing industrial activities. The retention of an adequate buffer is needed.
FS4.06	AFFCO	19.02		Support	Supports the submission
		19.03	Reverse Sensitivity	Oppose	Reject the plan change due to the risk of reverse sensitivity effects. Te Rapa North Industrial Zone was intended to minimise the risk of reverse sensitivity issues.
FS4.07	AFFCO	19.03		Support	Supports the submission
		19.04	Industrial Feasibility / Economics	Oppose	Reject the plan change as the level of demand for prime industrial space in Hamilton is understated.
FS4.08	AFFCO	19.04		Support	Supports the submission
		19.05	Strategic Landuse	Oppose	Reject the plan change as there is no compelling argument for establishing a tourism and recreational destination in this area at the cost of valuable industrial land.

Submitter Number	Name	Submission Point	Subject	Type	Summary
<i>FS4.09</i>	<i>AFFCO</i>	<i>19.05</i>		<i>Support</i>	<i>Supports the submission</i>
		19.06	Reverse Sensitivity	Oppose	Reject the plan change due to concern that future projects in Horotiu will be compromised by adjacent incompatible land uses.
<i>FS4.10</i>	<i>AFFCO</i>	<i>19.06</i>		<i>Support</i>	<i>Supports the submission</i>
		19.07	Strategic Landuse	Oppose	Retain the industrial land in the Te Rapa area due to location next to existing and planned industrial areas and its proximity to the Waikato Expressway.
<i>FS4.11</i>	<i>AFFCO</i>	<i>19.07</i>		<i>Support</i>	<i>Supports the submission</i>
		19.08	Strategic Landuse	Oppose	Reject the plan change due opportunity for new industrial development to provide a comparatively higher amenity environment.
<i>FS4.12</i>	<i>AFFCO</i>	<i>19.08</i>		<i>Support</i>	<i>Supports the submission</i>
		19.09	Strategic Landuse	Oppose	Reject the plan change as the existing zoning ensures an integrated, efficient and coordinated delivery of regionally important infrastructure is enabled.
<i>FS4.13</i>	<i>AFFCO</i>	<i>19.09</i>		<i>Support</i>	<i>Supports the submission</i>
		19.10	Strategic Landuse	Oppose	Reject the plan change as the existing zoning provides a framework to assist with the management of potential adverse effects, in particular those effects on the existing and serviced industrial zoned areas of the city.
<i>FS4.14</i>	<i>AFFCO</i>	<i>19.10</i>		<i>Support</i>	<i>Supports the submission</i>
		19.11	Strategic Landuse	Oppose	Reject the plan change as industrial land is a finite and valuable resource that needs to be used efficiently and effectively for employment purposes and to provide social and economic wellbeing of the City.
<i>FS4.15</i>	<i>AFFCO</i>	<i>19.11</i>		<i>Support</i>	<i>Supports the submission</i>
		19.12	Strategic Landuse	Oppose	Reject the plan change as industrial land should be retained for industrial uses as those uses cannot establish in other parts of the city.
<i>FS4.16</i>	<i>AFFCO</i>	<i>19.12</i>		<i>Support</i>	<i>Supports the submission</i>
		19.13	Strategic Landuse	Oppose	Reject the plan change as the existing zone is a critical component in ensuring the efficiency of dairy manufacturing and export within the region.
<i>FS4.17</i>	<i>AFFCO</i>	<i>19.13</i>		<i>Support</i>	<i>Supports the submission</i>

Submitter Number	Name	Submission Point	Subject	Type	Summary
		19.14	Strategic Landuse	Oppose	Reject the plan change due to employment benefits of industrial land and industrial land being a key economic driver for the region.
<i>FS4.18</i>	<i>AFFCO</i>	<i>19.14</i>		<i>Support</i>	<i>Supports the submission</i>
		19.15	Strategic Landuse	Oppose	Reject the plan change as the Te Rapa North Industrial Zone ensures industrial land is not diluted by non-industrial activities, or developed out of sequence with other industrially zoned land in the City.
<i>FS4.19</i>	<i>AFFCO</i>	<i>19.15</i>		<i>Support</i>	<i>Supports the submission</i>
		19.16	Strategic Landuse	Oppose	Reject the plan change as the limited range of land uses provided for in the Te Rapa North Industrial area is specifically intended to reflect the existing Te Rapa Dairy Factory activity and the opportunity that opening the Waikato Expressway provides for travelling motorists.
<i>FS4.20</i>	<i>AFFCO</i>	<i>19.16</i>		<i>Support</i>	<i>Supports the submission</i>
		19.17	Strategic Landuse	Oppose	Reject the plan change as the application is not consistent with the RPS in ensuring industrial land remains available.
<i>FS4.21</i>	<i>AFFCO</i>	<i>19.17</i>		<i>Support</i>	<i>Supports the submission</i>
		19.18	Strategic Landuse	Oppose	Reject the plan change as it is not consistent with the RPS in limiting new industrial land rather than reducing available land.
<i>FS4.22</i>	<i>AFFCO</i>	<i>19.18</i>		<i>Support</i>	<i>Supports the submission</i>
		19.19	Strategic Landuse	Oppose	Reject the plan change as it is not consistent with the RPS as new developments should be directed away from regionally significant infrastructure and should not result in incompatible adjacent land uses.
<i>FS4.23</i>	<i>AFFCO</i>	<i>19.19</i>		<i>Support</i>	<i>Supports the submission</i>
20	Submission withdrawn	20.00			
21	Waikato River Explorer	21.00	General	Support	Provide connection to the Waikato River, tourism and additional housing.
22	Habitat for Humanity	22.00	General	Support	Provide a gateway to city and additional housing in close proximity to river and cycle trails.

Submitter Number	Name	Submission Point	Subject	Type	Summary
23	Future Proof	23.01	Strategic Landuse	Support	Provide evidence that it is not economic to develop the site for industrial purposes.
FS2.02	Waikato Regional Council	23.01 – 23.02		Support	Supports the submission
FS3.06	Fonterra	23.01		Support	Supports the submission. Evidence should also consider the additional economic costs that may arise in respect of the continued operation and expansion of industrial activities elsewhere within the Te Rapa North Strategic Industrial Node.
FS4.24	AFFCO	23.01		Support	Supports the submission
FS5.05	Open Country	23.01		Support	Supports the submission
		23.02	Strategic Landuse	Support	Provide evidence to understand the loss of strategic industrial land and impacts on other industrial nodes
FS3.07	Fonterra	23.02		Support	Supports the submission. Evidence should also consider the impacts on the balance of the Te Rapa Strategic Industrial Node.
FS4.25	AFFCO	23.02		Support	Supports the submission
FS5.06	Open Country	23.02		Support	Supports the submission
24	Peregrine Developments Ltd	24.00	General	Support	Provide a gateway to the city with a great living environment close to Waikato River.
25	K'Aute Pasifika Trust- Kim Holt	25.00	General	Support	Provide a gateway to Hamilton with an increase in recreational activities and utilisation of the river.
26	Ngati Haua Iwi Trust	26.00	General	Support	Supports plan change in entirety.
27	Waitomo Adventures Ltd	27.00	General	Support	Provide a unique gateway to the region that complements Te Awa River Ride and Waikato River.
28	Planning and Construction Consulting Ltd	28.00	General	Support	Seeks employment and revenue opportunities.
29	Deloitte	29.00	General	Support	Supports plan change in entirety.

Submitter Number	Name	Submission Point	Subject	Type	Summary
30	K'Aute Pasifika Trust- Rachel Karalus	30.00	General	Support	Seeks an attractive gateway to city to attract visitors and alleviate housing shortage.
31	AFFCO New Zealand Limited	31.00	Strategic Landuse	Oppose	Reject the plan change in entirety.
<i>FS3.08</i>	<i>Fonterra</i>	<i>31.00</i>		<i>Support</i>	<i>Supports the submission</i>
		31.01	Reverse Sensitivity	Oppose	Reject the plan change due to being incompatible with existing industrial activities. The retention of an adequate buffer is needed.
<i>FS5.07</i>	<i>Open Country</i>	<i>31.01</i>		<i>Support</i>	<i>Supports the submission</i>
		31.02	Reverse Sensitivity	Oppose	Reject the plan change due to the risk of reverse sensitivity effects. Te Rapa North Industrial Zone was intended to minimise the risk of reverse sensitivity issues.
<i>FS5.08</i>	<i>Open Country</i>	<i>31.02</i>		<i>Support</i>	<i>Supports the submission</i>
		31.03	Industrial Feasibility / Economics	Oppose	Reject the plan change as the level of demand for prime industrial space in Hamilton is understated.
<i>FS5.09</i>	<i>Open Country</i>	<i>31.03</i>		<i>Support</i>	<i>Supports the submission</i>
		31.04	Strategic Landuse	Oppose	Reject the plan change as there is no compelling argument for establishing a tourism and recreational destination in this area at the cost of valuable industrial land.
<i>FS5.10</i>	<i>Open Country</i>	<i>31.04</i>		<i>Support</i>	<i>Supports the submission</i>
		31.05	Reverse Sensitivity	Oppose	Reject the plan change due to concern that future projects in Horotiu will be compromised by adjacent incompatible land uses.
<i>FS5.11</i>	<i>Open Country</i>	<i>31.05</i>		<i>Support</i>	<i>Supports the submission</i>
		31.06	Strategic Landuse	Oppose	Retain the industrial land in the Te Rapa area due to location next to existing and planned industrial areas and its proximity to the Waikato Expressway.
<i>FS5.12</i>	<i>Open Country</i>	<i>31.06</i>		<i>Support</i>	<i>Supports the submission</i>

Submitter Number	Name	Submission Point	Subject	Type	Summary
		31.07	Strategic Landuse	Oppose	Reject the plan change due opportunity for new industrial development to provide a comparatively higher amenity environment.
<i>FS5.13</i>	<i>Open Country</i>	<i>31.07</i>		<i>Support</i>	<i>Supports the submission</i>
		31.08	Strategic Landuse	Oppose	Reject the plan change as the existing zoning ensures an integrated, efficient and coordinated delivery of regionally important infrastructure is enabled.
<i>FS5.14</i>	<i>Open Country</i>	<i>31.08</i>		<i>Support</i>	<i>Supports the submission</i>
		31.09	Strategic Landuse	Oppose	Reject the plan change as the existing zoning provides a framework to assist with the management of potential adverse effects, in particular those effects on the existing and serviced industrial zoned areas of the city.
<i>FS5.15</i>	<i>Open Country</i>	<i>31.09</i>		<i>Support</i>	<i>Supports the submission</i>
		31.10	Strategic Landuse	Oppose	Reject the plan change as industrial land is a finite and valuable resource that needs to be used efficiently and effectively for employment purposes and to provide social and economic wellbeing of the City.
<i>FS5.16</i>	<i>Open Country</i>	<i>31.10</i>		<i>Support</i>	<i>Supports the submission</i>
		31.11	Strategic Landuse	Oppose	Reject the plan change as industrial land should be retained for industrial uses as those uses cannot establish in other parts of the city.
<i>FS5.17</i>	<i>Open Country</i>	<i>31.11</i>		<i>Support</i>	<i>Supports the submission</i>
		31.12	Strategic Landuse	Oppose	Reject the plan change as the existing zone is a critical component in ensuring the efficiency of dairy manufacturing and export within the region.
<i>FS5.18</i>	<i>Open Country</i>	<i>31.12</i>		<i>Support</i>	<i>Supports the submission</i>
		31.13	Strategic Landuse	Oppose	Reject the plan change due to employment benefits of industrial land and industrial land being a key economic driver for the region.
<i>FS5.19</i>	<i>Open Country</i>	<i>31.13</i>		<i>Support</i>	<i>Supports the submission</i>
		31.14	Strategic Landuse	Oppose	Reject the plan change as the Te Rapa North Industrial Zone ensures industrial land is not diluted by non-industrial activities, or developed out of sequence with other industrially zoned land in the City.
<i>FS5.20</i>	<i>Open Country</i>	<i>31.14</i>		<i>Support</i>	<i>Supports the submission</i>

Submitter Number	Name	Submission Point	Subject	Type	Summary
		31.16	Strategic Landuse	Oppose	Reject the plan change as the limited range of land uses provided for in the Te Rapa North Industrial area is specifically intended to reflect the existing Te Rapa Dairy Factory activity and the opportunity that opening the Waikato Expressway provides for travelling motorists.
<i>FS5.22</i>	<i>Open Country</i>	<i>31.16</i>		<i>Support</i>	<i>Supports the submission</i>
		31.17	Strategic Landuse	Oppose	Reject the plan change as the application is not consistent with the RPS in ensuring industrial land remains available.
<i>FS5.23</i>	<i>Open Country</i>	<i>31.17</i>		<i>Support</i>	<i>Supports the submission</i>
		31.18	Strategic Landuse	Oppose	Reject the plan change as it is not consistent with the RPS in limiting new industrial land rather than reducing available land.
<i>FS5.24</i>	<i>Open Country</i>	<i>31.18</i>		<i>Support</i>	<i>Supports the submission</i>
		31.19	Strategic Landuse	Oppose	Reject the plan change as it is not consistent with the RPS as new developments should be directed away from regionally significant infrastructure and should not result in incompatible adjacent land uses.
<i>FS5.25</i>	<i>Open Country</i>	<i>31.19</i>		<i>Support</i>	<i>Supports the submission</i>
32	Rob Hamill	32.00	General	Support	Provide residential use next to Waikato River and tourism in region.
33	Wel Networks	33.00	General	Neutral	Seeks early engagement, employment and remedy to housing shortage.
34	Perry Outdoor Education Trust	34.00	General	Support	Provide facility to use as part of programme for students
35	Karen Singers	35.00	General	Support	Supports opportunity for community
36	Aflex Technology	36.00	General	Support	Provide a gateway with additional housing next to the river and a facility which provides an activity for community and encourages visitors from outside the region.
37	SC & AJ Hodgkinson	37.01	General	Oppose	Retain existing zoning due to increased traffic congestion, noise and light emissions and construction effects.
<i>FS4.26</i>	<i>AFFCO</i>	<i>37.01</i>		<i>Support</i>	<i>Supports the submission</i>
<i>FS5.26</i>	<i>Open Country</i>	<i>37.01</i>		<i>Support</i>	<i>Supports the submission</i>

Submitter Number	Name	Submission Point	Subject	Type	Summary
		37.02	Strategic Landuse	Oppose	Retain existing zoning due to isolated pocket of residential land with lack of infrastructure including capacity in local schools, water, electricity and broadband.
FS3.09	Fonterra	37.02		Support	<i>Supports the submission and considers an isolated enclave of residential land adjoining strategically important heavy industrial land inappropriate and unsustainable.</i>
FS4.27	AFFCO	37.02		Support	<i>Supports the submission</i>
FS5.27	Open Country	37.02		Support	<i>Supports the submission</i>
		37.03	Development Controls	Oppose	Seeks assessment for major events including days per year, time of day, type of usage, noise outputs, attendees and impacts on new residents.
FS4.28	AFFCO	37.03		Support	<i>Supports the submission</i>
FS5.28	Open Country	37.03		Support	<i>Supports the submission</i>
		37.04	Development Controls	Oppose in Part	Requests replacing pine trees with native planting.
		37.05	Development Controls	Oppose	Retain green outlook along river. Remove buildings on west bank due to effect on character and amenity, impacts on Waikato River and quality of native ecosystem.
FS4.29	AFFCO	37.05		Support	<i>Supports the submission</i>
FS5.29	Open Country	37.05		Support	<i>Supports the submission</i>
		37.06	Water Quality	Oppose	Retain river quality
FS4.30	AFFCO	37.06		Support	<i>Supports the submission as AFFCO has committed extensive expenditure to plant upgrades in recognition of the Vision and Strategy and relies on the Waikato River for its water supply.</i>
FS5.30	Open Country	37.06		Support	<i>Supports the submission as OCD has committed extensive expenditure to plant upgrades in recognition of the Vision and Strategy and relies on the Waikato River for its water supply.</i>
38	Swimming Waikato	38.00	General	Support	Seeks modern gateway to city with inclusion of residential housing and water park with link to river ride.
39	Hampton Downs Motorsport Park	39.00	General		Provide a gateway and residential use which delivers on housing shortage.

Submitter Number	Name	Submission Point	Subject	Type	Summary
40	Steven Gordon	40.00	General	Support	Supports economic driver for Hamilton and region.
41	Waikato Regional Council	41.00	Strategic Landuse	Oppose	Seeks robust and comprehensive evidence on whether the plan change gives effect to the policies in the RPS, particularly those in Section 6 Built Environment (RPS 6.1, 6.3, 6C, 6D and 6.16). These provisions promote a compact urban form which can accommodate Future Proof area's growth and establish a settlement pattern that provides certainty about timely and efficient provision of infrastructure.
FS3.10	Fonterra	41.00		Support	<i>Supports the submission and considers evidence should also address the matters in Policy 4.4 of the RPS as the development could compromise the continued operation and expansion of regionally significant industry.</i>
FS4.31	AFFCO	41.00		Support	<i>Supports the submission. The appropriate use for the site is industrial.</i>
FS5.31	Open Country	41.00		Support	<i>Supports the submission. The appropriate use for the site is industrial.</i>
		41.01	Strategic Landuse	Oppose	Reject the plan change unless there is economic evidence to address the loss of industrial land, the current demand for residential and industrial land, the wider implications of residential activities, comparative costs and benefits given geotechnical constraints; and the impact of commercial aspects on other commercial centres.
FS3.11	Fonterra	41.01		Support	<i>Supports the submission and considers evidence should also address the effects on the continued operation and expansion of Te Rapa Dairy Factory and future development of industrial activities within the balance of the Te Rapa Strategic Industrial Node.</i>
FS4.32	AFFCO	41.01		Support	<i>Supports the submission</i>
FS5.32	Open Country	41.01		Support	<i>Supports the submission</i>
		41.02	Strategic Landuse	Oppose	Oppose the plan change as it proposes an alteration to the agreed land use pattern in a strategic industrial node. This challenges the agreed Future Proof land use pattern and provides uncertainty about the efficient and effective provision of infrastructure. If approved it could set a precedent for further challenges to the sub-regions agreed strategic direction.
FS3.12	Fonterra	41.02		Support	<i>Supports the submission and considers that the proposal has inadequately assessed the effects on Te Rapa Dairy Factory as regionally significant industry and</i>

Submitter Number	Name	Submission Point	Subject	Type	Summary
					<i>establishes a precedent in terms of the approach that is adopted towards the protection of such activities.</i>
FS4.33	AFFCO	41.02		Support	<i>Supports the submission due to inadequate consideration to effects on industrial activities.</i>
FS5.33	Open Country	41.02		Support	<i>Supports the submission due to inadequate consideration to effects on industrial activities.</i>
		41.03	Strategic Landuse	Oppose	Requires evidence that includes information from the NPS-UDC.
FS3.13	Fonterra	41.03		Support	<i>Supports the submission</i>
FS4.34	AFFCO	41.03		Support	<i>Supports the submission</i>
		41.04	Reverse Sensitivity	Neutral	Include provisions to address reverse sensitivity
FS3.14	Fonterra	41.04		Support	<i>Supports the submission</i>
FS4.35	AFFCO	41.04		Support	<i>Supports the submission</i>
FS5.35	Open Country	41.04		Support	<i>Supports the submission</i>
		41.05	Strategic Landuse	Oppose	Reject unless information can be provided to demonstrate that the plan change gives effect to Policy 6.3 of the RPS as the residential component could result in the Waikato Expressway investment not being realised.
FS3.15	Fonterra	41.05		Support	<i>Supports the submission and considers that such information should also demonstrate how the proposal gives effects to Policy 4.4 of the RPS as the development could compromise the continued operation and expansion of regionally significant industry.</i>
FS4.36	AFFCO	41.05		Support	<i>Supports the submission. The appropriate use for the site is industrial purposes. The expressway supports industrial activities. The applicant should also demonstrate how the proposal gives effect to Policy 4.4 of the RPS in regard to compromising the continued operation and expansion of regionally significant infrastructure.</i>
FS5.36	Open Country	41.05		Support	<i>Supports the submission. The appropriate use for the site is industrial purposes. The expressway supports industrial activities. The applicant should also demonstrate</i>

Submitter Number	Name	Submission Point	Subject	Type	Summary
					<i>how the proposal gives effect to Policy 4.4 of the RPS in regard to compromising the continued operation and expansion of regionally significant infrastructure.</i>
		41.06	Transport	Oppose	Reject due to limited opportunities to utilise pedestrian/cycle connections to more established parts of city.
<i>FS3.16</i>	<i>Fonterra</i>	<i>41.06</i>		<i>Support</i>	<i>Supports the submission</i>
		41.07	Transport	Oppose	Reject due to difficulty in providing passenger transport facilities and multi modal transport network. Development should be compact to minimise need for motor vehicles.
<i>FS3.17</i>	<i>Fonterra</i>	<i>41.07</i>		<i>Support</i>	<i>Supports the submission</i>
		41.08	Development Controls	Support in part	Include objectives, policies and assessment criteria against which the Ecological Rehabilitation Plan can be assessed.
		41.09	Biosecurity	Oppose in Part	Include controls to stop the spread of Alligator weed, listed as a progressive containment pest plant.
		41.10	Geotech & Hazards	Support in Part and Oppose in Part	Retain existing Natural Hazard Overlays and clarify why the western most 'Waikato River and Gully Hazard Area' on Planning Map 1b is proposed to be removed.
		41.11	Geotech & Hazards	Oppose	Amend to ensure that Natural Hazards are addressed at the time of, or prior to, subdivision and development of the site.
<i>FS1.01</i>	<i>Mercury NZ Limited</i>	<i>41.11</i>		<i>Support</i>	<i>Supports the submission. Retain land use zones along river which discourage sensitive activities. Activities need to have regard to maximum and minimum operating levels of the Waikato Hydro System.</i>
<i>FS1.02</i>	<i>Mercury NZ Limited</i>	<i>41.11</i>		<i>Support in Part</i>	<i>Supports submission to ensure risks from natural hazards are considered. This needs to include civil defence processes and outcomes sought. An appropriate tool is operating river levels associated with the Waikato Hydro Scheme, 1:100 flood levels and if needed probable maximum flood data.</i>
42	Swimming Waikato	42.00	General	Support	Provide a vibrant gateway which will enable hosting of open water swimming events and additional housing next to river.

Submitter Number	Name	Submission Point	Subject	Type	Summary
43	Waikato DHB	43.00	General	Neutral	Seeks a health and well-being impact assessment to provide evidence on impacts of proposal.
44	Waikato Tainui	44.00	General	Support	Seeks economic growth; protection and enhancement of waterways and wetlands; and planting of native species. Supports subject to the recommendations in the Cultural Impact Assessment.
45	New Zealand Transport Agency	45.00	Strategic Landuse	Oppose	Reject the plan change as it is counter to the principles and objectives of the WRPS, Future Proof Growth Strategy, Hamilton Urban Growth Strategy and proposed Access Hamilton Strategy, in relation to the strategic integration of land use planning and infrastructure investment.
<i>FS3.18</i>	<i>Fonterra</i>	<i>45.00</i>		<i>Support</i>	<i>Supports the submission</i>
<i>FS4.37</i>	<i>AFFCO</i>	<i>45.00</i>		<i>Support</i>	<i>Supports the submission. The provision of road infrastructure is an important element of contributing to the value of the land for industrial activities. (supports all NZTA submissions)</i>
<i>FS5.37</i>	<i>Open Country</i>	<i>45.00</i>		<i>Support</i>	<i>Supports the submission. The provision of road infrastructure is an important element of contributing to the value of the land for industrial activities. (supports all NZTA submissions)</i>
		45.01	General	Oppose	Reject the plan change due traffic, noise and reverse sensitivity effects.
		45.02	Strategic Landuse	Oppose	Seeks to maintain the long term benefits and investment of the Waikato Expressway, Hamilton Ring Road and Southern Links.
		45.03	Strategic Landuse	Oppose	Seeks consistency with Future Proof and the Waikato Regional Policy Statement. The future proof strategy provides confidence for the Agency to invest in the sub-region and maintains the long term benefits of investments.
		45.04	Strategic Landuse	Oppose	Seeks consistency with HUGS in achieving a compact city. Any departure from this needs to be carefully considered in terms of the existing and proposed infrastructure.
		45.05	Transport	Oppose	Reject the plan change as it is not consistent with Access Hamilton in ensuring an efficient integration of land use with the transport network, multi modal access, a viable bus route and safe and efficient road network. The development is likely to adversely impact congested areas including Wairere Drive and Te Rapa Road intersections.

Submitter Number	Name	Submission Point	Subject	Type	Summary
		45.06	Strategic Landuse	Oppose	Requests the change to the strategic framework be rejected unless it is justified by robust evidence including:
					* the need to advance residential and commercial land use when sufficient urban development capacity exists
					* the need for change from the existing strategic framework
					* consistency with the principles of the strategic framework
					* impact on the broader strategic framework
		45.07	Strategic Landuse	Oppose	Opposes the plan change as the area is in close proximity to the Waikato Expressway and investments have been made in the Expressway to provide for a level of service to facilitate ongoing development of strategic industrial activities.
		45.08	Strategic Landuse	Oppose	Oppose the plan change as a Memorandum of Understanding for the Northern Growth Corridor was signed in 2010 between Hamilton City Council, Waikato District Council and the Transport Agency which captures co-ordination of land use and large scale infrastructure investments required to enable strategic industrial activities and supporting residential development to operate effectively. The infrastructure partnership aims to provide co-location benefits particularly provided by a strategic industrial node. These benefits will be difficult to realise in other locations and costly to replicate.
		45.09	Strategic Landuse	Oppose	Oppose the plan change as there is a difference between industrial land and strategic industrial nodes where substantial partnership investment has occurred. If the strategic industrial node is eroded, the Agency may come under pressure to provide a similar level of service in another location. This financial impact is a concern to the Agency.
		45.10	Strategic Landuse	Oppose	Oppose the plan change as there is sufficient residential land to satisfy the requirements of the NPS Urban Development Capacity.
		45.11	Strategic Landuse	Oppose	Oppose the plan change as the One Network charter signed by the Transport Agency, HCC and WRC in 2013 commits to making the best use of the existing transport network, before expanding it. The proposed development will result in more private vehicle movements occurring on an already congested part of the network.

Submitter Number	Name	Submission Point	Subject	Type	Summary
		45.12	Transport	Oppose	Revise the trip generation rates in the Integrated Traffic Assessment for the mixed use/service centre as this is low.
		45.13	Transport	Oppose in Part	Confirmation whether modelling incorporated into the ITA has included trip generation for land opposite Fonterra site. If not this needs to be done.
		45.14	Strategic Landuse	Oppose	Oppose the plan change as the development is inconsistent with agreed staging and timing for urban development in North Hamilton.
		45.15	Development Controls	Oppose in Part	Identify when stages will be implemented. Staging has a significant bearing on the extent to which the transport network will be affected and what works will be required.
		45.16	Transport	Oppose in Part	Seeks development of phase 1 only subject to a maximum trip generation on Hutchinson Road and development of phase 2 not preceding the four-laning of Te Rapa Road and improvements to the Te Rapa/Hutchinson Road and Te Rapa Road/McKee Street intersections.
		45.17	Water Quality	Neutral	Provide part of the designation for stormwater management.
		45.18	Development Controls	Oppose in Part	Amend to include reference to designation E99a
		45.19	Development Controls	Oppose in Part	Provide screening of water features at the site with landscaping and setbacks included within the interface between the site, the Waikato Expressway and Te Rapa Road due to visual distraction for highway traffic.
<i>FS2.03</i>	<i>Waikato Regional Council</i>	<i>45.00-45.19</i>		<i>Support</i>	<i>Supports the submission</i>
46	Fonterra	46.00	General	Oppose	Reject the plan change.
<i>FS4.38</i>	<i>AFFCO</i>	<i>46.00</i>		<i>Support</i>	<i>Supports the submission (supports all of Fonterra's submission)</i>
<i>FS5.38</i>	<i>Open Country</i>	<i>46.00</i>		<i>Support</i>	<i>Supports the submission (supports all of Fonterra's submission)</i>
		46.01	Reverse Sensitivity	Oppose	Avoid reverse sensitivity effects from a significant number of residential dwellings. Reverse sensitivity effects can effect economic viability or investment decision making for existing activities.

Submitter Number	Name	Submission Point	Subject	Type	Summary
		46.02	General	Oppose	Avoid, remedy or mitigate traffic, economic, urban design, landscape and visual effects.
		46.03	Strategic Landuse	Oppose	Provide development that does not compromise the long term strategic planning framework for Hamilton City and the Region including the Waikato Regional Policy Statement and Future Proof; and altering the agreed land use pattern under the RPS and the strategic industrial node.
		46.04	Strategic Landuse	Oppose	Reject the plan change as it is inconsistent with the planning framework for Hamilton City and the Waikato Region. All of Council's key strategic planning documents identify Te Rapa as an exclusively industrial area including the RPS, Future Proof and the District Plan.
		46.05	Strategic Landuse	Oppose	Reject the plan change for an isolated residential area in the Te Rapa North Strategic Industrial Node as it will undermine the integrity of the Council's strategic land use planning as well as for the wider Waikato Region.
		46.06	Strategic Landuse	Oppose	Reject the plan change as it is not consistent with the RPS as it proposes to fundamentally alter the agreed land use pattern.
		46.07	Strategic Landuse	Oppose	Reject the plan change as it mischaracterises the Perry Site as a greenfield area under Future Proof.
		46.08	Strategic Landuse	Oppose	Retain the existing zoning as the site is identified as future employment land under HUGS and it provides for growth and expansion of the Te Rapa site as a significant regional employer.
		46.09	Strategic Landuse	Oppose	Provide for growth that does not allow incompatible activities to be located in close proximity to one another.
		46.10	Strategic Landuse	Oppose	Provide for development that does not compromise existing and planned investment in road, rail and three-waters infrastructure.
		46.11	Strategic Landuse	Oppose	Seeks growth that does not compromise Fonterra's current and future operations and Contact Energy's co-generation plant.
		46.12	General	Support in part	Supports the proposal for an adventure park through a resource consent.

Submitter Number	Name	Submission Point	Subject	Type	Summary
		46.13	General	Oppose	Reject the plan change as it will not promote the sustainable management of resources; meet the needs of future generations; enable social, economic and cultural wellbeing; is contrary to the purposes and principles and fails to comply with Section 75 of the RMA; and does not represent the most appropriate way to achieve the objectives of the District Plan, in terms of s32
		46.14	Strategic Landuse	Oppose	Reject the plan change is it is not consistent with the NPS-UDC which seeks to ensure there is development capacity for both residential and business land.
		46.15	Transport	Oppose	Reject due to high cost of roading upgrades that are not planned or programmed by Council.
		46.16	Transport	Oppose	Reject the plan change as it may result in under utilisation of transport infrastructure and the strategic purpose it was intended for. Potential constraints on North Island Main Trunk Line should be avoided, as that may lead to underutilisation of the land served by the strategic rail asset.
		46.17	Strategic Landuse	Oppose	Reject the plan change as it is not consistent with Access Hamilton and HUGS which require a compact city.
		46.18	Geotech & Hazards	Oppose	Reject the plan change as it is unreasonable for Perry to seek residential enablement due to geotechnical issues caused by its own activities.
		46.19	Strategic Landuse	Oppose	Reject the plan change as it could lead to the under utilisation of existing infrastructure with capacity to service already planned new residential development and increased costs for the district and reduced housing affordability.
		46.20	Strategic Landuse	Oppose	Reject the plan change as it will not deliver a signature gateway to Hamilton North.
		46.21	Strategic Landuse	Oppose	Reject the plan change as an isolated island suburb as it is poor urban design.
47	Hamilton City Council	47.01	Strategic Landuse	Oppose	Seeks to ensure a strategic industrial node is not lost to, or compromised by, residential development, unless consistent with the NPS-UDC and an amended Regional Policy Statement.
FS2.04	Waikato Regional Council	47.01 – 47.76		Support	Supports the submission

Submitter Number	Name	Submission Point	Subject	Type	Summary
FS3.19	Fonterra	47.01		Support	<i>Supports the submission and agrees that the proposal is premature in advance of supporting evidence provided through the NPS-UDC and amended RPS framework which ensures that an amended settlement pattern will not compromise the continued operation and expansion of regionally significant industry.</i>
FS4.39	AFFCO	47.01		Support	<i>Supports the submission. The proposal is based on inadequate supporting evidence including NPS-UDC and amended RPS framework and presents a risk of compromising ongoing regionally significant infrastructure (HCC 47.02-47.12)</i>
FS5.39	Open Country	47.01		Support	<i>Supports the submission. The proposal is based on inadequate supporting evidence including NPS-UDC and amended RPS framework and presents a risk of compromising ongoing regionally significant infrastructure (HCC 47.02-47.12)</i>
		47.02	Strategic Landuse	Oppose	Seeks evidence that there is a need for additional residential zoned land within the City.
FS3.20	Fonterra	47.02		Support	<i>Supports the submission and requires analysis of the available residential land supply including opportunities within land adjoining the City that has been identified for residential expansion.</i>
		47.03	Development Controls	Oppose in part	Add provisions to ensure the developer provides the full cost of the infrastructure needed to service the development.
FS3.21	Fonterra	47.03		Support	<i>Supports the submission as it is important that costs of improvements do not fall on future development within the Te Rapa North Strategic Industrial Node.</i>
		47.04	Strategic Landuse	Oppose	Seeks a s32 which includes a full assessment of the costs, benefits and alternatives including the following:
					* The costs, benefits and alternatives to the land use pattern set out in the Regional Policy Statement
					* Information on the effect on Te Rapa North and Horotiu as strategic industrial nodes
					* Information on consistency with the NPS-UDC
					* Information on whether the residential use undermines residential areas in Rototuna, Ruakura, Rotokauri and Peacocks and whether there is enough residential capacity to meet the NPS-UDC

Submitter Number	Name	Submission Point	Subject	Type	Summary
					* Costs and benefits of developing the land for industrial use compared to residential
					* Alternatives to industrial uses
					*Costs and benefits of leaving the land undeveloped
					* Costs of residential development on the site compared with other residential areas
					* Compare for industrial and residential the risks and effects of liquefaction and costs of managing those effects
					*Effects, costs and benefits of a hotel in the visitor accommodation overlay
					* The costs and benefits of the neighbourhood centre being of a suburban centre scale
		47.05	Geotech & Hazards	Oppose	Seeks evidence on how effects of multiple hazards will be managed including the large dams and liquefaction, and its implications for density and foundation design
		47.06	Water Quality	Oppose	Seeks robust technical evidence to support feasibility of swimmable water and how ownership and maintenance issues will be resolved.
		47.07	Water Quality	Oppose	Seeks issues regarding the ownership and type of wastewater system to be used.
		47.08	Strategic Landuse	Oppose	Requests alignment of zoning with SHA application.
			Chapter 3.8, The Awa Lakes		
		47.09	Development Controls	Oppose in part	Amend Objective 3.8.1.1 "to develop' rather than enable a tourist and recreational attraction.
		47.10	Development Controls	Support policy set with amendment	Add a staging policy to ensure tourist and recreational attraction is established.

Submitter Number	Name	Submission Point	Subject	Type	Summary
		47.11	Development Controls	Oppose	Delete Objective 3.8.1.3
		47.12	Development Controls	Oppose	Delete Policy 3.8.1.3a
		47.13	Development Controls	Support in part	Include Policy 3.8.1.3b under objective 3.8.1.2
		47.14	Water Quality	Support policy set with amendment	Add new objective 3.8.1.3 to maintain lakes at swimmable standard.
		47.15	Water Quality	Support policy set with amendment	Add new policy 3.8.1.3a to require implementation of management plan for the lakes.
		47.16	Development Controls	Support policy set with amendment	Add new policy 3.8.1.2f as follows: <i>"Staging and sequencing will ensure all residents of Te Awa Lakes Structure Plan area will always have access to the Main Linear Lake."</i>
		47.17	Development Controls	Support policy set with amendment	Add Rule 3.8.5.5 to elevate activity status to discretionary if staging rules are not met.
		47.18	Development Controls	Support policy set with amendment	Add new assessment criteria to Appendix 1.3.3N to include Te Awa Lakes
		47.19	Development Controls	Support policy set with amendment	Amend to change <i>"---The Adventure Park Visitor Accommodation precinct Overlay is also located ----"</i>

Submitter Number	Name	Submission Point	Subject	Type	Summary
		47.20	Development Controls	Oppose in part	Clarify meaning of " <i>Vehicular traffic will be encouraged to utilise the existing service centre and the mixed use block will serve the Te Awa Lakes community's needs</i> "
			Chapter 4, Residential Zone		
		47.21	Development Controls	Support in part	Reword to identify when non-notification doesn't occur rather than rely on sections of the RMA which have recently changed.
		47.22	Development Controls	Support in part	Amend table title for clarity.
		47.23	Development Controls	Support in part	Amend heading in left hand column of title to refer to Figure 2-20.
		47.24	Development Controls Residential Zone	Support in part	Amend to make it clear which general rules in 4.8 do not apply to this overlay.
		47.25	Development Controls	Support in part	Amend restricted discretionary activities: matters of discretion and amend assessment criteria N to include Te Awa Lakes for "Land Development Activities". Include matters of discretion for duplex dwellings and papakainga
			Chapter 6 Business Zone		
		47.26	Development Controls	Oppose in part	Include retail between 150m ² and 399m ² in Te Awa Lakes Business Zone as a non-complying activity.
		47.27	Development Controls	Oppose in part	Seeks a maximum of 1,500m ² of retail, rather than the 2,500m ² as proposed.
		47.28	Development Controls	Oppose in part	Identify that drive-through services are a permitted activity only for those activities that are existing in the Te Awa Lakes Business Zone.
		47.29	Development Controls	Support in part	Add assessment criteria for 'Commercial Places of Assembly' for the Te Awa Lakes Business 6 Zone

Submitter Number	Name	Submission Point	Subject	Type	Summary
			Chapter 12 Te Rapa North Industrial Zone		
		47.30	Development Controls	Support in part	Renumber and reword to provide consistency
		47.31	Development Controls	Support in part	Reword to remove reference to '2B'
		47.32	Development Controls	Support in part	Reword to remove references to staging that are removed under the Proposed Plan Change.
			Chapter 17 Major Facilities Zone		
		47.33	Development Controls	Oppose in part	Add assessment criteria for motorised activities in the Major Facilities Zone
		47.34	Development Controls	Support in part	Add matters of discretion (Design and layout; and Character and Amenity) for visitor accommodation within the Visitor Accommodation Overlay.
			Chapter 23, Subdivision		
		47.35	Development Controls	Support in part	Amend numbering to provide consistency throughout the private plan change.
		47.36	Development Controls	Support in part	Include "Te Awa Lakes" within the heading of the Medium Density Residential Zone.
			Chapter 25.8 Noise		
		47.37	Development Controls	Support in part	Amend the table heading to read: " <i>Limit L_{Aeq} [15 min]</i> "
		47.38	Development Controls	Support in part	Amend by removing standard that relates to noise levels between units as standards under 25.8.3.10 are sufficient.

Submitter Number	Name	Submission Point	Subject	Type	Summary
		47.39	Development Controls	Oppose in part	Amend to provide consistency and clarity.
			Chapter 25.10 Signage		
		47.40	Development Controls	Support in part	Provide for signage not facing the residential zone and provide signage on buildings where they are directed primarily at patrons.
		47.41	Development Controls	Oppose in part	Delete Rule 25.10.5.4 f) ii due to duplication of Rule 25.10.4
			Geotechnical		
		47.42	Geotech & Hazards	Oppose in Part	Ensure the zoning, its associated rules and other plan requirements will not allow any activities on any areas of the land between the main linear lake and the Waikato River where the formation of this lake would elevate above acceptable levels the risks to people undertaking those activities on that land.
		47.43	Geotech & Hazards	Oppose in Part	Requests information on the potential for cyclic softening of soils, the assessed slope stability under SLS (Serviceability Limit State) and ULS (Ultimate Limit State) conditions accounting for cyclic softening; and the implications of this information for the need to include any additional provisions in the District Plan to manage these natural hazards.
		47.44	Geotech & Hazards	Oppose in Part	Requests information regarding the implications of the Waikato River and Gully Hazard Area and the Waikato River Bank Stability Area.
			Management of Freshwater Quality		
		47.45	Geotech & Hazards	Oppose in part	Amend to add "The cable ski lake and adjoining aqua park will be privately owned"
		47.46	Geotech & Hazards	Oppose in part	Amend to state that the linear lake is privately owned but accessible to the public and at a swimmable standard.
		47.47	Geotech & Hazards	Support in part	Include reference to the main linear lake in 4.5.6a)iv

Submitter Number	Name	Submission Point	Subject	Type	Summary
		47.48	Water Quality	Oppose in part	Add a definition for 'swimmable standard'.
		47.49	Water Quality	Oppose in part	Add a rule requiring maintenance of lake water quality at a swimmable standard
		47.50	Water Quality	Oppose in part	Reserve discretion over the management plan for the main linear lake.
		47.51	Water Quality	Oppose in part	Include assessment criteria in N12 for ensuring lake at swimmable standard.
		47.52	Water Quality	Oppose in part	Amend 1.2.2.28 to provide consistency and require details of those responsible for monitoring.
		47.53	Water Quality	Oppose in part	Amend Figure 2-20 to include the main linear lake and the Northern Wetland within a single LDP Area separate from other LDP Areas; and include the Southern Wetland entirely within LDP Area A.
		47.54	Water Quality	Oppose in part	Add "17.6.8.2 The water quality in the cable ski lake and aqua park lakes shall be maintained to a swimmable standard."
		47.55	Water Quality	Oppose in part	Requests a management plan to be provided as part of the information requirements to ensure cable ski lake and aqua park are swimmable.
		47.56	Water Quality	Oppose in part	Add a matter of discretion and assessment criteria K16 to maintain the water quality in the cable ski lake and aqua park at a swimmable standard.
			Management of Stormwater		
		47.57	Water Quality	Oppose in part	Amend 1.2.2.28h to require sub-catchment ICMP or an approved ICMP.
			Water Supply		
		47.58	Development Controls	Oppose in part	Amend 3.8.4 to recognise the limited capacity in the current water supply.
			Wastewater		

Submitter Number	Name	Submission Point	Subject	Type	Summary
		47.59	Development Controls	Oppose in part	Amend 3.8.4 to identify rising wastewater mains to connect directly to far western interceptor.
			Transportation Issues		
		47.60	Transport	Oppose in part	Amend 3.8.3 to recognise need for urban standard shared use path, appropriate facilities for passenger transport and upgrading of Kapuni/ Te Rapa Road and Ruffell Road/Te Rapa Road intersections
FS3.22	Fonterra	47.60		Support	<i>Supports the submission as it is important that costs of improvements do not fall on future development within the Te Rapa North Strategic Industrial Node.</i>
		47.61	Transport	Oppose in part	Resolve traffic safety concerns at Hutchinson Road/ Te Rapa Road roundabout
FS3.23	Fonterra	47.61		Support	<i>Supports the submission as it is important that costs of improvements do not fall on future development within the Te Rapa North Strategic Industrial Node.</i>
		47.62	Transport	Oppose in part	Amend 3.8.3 to delete the trigger for road upgrades and replace with improvements when required.
FS3.24	Fonterra	47.62		Support	<i>Supports the submission as it is important that costs of improvements do not fall on future development within the Te Rapa North Strategic Industrial Node.</i>
		47.63	Transport	Oppose in part	Amend to provide consistency with numbering and require the addition of staging rules for the development of the structure plan and transportation infrastructure improvements
FS3.25	Fonterra	47.63		Support	<i>Supports the submission</i>
		47.64	Transport	Oppose in part	Requests written evidence that the NZTA proposes to uplift that part of its designation (E81a) that the TAL Structure Plan overlies.
		47.65	Transport	Neutral	Update of traffic modelling to ensure most up to date information is used.
FS3.26	Fonterra	47.65		Support	<i>Supports the submission</i>
		47.66	Development Controls	Support policy set	Amend Policy 3.8.1.2b to include multiple functions of the open space network and provide access to the River

Submitter Number	Name	Submission Point	Subject	Type	Summary
				with amendments	
		47.67	Development Controls	Oppose in part	Include Open Space Network in 3.8.2.8 and identify a description of the main components of open space and their functions to enable assessment of Land Development Plans
		47.68	Development Controls	Oppose in part	Include Open Space Network rules to ensure open space functions as intended.
		47.69	Development Controls	Oppose in part	Amend 1.2.2.28f to ensure the main linear lake and various components of the open space network are provided.
		47.70	Development Controls	Oppose in part	Amend title of 4.5.6 to include open space network.
		47.71	Development Controls	Support in part	Retain the indicative open space network, except as modified by other submission points below.
		47.72	Development Controls	Oppose in part	Identify on Figure 2-19 indicative stormwater management areas as shown in CKL drawing U3454-480-00
		47.73	Development Controls	Oppose in part	Remove from Figure 2-19 the dashed line indicating a 500m radial catchment.
		47.74	Development Controls	Oppose in part	Remove from Figure 2-19 the narrow strip of "indicative open space network" along the eastern side of the main linear lake connecting between the "indicative collector road" in the north and the "Indicative primary collector road to the south".
		47.75	Development Controls	Oppose in part	Add to 3.8.2.8 Open Space Network a description of the Indicative River Access Locations, including their purpose and function.
		47.76	Development Controls	Oppose in part	Integrate the requirements of s.1.2.2.25 and s.1.2.2.28 (Volume 2, Appendix 1) to improve the Plan's readability and efficiency.
48	Hamilton and Waikato Tourism	48.00	General	Support	Provide a gateway to the city, activation of the Waikato River and visitor expenditure with the establishment of a tourism and recreational destination.

Submitter Number	Name	Submission Point	Subject	Type	Summary
49	Peter O'Reagan	49.00	General	Support	Provide tourism in Hamilton and the region, additional houses, jobs and an attractive gateway to the city.
50	Carolyn Hopa	50.00	General	Support	Provide economic benefits, employment and housing and support based on the recommendations in the Cultural Impact Assessment.
51	Contact Energy	51.00	Strategic Landuse	Oppose	Decline the plan change.
<i>FS3.27</i>	<i>Fonterra</i>	<i>51.00</i>		<i>Support</i>	<i>Support the submission</i>
<i>FS4.40</i>	<i>AFFCO</i>	<i>51.00 – 51.07</i>		<i>Support</i>	<i>Supports the submission (supports all of contacts submissions 51.00-51.07)</i>
<i>FS5.40</i>	<i>Open Country</i>	<i>51.00 – 51.07</i>		<i>Support</i>	<i>Supports the submission (supports all of contacts submissions 51.00-51.07)</i>
		51.01	Strategic Landuse	Oppose	Decline the plan change as it undermines WRPS and the strategic industrial node. The land is strategically set aside for locating new and existing industrial activities and it is cut off from other residential areas.
		51.02	Strategic Landuse	Oppose	Decline the plan change as it will undermine long standing planning strategies and allow strategic industrial land to be used in an ad hoc, unplanned way.
		51.03	Industrial Feasibility / Economics	Oppose	Decline the plan change as it will have adverse economic effects for Te Rapa North and the region.
		51.04	Reverse Sensitivity	Oppose	Decline the plan change as the introduction of an incompatible use may impact on long standing activities and flexibility to operate.
		51.05	Reverse Sensitivity	Oppose	Requests that the applicant prove that the amenity experienced in the new zone will be comfortable and appropriate to avoid, remedy or mitigate actual and potential effects or the existing zoning should be retained.
		51.06	Reverse Sensitivity	Oppose	Requests provisions to address reverse sensitivity effects including policy to signal amenity expectations from living adjacent to existing and new industrial activities, inclusion of effective buffers, setbacks, screening and bunding requirements in structure plan and requests realistic noise levels at boundaries, no complaints covenants and residential design to manage noise.

Submitter Number	Name	Submission Point	Subject	Type	Summary
		51.07	Transport	Neutral	Seeks safe and efficient traffic movements.
52	Ports of Auckland	52.00	Strategic Landuse	Oppose	Decline the plan change.
<i>FS3.28</i>	<i>Fonterra</i>	<i>52.00</i>		<i>Support</i>	<i>Supports the submission</i>
<i>FS4.41</i>	<i>AFFCO</i>	<i>52.00 – 52.08</i>		<i>Support</i>	<i>Supports the submission (supports all of Ports of Auckland's submissions 52-52.08)</i>
<i>FS5.41</i>	<i>Open Country</i>	<i>52.00 – 52.08</i>		<i>Support</i>	<i>Supports the submission (supports all of Ports of Auckland's submissions 52-52.08)</i>
		52.01	Strategic Landuse	Oppose	Decline plan change as it does not give effect to the Waikato Regional Policy Statement and specifically the policies contained in Section 6, the development principles in Section 6A and Future Proof land allocation and staging in section 6D of the WRPS.
		52.02	Strategic Landuse	Oppose	Decline the plan change as there is sufficient capacity for infill/intensification in Rototuna, Peacocke, Rotokauri and Ruakura where development is prioritised under Hamilton Urban Growth Strategy (HUGS).
		52.03	Strategic Landuse	Oppose	Decline plan change due to the lack of connectivity between plan change area and existing residential development and infrastructure and inconsistency with HUGS.
		52.04	Strategic Landuse	Oppose	Decline the plan change as it is not identified within the strategic industrial planning documents as forming part of the existing or future residential land resource.
		52.05	Strategic Landuse	Oppose	Decline the plan change due to the loss of industrial land in strategic industrial node and proper consideration not being given to the long-term land use requirements for industrial development in the region; and the locational attributes of the Te Rapa North Area including proximity to the State Highway and rail networks as well as benefits that will occur from agglomeration of industrial activity with the Horotiu Industrial Park.
		52.06	Reverse Sensitivity	Oppose	Decline plan change due to its proximity to regionally significant industrial development which will cause reverse sensitivity effects.

Submitter Number	Name	Submission Point	Subject	Type	Summary
		52.07	Development Controls	Oppose in part	Seeks minimum acoustic insulation and ventilation standards for sensitive activities.
		52.08	Transport	Oppose in part	Require improvements to the transport network be incorporated as prerequisites for the development of land.
53	Te Papaorotu Marae	53.00	General	Support	Seeks employment and well-being opportunities
54	BTW Company	54.00	General	Support	Provide a diverse mixture of land uses; a gateway city can be proud of; provision of housing; tourism growth next to river and cycleway; protection, enhancement and access of Waikato river; and economic boost.
55	Sport Waikato Education Trust	55.00	General	Support	Provide additional housing next to river and Te Awa River Ride and a gateway with efficient and unique use of land.
56	Arthur Mellsop	56.00	General	Support	Provide more houses, a vibrant city, employment and leisure activity next to river.
57	Kenneth Williamson	57.01	General	Support	Provide a unique environment, a gateway to Hamilton and destination for tourists and locals with an activity more appropriate by river.
		57.02	General	Support in Part	Require planting on river bank.
58	Anne Edgecombe	58.00	General	Neutral	
59	Marina McMahon-Ieremia	59.00	General	Support	Provide additional housing and a gateway with an efficient and distinctive use of land.
60	Ariona Ieremia	60.00	General	Support	Provide a gateway with an efficient and unique use of land and residential use by river.
61	Christine Corfe-Tan	61.00	General	Support in Part	Provide a noise barrier and visual screen, controls on noise levels, social problems, fumes and wildlife habitat.
62	Hobbiton Movie Set	62.00	General	Support	Seeks tourism for region.