

Waitomo District Council

Hearing on submissions on the Proposed Waitomo District Plan

Report and Decisions of the Independent Hearing Commissioners

Decision Report:

Chapter 16. Strategic direction, urban form and
development

19 June 2025

Commissioners

Greg Hill (Chair)

Wikitōria Tāne

Allan Goddard

Phil Brodie

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1. Introduction

1. This Decision Report relates to all the submissions received by the Waitomo District Council (Council) on Chapter 16 Strategic Direction, Urban Form and Development. This includes related provisions within the Proposed Waitomo District Plan (PDP) such as Definitions (Chapter 9) and Appendices and Schedules (Part 4).
2. The purpose of the chapter is to provide a strategic framework that guides integrated land use, development, and infrastructure across the district in a way that upholds Te Tiriti o Waitangi, supports community wellbeing, protects environmental and cultural values, and enables resilient, sustainable growth.

2. Hearing arrangements

3. The hearing was held in person and online on Wednesday 27 and Thursday 28 November 2024 **in Council's offices at 15 Queen Street, Te Kūiti**. All of the relevant information pertaining to this hearing (i.e., section 42A reports, legal submissions and evidence) is contained on Council's website.
4. The following parties submitted on this chapter.

Submission no	Submitter
47	Forest and Bird
10	Waikato Regional Council (WRC)
29	Aggregate and Quarry Association (AOA)
31	Transpower New Zealand Ltd (Transpower)
35	Te Ruunanga o Ngaati Mahuta ki te Hauaauru
27	Horticulture New Zealand (Hort NZ)
38	Te Tokanganui- a-noho Whare (TTRMC)
50	Te Nehenehenui
23	Balance Agri-Nutrients
02	New Zealand Helicopter Association (NZHA)
04	New Zealand Agricultural Aviation Association (NZAAA)
14	New Zealand Pork Industry Board (NZPIB)
12	Heli A1 Limited

39	Firstgas
24	Ministry of Education (MoE)
09	Chorus New Zealand Limited, Connexa Limited, Spark New Zealand Trading Limited and Vodafone New Zealand Limited
43	Graymont (NZ) Limited
17	Waka Kotahi
51	KiwiRail Holdings Ltd
03	Heritage New Zealand Pouhere Taonga (NZHPT)
46	Federated Farmers
FS05	Federated Farmers
FS17	NZ Speleological Society
FS08	Graymont (NZ) Limited
FS02	Ara Poutama Aotearoa the Department of Corrections
FS13	New Zealand Agricultural Aviation Association (NZAAA)
FS15	NZHA
FS30	Transpower New Zealand Ltd (Transpower)
FS23	Te Nehenehenui
FS20	Sheryl Paekau
FS03	Director-General of Conservation (DoC)
FS19	PF Olsen
FS07	Grant Lennox

3. Section 42A Report and Addendum Report

5. Unless otherwise stated in the Panel decision below, the Panel has elected to adopt the outcomes of the Section 42A Report and further amendments made in the Section 42A Addendum Report on this chapter.

4. Panel decision

6. Having considered the submissions and evidence presented, the Panel acknowledged the general support for the inclusion of the strategic direction, urban form and development chapter. We also note that submitters broadly supported its integrated approach to managing growth, infrastructure, and environmental protection across the district. Furthermore, the Panel agreed the chapter provides an appropriate framework to guide sustainable development and ensures the district is well positioned to respond to future challenges and opportunities.
7. The Panel agreed with the purpose of the chapter, and finds that the objectives:
 - Appropriately uphold the principles of Te Tiriti o Waitangi and seek to enable mana whenua to exercise kaitiakitanga over natural resources and treasured taonga.
 - Effectively direct urban development to existing settlements and future urban zones in a coordinated manner, with infrastructure provision planned accordingly.
 - Ensure environmental and cultural values are appropriately protected, including the coastal environment, significant natural areas, and the Kawhia Harbour.
 - Support climate resilience, reduced reliance on non-renewable energy and recognition of climate-related risks and opportunities.
 - Provide for a range of housing types and local employment opportunities that support social and economic wellbeing.
 - Appropriately recognise and provide for nationally and regionally significant infrastructure.
 - Through the requirement for structure planning in future urban zones, ensure integrated growth management and minimise the potential for new development to either be subject to or exacerbate significant risk from natural hazards.
8. The Panel considered a written statement from Rebecca Eng, on behalf of Transpower New Zealand Ltd. Ms Eng offered support for amended SD-O30 (now SD-O19) but requested the objective was either amended to refer to **"maintenance, upgrading and development" as well as "operation", or removed the words "which may impact their operation"**.
9. The Panel agreed with the Section 42A Addendum Report that SD-O19 applied beyond effects on significant infrastructure to include nationally and regionally significant industry and significant mineral resources. The Panel considered that the different parameters that applied to the consideration of effects on these **two other activity categories meant that the use of "maintenance, upgrading and development" was not appropriate. Instead, the Panel considered that the removal of the words "which may impact their operation" was a more suitable approach and better clarified the intent of the objective. The Panel directed the following amendment in green to SD-O19**

SD-O19. Recognise and provide for nationally and regionally significant infrastructure and industry, and for those activities associated with significant mineral resources, by recognising their functional, locational and operational needs and managing reverse sensitivity effects as appropriate (including reverse sensitivity effects), which may impact their operation.

10. Otherwise, unless stated in the Panel decision above, the Panel has elected to adopt the recommendations in the Section 42A Report and the Section 42A Addendum Report on this chapter.

5. Conclusion

11. The Panel accepts the recommendations in the section 42A reports and where noted above, the evidence filed by the submitters. The reasons for this are those set out in the section 42A reports, the evidence, and provided in this Decision; collectively forming the section 32AA assessment informing this Decision.
12. Overall, the Panel is satisfied that the provisions of the chapter, as amended, will provide the necessary strategic framework to guide integrated, sustainable land use and infrastructure decisions for the rural environment and urban areas.
13. The Panel accepts, accepts in part, or rejects the submissions as set out in the section 42A reports.

For the Hearing Panel

A handwritten signature in black ink, appearing to read 'Greg Hill', followed by a period.

Greg Hill, Chair
Dated: 19 June 2025

6. Appendix 1 – Submission Table

Strategic direction, urban form and development – Submission points in order of plan provision

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
47.07	Forest and Bird	Support with amendment	Objectives	Retain the objectives in the Strategic Directions chapter subject to minor amendments in points elsewhere in the submission.	Accept in part
10.08	Waikato Regional Council (WRC)	Support with amendments	District-Wide Matters objectives	Retain the District-Wide Matters objectives.	Accept in part
10.09	WRC	Support	Urban Form and Development objectives	Retain the Urban Form and Development objectives, subject to minor amendments below.	Accept in part
29.01	Aggregate and Quarry Association (AQA)	Support with amendment	Chapter	The submitter supports the Strategic Direction chapter but recommends amendments to say more about the need to identify and plan for aggregate resources.	Accept in part
47.06	Forest and Bird	Support	Overview	Retain the overview in the Strategic Directions chapter as notified.	Accept
31.17	Transpower New Zealand Ltd (Transpower)	Amend	Overview	<p>Amend the introductory text in the Strategic direction, urban form and development chapter as follows:</p> <p>Overview.</p> <p>The objectives in this chapter have the same status as all other objectives in the plan but provide strategic guidance across the district.</p> <p>And any consequential amendments.</p>	Reject
35.05	Te Ruunanga o Ngaati Mahuta ki te Hauaaauru	Support	Strategic direction	Retain Strategic Direction as notified.	Accept in part
FS20.05	Sheryl Paekau	Support		I seek that the whole of all submissions provided by the Ruuananga be allowed	Accept in part

10.10	WRC	Support	SD-O1	Retain objective SD-O1.	Accept
38.17	Te Tokanganui- a-noho Whare (TTRMC)	Support	SD-O1	Retain SD-O1 as notified.	Accept
FS20.46	Sheryl Paekau	Support		I seek that the whole of all submissions provided by Te Kohanganui Whare be allowed and to take into account my support in part when applied to limiting numbers of dwellings on Maaori land.	Accept
50.17	Te Nehenehenui	Support	Strategic Direction, Urban Form and Development chapter	Retain the following objectives in the Strategic Direction, Urban Form and Development chapter: SD-O1. SD-O3. SD-O4. SD-O9. SD-O12. SD-O25. SD-O26.	SD-O1. SD-O3. SD-O4. SD-O9. SD-O12. SD-O25 Accept SD-O26 Reject
FS20.215	Sheryl Paekau	Support		I seek that the whole of all submissions provided by Te Nehenehenui Trust be allowed and to take into account my support in part when applied to limiting numbers of dwellings on Maaori land	SD-O1. SD-O3. SD-O4. SD-O9. SD-O12. SD-O25 Accept SD-O26 Reject
10.11	WRC	Support with amendments	SD-O2	Amend this objective to: "Te Ture Whaimana o Te Awa o Waikato (the Vision and Strategy for the Waikato River) is achieved <u>given effect</u> through active measures to protect and restore the health and well-being of the Upper Waipa Catchment."	Reject
38.18	TTRMC	Support	SD-O2	Retain SD-O2 as notified.	Accept
FS20.47	Sheryl Paekau	Support		I seek that the whole of all submissions provided by Te Kohanganui Whare be allowed and to take into account my support in part when applied to limiting numbers of dwellings on Maaori land.	Accept
50.08	Te Nehenehenui	Support	SD-O2	Retain the approach in the proposed plan where there is reference to the principles of the Vision and Strategy including through provisions which manage activities within the Upper Waipā catchment. Retain the following provisions: Strategic Direction, Urban Form and Development SD-O2. <ul style="list-style-type: none"> Ecosystems & indigenous biodiversity chapter ECO- O6. Subdivision SUB-O8, SUB-P25. 	Accept

				<ul style="list-style-type: none"> Activities on the Surface of Water ASW-04. General rural zone GRUZ- P4.1 	
FS20.206	Sheryl Paekau	Support		I seek that the whole of all submissions provided by Te Nehenehenui Trust be allowed and to take into account my support in part when applied to limiting numbers of dwellings on Maaori land	Accept
38.19	TTRMC	Support	SD-O3	Retain SD-O3 as notified.	Accept
FS20.48	Sheryl Paekau	Support		I seek that the whole of all submissions provided by Te Kohanganui Whare be allowed and to take into account my support in part when applied to limiting numbers of dwellings on Maaori land.	Accept
38.20	TTRMC	Support	SD-O4	Retain SD-O4 as notified.	Accept
FS20.49	Sheryl Paekau	Support		I seek that the whole of all submissions provided by Te Kohanganui Whare be allowed and to take into account my support in part when applied to limiting numbers of dwellings on Maaori land.	Accept
02.08	New Zealand Helicopter Association (NZHA)	Support	SD-O5	Retain the strategic direction as notified.	Accept
FS13.08	New Zealand Agricultural Aviation Association (NZAAA)	Support		Retain the SD as sought	Accept
04.12	NZAAA	Support	SD-O5	Retain SD-O5 but delete 'lawful activities' and replace with 'lawfully established activities'.	Accept
FS07.12	Grant Lennox	Support		Allowed	Accept
12.12	Heli A1 Limited	Support	SD-O5	Retain SD-O5 but delete 'lawful activities' and replace with 'lawfully established activities'.	Accept
FS13.34	NZAAA	Support		Retain and amend the SD as sought	Accept
FS15.16	NZHA	Support		Retain and amend the SD as sought	Accept

24.09	Ministry of Education (MoE)	Support with amendment	SD-O5	<p>Add another bullet point to SD-O5 as follows:</p> <p>ongoing operation from incompatible activities.</p> <p>• <u>Includes additional infrastructure to support residential communities</u></p> <p>And any consequential amendments required to give effect to the matters raised in this submission.</p>	Reject
FS02.03	Ara Poutama Aotearoa the Department of Corrections	Support		Amend Objective SD-O5 as sought	Reject
43.10	Graymont (NZ) Limited	Support with amendment	SD-O5	<p>Amend SD-O5(1) as follows:</p> <p>1. Are consistent with the anticipated character and amenity values of the areas where they are located, while recognising the functional, locational and operational needs of particular activities; and</p>	<p>Accept in part</p> <p>See SD-O30</p>
FS17.01	NZ Speleological Society	Oppose		Disallow	Reject
FS23.179	Te Nehenehenui	Oppose		<p>Te Nehenehenui seeks to enhance the protection and maintenance of its people and taonga within the taiao as guided by Ko Tā Maniapoto Mahere Taiao – Maniapoto's Environmental Management Plan.</p> <p>Where submission points do not align with this, or have the potential to negatively impact on iwi, hapu, whanau cultural values, sites, and all taonga within TNN area of interest, TNN opposes submission points of this nature and requests that Waitomo District Council consider this when finalising the PDP review.</p>	Reject
17.15	Waka Kotahi	Support	SD-O7	Retain as notified.	Accept
17.16	Waka Kotahi	Support	SD-O8	Retain as notified.	Accept
51.13	KiwiRail Holdings Ltd	Seek amendment	SD-O8 - NEW	<p>Amend by adding new Objective as follows;</p> <p><u>SD-OX</u></p> <p><u>Manage land use activities to avoid, remedy or mitigate adverse effects, including reverse sensitivity effects, of subdivision, land use and development, on regionally significant infrastructure including transport</u></p>	<p>Accept in part</p> <p>See SD-O30</p>

				<u>corridors.</u>	
38.21	TTRMC	Support	SD-O9	Retain SD-O9 as notified.	Accept
FS20.50	Sheryl Paekau	Support		I seek that the whole of all submissions provided by Te Kohanganui Whare be allowed and to take into account my support in part when applied to limiting numbers of dwellings on Maaori land.	Accept
03.03	Heritage New Zealand Pouhere Taonga (NZHPT)	Support	SD-O10	HNZPT seeks that objective SD-O10 is retained.	Accept in part
46.13	Federated Farmers	Support with amendment	SD-O10	<p>Amend SD-O10 as follows:</p> <p>The buildings, structures, sites, areas, ecosystems, natural landscapes and features identified as having special qualities and values and which contribute to the district's sense of place and identity, are protected from <u>inappropriate subdivision, use and development</u>.</p> <p>And</p> <p>Any consequential amendments required as a result of the relief sought.</p>	Accept in part
46.14	Federated Farmers	Support with amendment	SD-O11	<p>Amend SD-O11 as follows:</p> <p>The components of the coastal environment including outstanding landscapes and features, natural character and ecosystems, together with the cultural and spiritual values accorded by mana whenua, are recognised and protected <u>from inappropriate subdivision, use and development</u>.</p> <p>And</p> <p>Reword SD-O11 to more clearly state whether the matters only apply in the coastal environment or more widely;</p> <p>And</p> <p>Any consequential amendments required as a result of the relief sought.</p>	Accept in part
FS23.214	Te Nehenehenui	Oppose		Te Nehenehenui seeks to enhance the protection and maintenance of its people and taonga within the taiao as guided by Ko Tā Maniapoto Mahere	Accept in part

				<p>Taiao – Maniapoto’s Environmental Management Plan.</p> <p>Where submission points do not align with this, or have the potential to negatively impact on iwi, hapu, whanau cultural values, sites, and all taonga within TNN area of interest, TNN opposes submission points of this nature and requests that Waitomo District Council consider this when finalising the PDP review.</p>	
38.22	TTRMC	Support	SD-O12	Retain SD-O12 as notified.	Accept
FS20.51	Sheryl Paekau	Support		I seek that the whole of all submissions provided by Te Kohanganui Whare be allowed and to take into account my support in part when applied to limiting numbers of dwellings on Maaori land.	Accept
03.04	NZHPT	Support	SD-O13	HNZPT seeks that objective SD-O13 is retained.	Accept
24.10	MoE	Support	SD-O13	Retain SD-O13 as notified.	Accept in part
47.08	Forest and Bird	Support with amendment	SD-O14	<p>Amend SD-O14 as follows:</p> <p>There is no significant increase in the risk from known natural hazards, including the effects of climate change, to people, property, and infrastructure <u>and indigenous species and habitats</u> as a result of subdivision, land use and development.</p> <p>And any consequential changes or alternative relief to achieve the relief sought.</p>	Reject
17.17	Waka Kotahi	Support	SD-O14	Retain as notified.	Accept
47.09	Forest and Bird	Support with amendment	SD-O15	<p>Amend SD-O15 as follows:</p> <p>The community is prepared to adapt to the effects of climate change and recognises the opportunities and risks associated with those effects, <u>including the risks to indigenous species and habitats.</u></p> <p>And any consequential changes or alternative relief to achieve the relief sought.</p>	Reject
FS03.99	Director-General of Conservation (DoC)	Support		Allow	Reject
10.12	WRC	Support	SD-O16	Retain SD-O16.	Accept

17.18	Waka Kotahi	Support	SD-O16	Retain as notified.	Accept
31.18	Transpower	Support	SD-O16	Retain SD-O16.	Accept
FS05.52	Federated Farmers	Support		Grant the relief sought to amend the policy to be consistent with Policy D of the National Policy Statement for Renewable Energy	Accept
46.15	Federated Farmers	Oppose	SD-O18	Delete SD-O18. And any consequential amendments required as a result of the relief sought.	Reject
17.19	Waka Kotahi	Support	SD-O19	Retain as notified.	Accept
17.20	Waka Kotahi	Support	SD-O20	Retain as notified.	Accept
24.11	MoE	Support	SD-O20	Retain SD-O20 as notified.	Accept
17.21	Waka Kotahi	Support	SD-O21	Retain as notified.	Reject
51.14	KiwiRail Holdings Ltd	Support	SD-O21	Retain as proposed.	Reject
24.12	MoE	Support with amendment	SD-O21	Amend SD-O21 as follows: which ensures that infrastructure <u>and additional infrastructure has ...</u> And any consequential amendments required to give effect to the matters raised in this submission.	Accept
FS02.04	Ara Poutama Aotearoa the Department of Corrections	Support		Amend Objective SD-O21 as sought	Accept
17.22	Waka Kotahi	Support	SD-O22	Retain as notified.	Accept
17.23	Waka Kotahi	Support	SD-O23	Retain as notified.	Accept
10.13	WRC	Support with	SD-O24	Amend SD-O24 to: "Promote livable, sustainable, well-functioning urban environments by incorporating low impact, <u>low-carbon</u> design	Reject

		amendments		solutions...."	
03.05	NZHPT	Support	SD-O24	HNZPT seeks that objective SD-024 is retained.	Accept
47.10	Forest and Bird	Support with amendment	SD-O24	<p>Amend SD-O24 as follows:</p> <p>Promote livable—<u>liveable</u>, sustainable, well-functioning urban environments by incorporating low impact, <u>nature based and low-carbon</u> design solutions</p> <p>And any consequential changes or alternative relief to achieve the relief sought.</p>	Reject
FS03.100	DoC	Position not stated		Position not stated	Reject
20.06	Ara Poutama- Department of Corrections	Support	SD-O25	Retain Strategic Objective SD-O25 .	Accept
38.23	TTRMC	Support	SD-O25	Retain SD-O25 as notified.	Accept
FS20.52	Sheryl Paekau	Support		I seek that the whole of all submissions provided by Te Kohanganui Whare be allowed and to take into account my support in part when applied to limiting numbers of dwellings on Maaori land.	Accept
10.14	WRC	Support with amendments	SD-O26	Amend the objective to state " avoids ribbon development along coastal margins <u>and areas of natural hazard risk</u> and ensures planned, cohesive, compact growth ."	Reject
FS03.14	DoC	Support		Allow	Reject
38.24	TTRMC	Support	SD-O26	Retain SD-O26 as notified.	Reject
FS20.53	Sheryl Paekau	Support		I seek that the whole of all submissions provided by Te Kohanganui Whare be allowed and to take into account my support in part when applied to limiting numbers of dwellings on Maaori land.	Reject
47.11	Forest and Bird	Support with amendment	SD-O26	<p>Amend SD-O26 as follows:</p> <p>Ensure that development in coastal settlements is appropriate in <u>relation to its level of to protect coastal natural</u> character, avoids <u>areas of natural hazard risk and ribbon</u> development along coastal margins,</p>	Accept in part

				and ensures planned, cohesive, compact growth. And any consequential changes or alternative relief to achieve the relief sought.	
17.24	Waka Kotahi	Support in part	SD-O27	Amend objective as follows: Encourage urban development that supports <u>contributes to</u> reductions in greenhouse gas emissions, minimises waste production, transport and energy demand, and is resilient to the current and future effects of climate change.	Reject
10.15	WRC	Oppose	SD-O28	Amend the wording of the objective to state " Avoid. Minimise urban expansion onto highly productive land... "	Accept
FS05.30	Federated Farmers	Support		Grant the relief sought	Accept
47.12	Forest and Bird	Oppose	SD-O28	Amend SD-O28 as follows: Avoid. Minimise urban expansion onto highly productive land... And any consequential changes or alternative relief to achieve the relief sought.	Accept
FS05.57	Federated Farmers	Support		Grant the relief sought	Accept
17.25	Waka Kotahi	Support	SD-O29	Retain as notified.	Accept
43.11	Graymont (NZ) Limited	Support	SD-O29	Retain SD-O29 as notified.	Accept
43.12	Graymont (NZ) Limited	Support	SD-O30	Retain as notified.	Reject
02.09	NZHA	Support in part	SD-O30	Retain the strategic direction objective and amend as follows: Recognise and provide for nationally and regionally significant infrastructure and industry, <u>infrastructure security</u> , and for those activities associated with significant mineral resources.	Reject
FS13.09	NZAAA	Support		Retain and amend the SD as sought	Reject

09.02	Chorus New Zealand Limited, Connexa Limited, SparkNew Zealand Trading Limited and Vodafone New Zealand Limited	Support in part	SD-O30	Amend the provision number for SD-O30 and relocate it under the District Wide Matters subheading. Retain the wording of the provision as notified.	Accept
FS30.01	Transpower	Support		Allow	Accept
17.26	Waka Kotahi	Support	SD-O30	Retain as notified.	Reject
29.02	AQA	Support with amendment	SD-O30	Retain as notified.	Reject
31.19	Transpower	Support	SD-O30	Retain as notified.	Reject
39.07	Firstgas	Support	SD-O30	Retain as notified.	Reject
51.15	KiwiRail Holdings Ltd	Support	SD-O30	Retain as notified.	Reject
46.16	Federated Farmers	Support with Amendment	SD-O30	Amend SD-O30 to implement the relief sought by Federated Farmers for the definition of 'regionally significant industry' in other submission points. And any consequential amendments required as a result of the relief sought.	Reject
FS19.161	PF Olsen	Support		Allow submission point	Reject
FS23.215	Te Nehenehenui	Oppose		Te Nehenehenui seeks to enhance the protection and maintenance of its people and taonga within the taiao as guided by Ko Tā Maniapoto Mahere Taiao – Maniapoto's Environmental Management Plan. Where submission points do not align with this, or have the potential to negatively impact on iwi, hapu, whanau cultural values, sites, and all taonga within TNN area of interest, TNN opposes submission points of this nature and requests that Waitomo District Council consider this when finalising the PDP review.	Accept
17.27	Waka Kotahi	Support	SD-O31	Retain as notified.	Accept

04.11	NZAAA	N/A	NEW	<p>Include a new strategic direction: Rural environment</p> <p><u>SD-OX Primary production activities can operate efficiently and effectively and the contribution that they make to the economic and social well-being and prosperity of the district is recognised and provided for.</u></p>	Accept in part
FS05.22	Federated Farmers	Support		Grant the relief sought	Accept in part
FS07.11	Grant Lennox	Support		Allowed	Accept in part
12.11	Heli A1 Limited	N/A	NEW	<p>Include a new strategic direction: Rural environment</p> <p><u>SD-OX Primary production activities can operate efficiently and effectively and the contribution that they make to the economic and social well-being and prosperity of the district is recognised and provided for.</u></p>	Accept in part
FS13.33	NZAAA	Support		Add the SD as sought	Accept in part
FS15.15	NZHA	Support		Add the SD as sought	Accept in part
14.07	New Zealand Pork Industry Board (NZPIB)	N/A	NEW	<p><u>Create a new strategic direction, objectives and policies to outline the key strategic and significant resource management issues for the rural environments within the district.</u></p> <p><u>Social and Economic Wellbeing:</u></p> <ul style="list-style-type: none"> <u>Waitomo's rural environment contributes positively to the districts economic and social wellbeing.</u> <p><u>Productive capacity</u></p> <ul style="list-style-type: none"> <u>Rural land remains available for primary production activities and productive capacity is protected.</u> <p><u>Reverse Sensitivity</u></p> <ul style="list-style-type: none"> <u>Reverse sensitivity effects are managed so as not to constraint primary production activities Rural lifestyle.</u> <p><u>Opportunities for rural lifestyle subdivision and development are only provided in parts of the rural environment where they do not conflict with enabling primary production and protecting the productive potential of land.</u></p>	Accept in part

FS05.37	Federated Farmers	Support		Grant the relief sought	Accept in part
23.05	Balance Agri-Nutrients	Amend	NEW	<p>Add a new strategic objective as follows:</p> <p><u>SD-OX</u></p> <p><u>Primary production activities can operate efficiently and effectively and the contribution that they make to the economic and social well-being and prosperity of the district is recognised and provided for.</u></p> <p>And any other additional, alternative or consequential relief as may be necessary to give effect to the changes sought.</p>	Accept in part
27.27	Horticulture New Zealand (Hort NZ)	New	NEW	<p>Add a new strategic objective as follows:</p> <p><u>SD-OX Primary production activities can operate efficiently and effectively and the contribution that they make to the economic and social well-being and prosperity of the district is recognised and provided for.</u></p>	Accept in part
FS05.48	Federated Farmers	Support		Grant the relief sought	Accept in part
FS08.03	Graymont (NZ) Limited	Support		Allowed	Accept in part
FS23.84	Te Nehenehenui	Oppose in part		Te Nehenehenui have stated support for other submitters submission points that may be in conflict with this submission, therefore TNN oppose the points of this submission that are not aligned to our Taiao and cultural values, or those we have noted support for.	Reject
46.12	Federated Farmers	New	NEW	<p>Add to Chapter 16 Strategic Direction a new objective as follows:</p> <p><u>SD-OX – Rural industry and rural environments are recognised for the important role they play in the district's economy and are protected from any negative effects from sensitive or incompatible activities that seek to establish adjacent to them</u></p> <p>And any consequential amendments required as a result of the relief sought.</p>	Accept in part
FS19.160	PF Olsen	Support		Allow submission point	Accept in part
FS30.24	Transpower	Oppose		Disallow	Reject

24.03	MoE	Amend	Additional infrastructure	<p>Add a new definition for 'Additional infrastructure' as follows:</p> <p><u>additional infrastructure means:</u></p> <ul style="list-style-type: none"> (a) <u>public open space</u> (b) <u>community infrastructure as defined in section 197 of the Local Government Act 2002</u> (c) <u>land transport (as defined in the Land Transport Management Act 2003) that is not controlled by local authorities</u> (d) <u>social infrastructure, such as schools and healthcare facilities</u> (e) <u>a network operated for the purpose of telecommunications (as defined in section 5 of the Telecommunications Act 2001)</u> (f) <u>a network operated for the purpose of transmitting or distributing electricity or gas</u> <p>And any consequential amendments required to give effect to the matters raised in this submission.</p>	Accept
FS02.02	Ara Poutama Aotearoa the Department of Corrections	Support		Include the definition of "additional infrastructure" as sought	Accept

7. Appendix 2 – Decisions Version of the Chapter

STRATEGIC DIRECTION

Strategic Direction, Urban Form and Development | Te Ahunga ā-Rautaki

Overview

The objectives in this chapter have the same status as all other objectives in the plan, but provide strategic guidance across the district.

Objectives

Refer also to the relevant objectives in Part 2 District - Wide Matters and Part 3 - Area Specific Matters

Partnership

- SD-O1. Uphold the partnership principles inherent within Te Tiriti o Waitangi by ensuring mana whenua are enabled to maintain and enhance the well-being (mauri) and health (hauora) of both people and the environment, and empowered in the expression and application of kaitiakitanga.

District – Wide Matters

- SD-O2. Te Ture Whaimana o Te Awa o Waikato (the Vision and Strategy for the Waikato River) is achieved through active measures to protect and restore the health and well-being of the Upper Waipa Catchment.
- SD-O3. Mana whenua are able to exercise customary activities, protect, develop and use **Māori land** in a way that is consistent with their culture and traditions and provides for their social and economic aspirations.
- SD-O4. Marae and papakāinga are recognised as an essential cultural and spiritual **component of Māori traditions, society and economy and are enabled to** provide a range of activities that meet the needs of mana whenua.
- SD-O5. Compatible activities with similar effects and functions are located together and new development is directed towards the appropriate zones to ensure that land use and subdivision:
1. Are consistent with the anticipated character and amenity values of the areas where they are located; and
 2. Efficiently use natural and physical resources in order to meet the **community's and the environment's needs both now and in the future;** and
 3. Recognise lawfully established activities and protect their ongoing operation from incompatible activities.
- SD-O6. Promote development within the commercial, industrial and rural production zones that increases the type and range of employment opportunities within the district.

- SD-O7. Urban development is directed to appropriately zoned areas in and around the existing settlements and townships, and rural residential development is directed to the rural lifestyle zones.
- SD-O8. Provide for flexible and innovative approaches to development and **infrastructure provision in the district's more remote settlements.**
- SD-O9. Subdivision, land use and development must not contribute to any further degradation of Kawhia Harbour.
- SD-O10. The buildings, structures, sites, areas, ecosystems, natural landscapes and features identified as having special qualities and values and which **contribute to the district's sense of place and identity, are** appropriately protected.
- SD-O11. The coastal environment and its components including outstanding landscapes and features, natural character and ecosystems, together with the cultural and spiritual values accorded by mana whenua, are recognised and appropriately protected.
- SD-O12. Acknowledge that Te Tiriti o Waitangi settlements may drive change and development in parts of the district that have until now, been undeveloped.
- SD-O13. **The district's** communities have access to a diverse and connected network of open spaces which offer a range of recreational experiences while appropriately protecting the values of scheduled sites, features and overlays.
- SD-O14. There is no significant increase in the risk from known natural hazards, including the effects of climate change, to people, property and infrastructure as a result of subdivision, land use and development.
- SD-O15. The community is prepared to adapt to the effects of climate change and recognises the opportunities and risks associated with those effects.
- SD-O16. **The district's communities work towards reduced reliance on non-renewable** sources of energy, increased use of renewable energy sources and greater energy conservation.
- SD-O17. Support mechanisms which extend the restoration **the district's water** resources, improve their quality and intrinsic integrity for present and future generations and the care and protection of the mana tuku iho o Waiwai.
- SD-O18. Consider the transfer of functions, powers or duties to Iwi Authorities under section 33 of the RMA where this provides for improved efficiencies, environmental and social benefits.
- SD-O19. Recognise and provide for nationally and regionally significant infrastructure and industry, and for those activities associated with significant mineral resources, by recognising their functional, locational and operational needs and managing effects as appropriate (including reverse sensitivity effects).
- SD-O20. Primary production activities can operate efficiently and effectively, reverse sensitivity effects which may impact their operation are managed and the

contribution that they make to the economic and social well-being of the district is recognised.

Urban Form and Development

- UFD-O1. Ensure that Te Kūiti offers an urban environment that functions well and enables its community to provide for their current and future social, economic, and cultural wellbeing, and for their health and safety.
- UFD-O2. Support and sustain the vitality and viability of Te Kūiti, as the primary commercial centre for the district, to provide a range of business, retail and entertainment activities, community facilities, educational facilities and visitor accommodation.
- UFD-O3. Require subdivision and development within townships and within the future urban zone to occur in a planned, integrated and co-ordinated manner which ensures that infrastructure (including additional infrastructure), has sufficient capacity to accommodate the form and type of development anticipated.
- UFD-O4. Where the area is appropriately serviced by existing or planned infrastructure, encourage development and intensification that enables more people to live in, and more businesses and community services to be located **in the district's** existing townships.
- UFD-O5. Encourage high quality urban design and place making to enhance the amenity values of townships and to appropriately respond to the diverse and changing needs of **the district's communities** and future generations.
- UFD-O6. Promote livable, sustainable, well-functioning urban environments by incorporating low impact design solutions and **matauranga Māori principles** in the planning and construction of developments.
- UFD-O7. Enable a variety of residential housing types for a diverse range of households across the district to meet the community's diverse social and economic housing needs and to support affordability.
- UFD-O8. Ensure that development in coastal settlements is appropriate to protect coastal natural character, avoids ribbon development along coastal margins and ensures planned, cohesive, compact growth.
- UFD-O9. Encourage urban development that supports reductions in greenhouse gas emissions, minimises waste production, transport and energy demand, and is resilient to the current and future effects of climate change.
- UFD-O10. Avoid urban expansion onto highly productive land unless there is a demonstrated shortage of development capacity to meet demand and alternative locations and options to provide for the required demand, including intensification of existing urban areas, are unfeasible.
- UFD-O11. Ensure sufficient industrial land supply is available along key transport routes and in areas located away from sensitive activities to enable industrial activities to develop and operate efficiently and effectively.

- UFD-O12. Ensure the future urban areas transition to accommodate planned growth in a coordinated and efficient manner by requiring at the time of a plan change the development of a comprehensive, integrated structure plan for each individual future urban zone in its entirety.
- UFD-O13. The moves, actions and priorities (MAP) in the Town Concept Plans are implemented.

8. Appendix 3 – Section 32AA Evaluation

1. A section 32AA evaluation is only required for any changes that are proposed to the provisions of this plan since the original section 32 evaluation report for the proposal was completed. The section 32AA evaluation must be undertaken at a level of detail that corresponds to the scale and significance of the changes.

Objectives

SD-O21 (Now UFD-O3).

Require subdivision and development within townships and within the future urban zone to occur in a planned, integrated and co-ordinated manner which ensures that infrastructure (including additional infrastructure), has sufficient capacity to accommodate the form and type of development anticipated.

additional infrastructure means:

- (a) public open space
- (b) community infrastructure as defined in section 197 of the Local Government Act 2002
- (c) land transport (as defined in the Land Transport Management Act 2003) that is not controlled by local authorities
- (d) social infrastructure, such as schools and healthcare facilities
- (e) a network operated for the purpose of telecommunications (as defined in section 5 of the Telecommunications Act 2001)
- (f) a network operated for the purpose of transmitting or distributing electricity or gas

Purpose of the RMA and comparison with any relevant existing objectives in this plan

2. The amendment to UFD-O3 gives effect to section 5 of the RMA by ensuring that subdivision and development occurs in a manner that anticipates and provides for the social, economic and health needs of current and future communities.
3. **The inclusion of 'additional infrastructure' ensures that planning processes** account not only for traditional infrastructure services but also for the public open space, education, healthcare and community facilities necessary to support well-functioning urban environments. This is consistent with the integrated management expectations in section 31 of the RMA and aligns with Objectives 1, 3 and 6 the National Policy Statement on Urban Development.
4. Compared to the notified version, the amended objective provides more complete direction on the types of infrastructure required to support urban growth and reflects national direction on urban development priorities. This objective has a direct relationship with SUB-O1, O3, O5, FUZ-O1 and O3.

Decision about most appropriate option

5. The amendment is the most appropriate option to achieve the purpose of the RMA. It supports coordinated urban development that meets the broader wellbeing needs of communities and provides better consistency with national **planning instruments. The accompanying definition of 'additional infrastructure' further enhances the plan's clarity and implementation by explicitly referencing**

the infrastructure types anticipated. Together, the amendments improve the coherence, effectiveness and transparency of the planning framework for future urban zones.

SD-O26 (Now UFD-O9).

Ensure that development in coastal settlements is appropriate to protect in relation to its level of coastal natural character, avoids ribbon development along coastal margins and ensures planned, cohesive, compact growth.

Purpose of the RMA and comparison with any relevant existing objectives in this plan

6. The amendment to UFD-O9 gives effect to the New Zealand Coastal Policy Statement 2010 (NZCPS), specifically Policy 6, and with the Waikato Regional Policy Statement (WRPS). The proposed wording more accurately reflects the obligation in WRPS CE-P1 which applies to planning for development in the coastal environment.
7. This amendment also better aligns with section 6(a) of the RMA, which recognises the preservation of the natural character of the coastal environment as a matter of national importance. Compared to the notified version, the revised objective provides clearer guidance in assessing the suitability of development in coastal settlements and strengthens the alignment between the district plan, regional and national coastal policy.

Decision about most appropriate option

8. The amendment is the most appropriate option to achieve the purpose of the RMA and section 6(a). It also better reflects the requirements of the NZCPS and WRPS. The updated wording improves clarity and provides more interpretive certainty by providing direction for managing ribbon development and encouraging planned, cohesive settlement patterns. This amendment **strengthens the plan's consistency with national direction** and has a direct relationship with SUB-O4 and O5, CE-O1 and SETZ-O6.

SD-O19. Recognise and provide for nationally and regionally significant infrastructure and industry, and for those activities associated with significant mineral resources, by recognising their functional, locational and operational needs and managing reverse sensitivity effects as appropriate (including reverse sensitivity effects), which may impact their operation.

Purpose of the RMA and comparison with any relevant existing objectives in this plan

9. The amended objective gives effect to sections 5 and 7(b) and (g) of the RMA by enabling the use and development of resources while allowing nationally and regionally significant infrastructure and minerals to function effectively. It reflects the requirement to manage the adverse effects of subdivision, land use, and development on infrastructure, industries and minerals including the need to address reverse sensitivity. This is consistent with the WRPS, particularly IM-O2, O8 and UFD-O1 which seek to manage resource use and development and its interface with the built environment. Compared to the notified version, the

revised objective better captures the scope of relevant effects that need to be considered.

Decision about most appropriate option

10. The amendment to SD-O19 is the most appropriate option to achieve the purpose of the RMA. It provides a more complete policy response to the functional, operational and locational constraints and requirements of nationally and regionally significant infrastructure, industry and minerals. The inclusion of reverse sensitivity and recognition of constraints ensures that development pressures are managed in a way that enables their ongoing operation. This amendment has a direct relationship with SUB-O10 and O11, GRUZ-O15 and RPROZ-O2.

SD-O20. Primary production activities can operate efficiently and effectively, reverse sensitivity effects which may impact their operation are managed and the contribution that they make to the economic and social well-being of the district is recognised.

Purpose of the RMA and comparison with any relevant existing objectives in this plan

11. The introduction of SD-O20 gives effect to sections 5 and 7 of the RMA by supporting the efficient and effective operation of primary production activities, which are essential for the economic and social wellbeing of the district. The objective also aligns with section 7(b) by promoting the efficient use and development of rural resources.
12. There is currently no objective in the strategic direction chapter that clearly addresses the functional needs of primary production activities or the implications of reverse sensitivity. This approach is consistent with the WRPS, particularly IM-O2.

Decision about most appropriate option

13. The new objective is the most appropriate option to achieve the purpose of the RMA. It balances providing for primary production with managing land use conflict, particularly where sensitive activities are proposed near existing farming operations. The wording recognises that reverse sensitivity as an effect to be managed, rather than implying that primary production activities can be protected from all change. The inclusion of this objective strengthens the policy framework for rural land use activities. This amendment has a direct relationship with SUB-O7 and O11, GRUZ-O2, O6, O10 and O15.