



**Variation 16:**  
**District Wide Growth and Rural and Coastal Subdivision**  
 Proposed Waikato District Plan

Submission form  
 RMA Form 5

**Submitter**

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**This is a submission on Variation 16: District Wide Growth and Rural and Coastal Subdivision.**

*Please use a separate form for each provision of the Variation you wish to submit about*

The specific provision of the Variation that my submission relates to is Amendment Number **16**.

Other identification – eg Attachment, Paragraph . See submission attached

I / We support  oppose  seek amendments  to the provision named above.

The reasons for my / our views are

See submission attached

I / We seek the following decision from the Waikato District Council: (give precise details)

See submission attached

I / We wish to be heard in support of my / our submission: Yes  No

If others make a similar submission, I / we will consider presenting a joint case with them at hearing: Yes  No

Signed: ..... Date: 30 November 2010  
*(A signature is not required if you make your submission by electronic means.)*

Please return this form **no later than 30 November 2010** to:  
 Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742; OR  
 Fax 07 824 8091; OR e-mail districtplan@waidc.govt.nz



Future Proof Implementation Committee  
c/o Ken Tremaine  
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30 November 2010

Chief Executive  
Waikato District Council  
Private Bag 544  
NGARUAWAHIA 3742

**BY EMAIL TO:** [districtplan@waidc.govt.nz](mailto:districtplan@waidc.govt.nz)

**FUTURE PROOF IMPLEMENTATION COMMITTEE SUBMISSION TO VARIATION 16 TO THE  
PROPOSED WAIKATO DISTRICT PLAN**

Dear Sir,

This is a submission by the Future Proof Implementation Committee (“FPIC”) in **broad support** of Variation 16 to the Proposed Waikato District Plan *District Wide Growth and Rural and Coastal Subdivision* (“Variation” or “V16”).

The FPIC is the implementation arm of the Future Proof Growth Strategy (“Future Proof” or “Strategy”). While the FPIC includes representatives from the Hamilton City Council (“HCC”), the Waipa District Council (“Waipa DC”), the Waikato District Council (“Waikato DC”) and the Waikato Regional Council (Environment Waikato), and tāngata whenua (Waikato-Tainui); as the administering authority for the Variation, the Waikato DC has abstained from forming a part of this submission.

The FPIC strongly supports the intention of Variation 16 to give effect to the Future Proof policy framework. The District Plan is a key implementation tool in order to give statutory effect to key Future Proof principles.

Given that it is a key feature of the Future Proof Strategy to protect versatile and productive farmland by directing rural residential and residential development and business land closer to towns and villages, the FPIC broadly supports Variation 16’s intentions to:

- Recognise the importance of retaining rural resources for productive rural activities and to provide rural character and amenity.
- Promote compact urban growth capable of sustaining efficient and cost-effective infrastructure and services;
- Give effect to the policy direction in the Waikato Proposed Regional Policy Statement (“Proposed RPS”) that was notified on 3 November 2010.
- Clarify and strengthen the strategic planning framework in the Proposed Waikato District Plan (“Proposed DP”) to implement the policy directions of the Waikato District Growth Strategy and Future Proof.

The FPIC respectfully requests that the Waikato DC is mindful of a number of general considerations when assessing the feedback to V16 and have set out a number of general comments in its submission for Waikato DC’s consideration. The FPIC has also made a number of more specific submissions regarding the Variation. These matters are reiterated in the FPIC submission; the content of which follows overleaf.

The FPIC is willing to appear in support of its submission. If others make a similar submission the FPIC would also be prepared to consider presenting a joint case with them at the submissions hearing.

Yours sincerely,

A handwritten signature in cursive script that reads "Ken Tremaine".

Ken Tremaine  
**Future Proof Implementation Advisor**

## **A. General Comments**

Overall the Future Proof partners commend Waikato District Council on Variation 16 which aims to give effect to the Future Proof Strategy and its key principles, particularly with regard to the management (and restriction) of rural residential subdivision.

### ***District-Wide Growth Management***

Future Proof broadly supports the Variation's proposed new Chapter 1A and amendments to Chapters 1, 3, 5, 6, 8, 13 and 29 of the Proposed DP which are in general alignment with the Future Proof Strategy. A number of the proposed changes align with key Future Proof guiding principles, the preferred scenario and priority actions. Future Proof also supports the close alignment of Variation 16 with the Waikato District Growth Strategy as this also is consistent with the Future Proof Strategy.

### ***Subdivision and Land Use Rules***

This submission from the FPIC is a high-level commentary focused on the amendments proposed to the subdivision and land use rules in the Rural and Coastal zones made in *Attachment Two* of Variation 16. These are of most interest to the Future Proof partnership because they have the most direct effect on the management of rural residential subdivision in the Waikato District.

It is a Future Proof Strategy aim to address community expectations of tighter controls on rural-residential development. Therefore the FPIC supports Variation 16's move to amend key Rural and Coastal zone subdivision and associated land use rules with the aims of addressing a range of adverse effects and to ensure that growth in the Waikato District is predominantly focussed into towns, villages and identified Country Living Zone areas, and that the Rural and Coastal zones will be safeguarded for productive rural activities.

In terms of subdivision potential the FPIC understands that currently the District's rural zone could have 8484 additional lots. 3389 of these are within 10km of Hamilton. Variation 16 would see this subdivision potential reduce to 2830 additional lots in the District's rural zone with 775 of these being within 10km of Hamilton. This would see a 67% reduction in subdivision potential for the rural zone as a whole, and a 77% reduction in subdivision potential for sites within 10km of Hamilton. If as a result of submissions the standards in the subdivision and land use rules are reduced in any manner, it will become more challenging for Waikato DC to deliver on better management of rural residential subdivision in the rural and coastal zones. Parts of the existing landscape in the Waikato District, especially those close to Hamilton City, contain very intense rural residential development patterns.

### ***Variation16: Introduction and Purpose***

In general, the FPIC supports the content of the Introduction to Variation 16. It aligns with a number of the sub-region's growth issues that Future Proof (through its settlement pattern) aims to address such as:

- Significant amounts of rural residential development ;
- Loss of productive rural land; and
- Difficulty in achieving timely and efficient infrastructure servicing.

The FPIC also supports the purpose of the Variation to clarify and strengthen the strategic planning framework in the Proposed DP to implement the policy directions of the Waikato District Growth Strategy and the Future Proof Strategy.

This is in line with Future Proof Strategy actions (and priority actions for implementation) to amend relevant district plans in the Future Proof sub-region to direct and restrict ongoing rural-subdivision to identified areas, and to take into account the loss of highly versatile land in determining the location and form of future urban development in the sub-region to minimise the loss of highly productive land when amending the RPS and district plans to anchor the Future Proof Strategy.

### ***Alignment with the Proposed RPS***

It is important that Variation 16 has regard to the Proposed RPS given the statutory requirements of the Resource Management Act 1991.

The Proposed RPS gives effect to key aspects of the Future Proof Strategy especially in Chapter 6 on the Built Environment, Chapter 6A Development Principles, and Chapter 6C Future Proof map and tables. Of particular note are policies on Planned coordinated development (Policy 6.1), Planning for development in the coastal environment (Policy 6.2), and Rural residential development in the Future Proof area (Policy 6.16). The Proposed RPS also contains a number of development principles in Chapter 6A which relate directly to new rural-residential development.

The FPIC acknowledges that the section 32 report on Variation 16 clearly sets out that the Variation implements the policy directions of the Proposed RPS which although not notified until 3 November 2010, has been made available to the public since its adoption by Environment Waikato on 26 August 2010.

### ***Alignment with the draft RLTS***

It is also important that the content of Variation 16 assists Waikato DC with its obligations under the draft RLTS. One example is action 7.1 (in section 7.2.2 of the RLTS) which requires territorial authorities to ensure that the nature, timing and sequencing of new land use development is coordinated with the development, funding, implementation and operation of land transport for growth planning around the region (as directed by the RPS).

The FPIC acknowledges that it would appear from the proposed amendments to Chapter 8: Land Transport Network of the Proposed DP that the RLTS and land transport considerations of particular importance to the Future Proof Strategy have been accounted for.

### ***Greater alignment with Waipa District***

Both Waikato and Waipa Districts have significant amounts of rural land under increasing population and development pressure. The two districts should consider aligning their rural subdivision and land use rules to manage these pressures in a sustainable manner for the long-term planning benefit of both districts and the Future Proof sub-region. Of particular note is the minimum lot size in the rural zones of both districts. Aligning these will help ensure that the settlement pattern for the sub-region (as set out in

the Proposed RPS) is able to be consistently implemented in the district plans for both districts. It will also reduce the cross-boundary distortions that can occur if different planning approaches are taken for neighbouring districts.

***Hamilton International Airport***

The FPIC also requests that where relevant Waikato DC should ensure that the Airport continues to be protected from reverse sensitivity effects through controls to avoid the establishment of new activities which would be adversely affected by airport noise and operational effects (particularly residential and rural-residential activities). The Future Proof Strategy recognises the Hamilton International Airport as a significant regional asset.

Specific feedback for consideration is provided overleaf.

## B. Specific Comments

	Variation 16 Provision(s)	Support / Oppose	Submission Detail	Relief Sought from the Waikato District Council
1.	Chapter 1: Waikato District Resources and Pressures, <i>Schedule of Amendments to the Proposed District Plan</i> , page 3.	Support	<p>The proposed amendments to Chapter 1 of the Proposed DP is generally supported given its references to:</p> <ul style="list-style-type: none"> <li>▪ Promoting sustainable management of the District's natural and physical resources primarily through the strategic management of growth as well as through managing the effects of land use on the environment;</li> <li>▪ Retaining opportunities for productive rural activities in rural areas; and</li> <li>▪ Focussing urban forms of development into towns and villages and rural residential development predominantly in Country Living Zones.</li> </ul> <p>These amendments align with Future Proof provisions on rural issues in the sub-region as well as Future Proof priority actions to direct ongoing rural sub-division to identified areas.</p>	Retain.
2.	New chapter 1A: Waikato District Growth Strategy, <i>Attachment one</i> , pages 13-20.	Support	<p>The FPIC supports the addition of this new chapter to the Proposed DP because it establishes the broad spatial framework for development within the District in alignment with what has been provided in Future Proof. This chapter also offers a district-wide growth management focus which the FPIC supports.</p> <p>The FPIC are particularly supportive of the references that Chapter</p>	Retain.

Variation 16 Provision(s)	Support / Oppose	Submission Detail	Relief Sought from the Waikato District Council
		<p>1A makes to:</p> <ul style="list-style-type: none"> <li>▪ The development pressures that the District is experiencing;</li> <li>▪ The population growth trends that the District is likely to see by 2061 and the consequent increase in the demand for land, infrastructure, services and amenities and the similar rates of growth anticipated across the sub-region in the Waipa District and Hamilton City;</li> <li>▪ Ensuring that population growth and associated built development in the District is managed in a way that does not compromise the productive capacity of the rural resource;</li> <li>▪ The adverse effects that the failure to have a strategic framework for growth can have on the ability of have efficiently organised and integrated urban areas to appropriately develop land and sustain productive rural activities;</li> <li>▪ Key issues (and the related objectives, policies, reasons and explanations) such as the District's growth focus being on urban and defined growth areas, Maori and ancestral relationship to land, protecting rural areas for productive rural activities, sustainable settlement, rural resources and infrastructure and service provision, and rural character and amenity.;</li> <li>▪ Implementation methods which affirm the collaborative</li> </ul>	

	Variation 16 Provision(s)	Support / Oppose	Submission Detail	Relief Sought from the Waikato District Council
			<p>relationship of the Future Proof partners.</p> <p>The FPIC supports the references to Maori and their ancestral relationship to land. Recognising these values align with the Strategy's provisions on tangata whenua issues and the promotion of tangata whenua values.</p> <p>Broadly the content of the new Chapter 1A captures all the 'big issues' for growth management in the sub-region with which Future Proof is concerned; in particular managing the long-term population and built development growth in the District in a sustainable way.</p>	
3.	Chapter 3: Natural Features and Landscapes, <i>Schedule of Amendments to the Proposed District Plan</i> , page 4.	Support	<p>Future Proof broadly supports the proposed amendments to Chapter 3 of the Proposed DP given its references to:</p> <ul style="list-style-type: none"> <li>▪ Rural land use predominating in rural zones;</li> <li>▪ Protecting rural landscapes and visual amenity values from the cumulative adverse effects of subdivision use and development;</li> <li>▪ The impacts that land fragmentation can have on the rural landscape;</li> <li>▪ The importance of controlling the overall level of subdivision in rural areas to regulate the allotment sizes being created to protect rural landscapes;</li> <li>▪ Low density development that is predominantly residential in nature with little/no rural land use component being</li> </ul>	Retain.

	Variation 16 Provision(s)	Support / Oppose	Submission Detail	Relief Sought from the Waikato District Council
			<p>provided for in the Country Living Zone.</p> <p>The proposed amendments are consistent with aspects of the Future Proof Strategy's key features, guiding principles and key approaches to addressing Rural Issues.</p>	
4.	Chapter 4: Natural Resources, <i>Schedule of Amendments to the Proposed District Plan</i> , page 5.	Support	<p>The FPIC generally supports the proposed amendments to Chapter 4 of the Proposed DP given its references to:</p> <ul style="list-style-type: none"> <li>▪ encouraging the retention and creation of rural land in large holdings;</li> <li>▪ constraining small lot rural subdivision so that rural land uses predominate;</li> <li>▪ avoidance of repeated subdivision of rural land;</li> <li>▪ ensuring that the rural resource does not become so fragmented that its attraction for productive rural activities is diminished;</li> <li>▪ generally discouraging subdivision of Certificates of Title created after 6 December 1997;</li> <li>▪ sporadic development on the urban fringe of Hamilton and other urban areas impeding on the conversion of land to fully integrated development;</li> <li>▪ managing land in the Urban Expansion Policy area where land will eventually form part of Hamilton.</li> </ul> <p>The proposed amendments are consistent with aspects of the</p>	Retain.

	Variation 16 Provision(s)	Support / Oppose	Submission Detail	Relief Sought from the Waikato District Council
			Future Proof Strategy's key features, guiding principles and provisions relating to Rural issues.	
5.	Chapter 6: Built Environment, <i>Schedule of Amendments to the Proposed District Plan</i> , page 6.	Support	<p>The proposed amendments to Chapter 6 of the Proposed DP is generally supported in relation to its references to:</p> <ul style="list-style-type: none"> <li>▪ Urban growth predominating within towns and villages;</li> <li>▪ Focussing rural residential subdivision and development into defined growth areas where infrastructure and services are provided;</li> <li>▪ Rural residential subdivision and development in the rural and coastal zones not compromising the ability to provide infrastructure and services in towns, villages and other defined growth areas;</li> <li>▪ The effects that unplanned rural-residential subdivision in the rural and coastal zones can have in terms of: <ul style="list-style-type: none"> <li>○ diverting demand and land utilisation away from areas identified for Country Living;</li> <li>○ increasing the cost and reducing the efficiency of infrastructure, utilities and services in Country Living and Living Zones; and</li> <li>○ resulting demands for improved levels of service in the rural and coastal zones which are less economically feasible.</li> </ul> </li> </ul> <p>These proposed amendments are consistent with aspects of the</p>	Retain.

	Variation 16 Provision(s)	Support / Oppose	Submission Detail	Relief Sought from the Waikato District Council
			Future Proof Strategy's key features, priority actions and provisions relating to Rural issues.	
6.	Chapter 8 Land Transport Network, <i>Schedule of Amendments to the Proposed District Plan</i> , page 7.	Support	<p>The FPIC generally supports the proposed amendments to Chapter 8 of the Proposed DP given its references to:</p> <ul style="list-style-type: none"> <li>▪ Subdivision, use and development being in locations and at scales that are consistent with the existing/planned capacity and design of the roading network and that does not compromise the safety and efficiency of the roading network;</li> <li>▪ Taking account (in terms of both local impacts and impacts on the wider network) of the effects of subdivision, use and development on roads;</li> <li>▪ Managing the extent of subdivision, use and development and consider conditions so that the resultant level of road works needed is consistent with the long-term plans for the network and so that the costs of such works are fairly apportioned.</li> </ul> <p>These proposed amendments are consistent with Future Proof Strategy provisions on affordable and sustainable infrastructure.</p>	Retain.
7.	Chapter 13 Amenity Values, <i>Schedule of Amendments to the Proposed District Plan</i> , page 8.	Support	<p>The proposed amendments to Chapter 13 of the Proposed DP are generally supported by the FPIC given its references to:</p> <ul style="list-style-type: none"> <li>▪ Enhancing rural character;</li> <li>▪ Rural subdivision and development retaining/enhancing a</li> </ul>	Retain.

Variation 16 Provision(s)	Support / Oppose	Submission Detail	Relief Sought from the Waikato District Council
		<p>predominance of natural features over built features;</p> <ul style="list-style-type: none"> <li>▪ Retaining or encouraging the creation of rural land in large holdings;</li> <li>▪ Ensuring allotments created by subdivision are of a shape and size to retain the rural character of the area;</li> <li>▪ To the cumulative adverse effects of subdivision or development on rural character or amenity being avoided;</li> <li>▪ Retaining and protecting rural character from the cumulative adverse effects of subdivision;</li> <li>▪ New development being located so that the rural character is not adversely affected and reverse sensitivity issues are avoided;</li> <li>▪ Ensuring rural land uses predominate in terms of rural character;</li> <li>▪ Rural character and its vulnerability to cumulative effects and therefore its loss through repeated subdivision and development;</li> <li>▪ Avoiding the repeated subdivision of rural land as a vital part of avoiding cumulative adverse effects;</li> <li>▪ Strongly discouraging the subdivision of Certificates of Title created after 6 December 1997.</li> </ul> <p>These proposed amendments are consistent with aspects of the Future Proof Strategy's key features, priority actions and provisions relating to Rural issues.</p>	

	Variation 16 Provision(s)	Support / Oppose	Submission Detail	Relief Sought from the Waikato District Council
8.	Chapter 25 Rural Zone Rules, <i>Attachment two</i> , Rule 25.46, 25.46.1 and 25.46.2, Number of Dwellings, page 21.	Support	<p>The FPIC supports the rule which provides for one dwelling on land contained in a certificate of title as a 'permitted activity' and the making of any activity that does not comply with this condition, a 'discretionary activity'.</p> <p>It is a Future Proof priority action to direct and restrict ongoing rural sub-division to identified areas. It is also a Strategy aim to meet community expectations of tighter controls on rural residential subdivision. The amendments to this rule are supported from the point of view that it assists with Future Proof implementation in this area.</p>	Retain.
9.	Chapter 25 Rural Zone Rules, <i>Attachment two</i> , Rule 25.47, 25.47.1 and 25.47.2, Dependent Person's Dwelling, page 22.	Support	<p>The FPIC supports the proposal to make the construction or alteration of a dependent person's dwelling a 'discretionary activity' (formerly a 'permitted activity') if it meets all of the criteria specified, and the making of any activity that doesn't comply with one of its conditions a 'non-complying activity'.</p> <p>Future Proof is particularly supportive of this approach as it ensures that dependent dwellings being constructed or altered within the Airport Noise Outer Control Boundary that are contained within the main dwelling on site (criterion (e)), are likely to be found as non-complying if the other criteria aren't also met.</p> <p>This type of control on the types of permitted development in the vicinity of the Airport will help ensure that development doesn't</p>	Retain.

	Variation 16 Provision(s)	Support / Oppose	Submission Detail	Relief Sought from the Waikato District Council
			adversely impact the Airport's operation. The Future Proof Strategy recognises that the Hamilton International Airport is a significant regional asset and it should continue to be protected from reverse sensitivity effects through controls to avoid the establishment of new activities which would be adversely affected by airport noise and operational effects (particularly residential and rural residential activities).	
10	Chapter 25 Rural Zone Rules, <i>Attachment two</i> , Rule 25.70A, 25.70A.1, 25.70A.2, and 25.70A.3, Subdivision generally, page 23.	Support	<p>The Future Proof Strategy acknowledges that the current Waikato District Plan (as a result of Plan Change 7) provides for a significant amount of rural subdivision. This has resulted in subdivision and development occurring mostly in the Rural Zone.</p> <p>Given Future Proof Strategy actions and provisions to restrict the amount of rural residential subdivision occurring in the Waikato District, the FPIC therefore supports the amendments to this rule to:</p> <ul style="list-style-type: none"> <li>▪ make subdivision a 'restricted discretionary activity' (formerly a discretionary activity);</li> <li>▪ create no more than one additional allotment (formerly two additional allotments) from each existing viable certificate of title that existed prior to subdivision;</li> <li>▪ provide new criteria for what discretion is restricted to;</li> <li>▪ make any subdivision that does not comply with a condition for a restricted discretionary activity, a non-complying activity;</li> </ul>	Retain.

	Variation 16 Provision(s)	Support / Oppose	Submission Detail	Relief Sought from the Waikato District Council
			<ul style="list-style-type: none"> <li>▪ make subdivision that creates an additional certificate of title through separating amalgamated allotments a 'non-complying' activity.</li> </ul>	
11	Chapter 25 Rural Zone Rules, Attachment two, Rule 25.74, 25.74.1, 25.74.2, Allotment Size (Minimum and Maximum), page 28.	Support	<p>The FPIC supports the following amendments to this rule that subdivision is a restricted discretionary activity (formerly a controlled activity) if:</p> <ul style="list-style-type: none"> <li>a) the parent allotment at least 6ha in size</li> <li>b) every allotment has a net site area of at least 1.6ha (except for an access or utility allotment)</li> <li>c) no more than one allotment produced by the subdivision has an area of 4ha or more; and</li> <li>d) a utility allotment for a network utility does not exceed 50m<sup>2</sup>.</li> </ul> <p>The FPIC also supports that 25.74.2 states that subdivision which does not comply with a condition for a restricted discretionary activity is a non-complying activity.</p> <p>It is a Future Proof priority action to direct and restrict ongoing rural sub-division to identified areas and a Future Proof guiding principle to protect versatile and quality farmland for productive purpose. It is also a Strategy aim to meet community expectations of tighter controls on rural residential subdivision. The amendments to this rule are supported from the point of view that it assists with Future</p>	Retain the intention to increase the minimum lot size in the rural zone, and consider having greater alignment with the minimum rural lot sizes and standards in the Waipa District Plan.

	Variation 16 Provision(s)	Support / Oppose	Submission Detail	Relief Sought from the Waikato District Council
			Proof implementation in this area.	
12	Deletion of Chapter 25 Rural Zone Rules, <i>Attachment two</i> , Rule 25.74A, 25.74A.1 and 25.74A.2, Clustered Allotments less than 6ha, page 28.	Support	<p>The FPIC supports the proposal to delete Rule 25.74 on Clustered Allotments less than 6ha.</p> <p>It is a Future Proof Strategy aim to meet community expectations of tighter controls on rural residential subdivision. The proposed deletion of this rule is supported from the point of view that it assists with Future Proof implementation in this area.</p>	Retain
13	Chapter 26 Coastal Zone Rules, <i>Attachment Three</i> , Rule 26.45, 26.45.1 and 26.45.2, Number of Dwellings, page 35.	Support	<p>The FPIC supports the making of one dwelling on land contained in a certificate of title a 'controlled activity'.</p> <p>Given Future Proof Strategy provisions to achieve a successful balance between the use, development and protection of the sub-region's coastal landscape (of which the Waikato district is a part), the FPIC strongly supports the amendments to this rule.</p>	Retain
14	Chapter 26 Coastal Zone Rules, <i>Attachment Three</i> , Rule 26.46, 26.46.1 and 26.46.2, Dependent Person's Dwelling, page 36.	Support	<p>The FPIC supports the proposal to make the construction or alteration of a dependent person's dwelling a 'discretionary activity' (formerly a 'controlled activity') if it meets all of the criteria specified, and the making of any activity that doesn't comply with one of its conditions a 'non-complying activity'.</p> <p>Given Future Proof Strategy provisions to achieve a successful balance between the use, development and protection of the sub-</p>	Retain

	Variation 16 Provision(s)	Support / Oppose	Submission Detail	Relief Sought from the Waikato District Council
			region's coastal landscape (of which the Waikato district is a part), the FPIC strongly supports the amendments to this rule.	
15	Chapter 26 Coastal Zone Rules, Attachment Three, Rule 26.70, 26.70.1, 26.70.2, Subdivision generally	Support	<p>The Future Proof Strategy acknowledges that coastal areas in the Future Proof sub-region are under increasing pressures for development. Areas in the district that are sensitive to these sorts of pressures include Raglan and Whaingaroa.</p> <p>Therefore given Future Proof Strategy provisions to achieve a successful balance between the use, development and protection of the sub-region's coastal landscape (of which the Waikato district is a part), the FPIC strongly supports the amendments to this rule to:</p> <ul style="list-style-type: none"> <li>▪ make subdivision a 'restricted discretionary activity'</li> <li>▪ limit subdivision to the creation of no more than one additional allotment (<i>down from two</i>) from each existing viable certificate of title that existed prior to subdivision</li> <li>▪ provide new criteria for what discretion is restricted to</li> <li>▪ make any subdivision that does not comply with a condition for a restricted discretionary activity, a non-complying activity</li> <li>▪ make subdivision that creates an additional certificate of title through separating amalgamated allotments a 'non-complying' activity.</li> </ul>	Retain

Variation 16 Provision(s)		Support / Oppose	Submission Detail	Relief Sought from the Waikato District Council
16	Chapter 29 Explanation and Reasons, <i>Attachment Four</i> , pages 43-47.	Support	<p>The FPIC broadly supports the proposed amendments to the explanation and reasons in Chapter 29 of the Proposed DP in relation to the following matters where they further support and/or correspond to the Variation's proposed amendments to the rural and coastal zones' subdivision and land use rules:</p> <ul style="list-style-type: none"> <li>▪ the number of dwellings provision;</li> <li>▪ the Rural and Coastal Zone provisions;</li> <li>▪ the Allotment Size provisions; and</li> <li>▪ the Allotment Size Coastal Zone provisions.</li> </ul>	Retain.