

**SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY
STATEMENT UNDER CLAUSE 6 OF THE FIRST SCHEDULE OF THE
RESOURCE MANAGEMENT ACT 1991**

To: Waikato Regional Council ("**Council**")

Submission on: Proposed Environment Waikato Regional Policy Statement ("**Proposed RPS**")

Name: Westfield (New Zealand) Limited

Address: Westfield (New Zealand) Limited, C/- Russell McVeagh, at the address for service specified below

Introduction

1. Westfield has an active (and ongoing) interest and involvement in the planning aspirations for the wider Hamilton area of the Waikato Region (including the Future Proof area). Westfield's Chartwell mall is located at the Chatwell sub-regional centre in Hamilton City.

Background

2. Westfield (New Zealand) Limited is a retail property group which has been present in New Zealand since 1997. It is a member of the international Westfield Group, and has \$3 billion of assets in New Zealand, totalling 12 malls. Westfield has significant interests in the Waikato Region - the location of Westfield Chartwell signifies a heavy retail presence and significant investment in the district.
3. Westfield has been involved in various planning processes regarding urban (especially commercial) development through-out New Zealand and within the Hamilton City district. Recently, it lodged a submission in support of Variation 21 to the Proposed Hamilton District Plan.
4. Westfield has consistently supported a "centres-based approach" which recognises the vitality and vibrancy of centres, and the transportation efficiencies and amenity benefits of concentrating growth within centres.

Submission

5. This submission relates to the aspects of Proposed RPS regarding the urban environment including:
 - (a) Objectives 3.2, 3.9 and 3.11;
 - (b) Policies 6.6, 6.13 and 6.15; and
 - (c) Implementation methods associated with those policies.
6. Westfield supports the centres-based intent of the Proposed RPS and, in particular, its application to Commercial Activity in the Future Proof Area through Policy 6.15 (and associated implementation methods). That Policy seeks (amongst other things) to "support and sustain the vitality, vibrancy and self-sufficiency of existing centres" and "enhance the Hamilton Central Business district". Such a framework is consistent with a centre-based approach and should enable development to occur in a way or at a rate:

- (a) that is broadly commensurate with the needs of the Region;
 - (b) that achieves efficient urban form (especially transportation efficiency); and
 - (c) that will not have a significant adverse effect on centres or the roading network.
7. In addition, Westfield supports the identification of Chartwell as a sub-regional centre in Table 6-3 (Hierarchy of major commercial centres in the Future Proof Area).
8. Westfield Chartwell represents a significant retail presence in Hamilton and its recognition as a sub-regional centre is both appropriate and necessary.

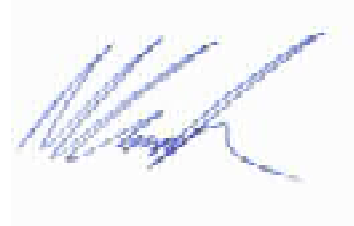
Decision sought

9. Westfield seeks that the Proposed RPS be adopted.
10. It also seeks such further or consequential amendments necessary to give effect to this submission, and to:
- (a) promote the sustainable management of resources and achieve the purpose of the Resource Management Act 1991 ("**Act**");
 - (b) meet the reasonably foreseeable needs of future generations;
 - (c) enable social, economic and cultural wellbeing;
 - (d) avoid, remedy or mitigate the adverse effects of the activities enabled by the Variation; and
 - (e) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of other means available in terms of section 32 and other provisions of the Act.
11. Westfield welcomes the opportunity to provide comments on the Proposed RPS, and looks forward to working with the Council towards a sustainable development for the Region and the Hamilton area.

Westfield does not wish to be heard in support of this submission.

Signature:

WESTFIELD (NEW ZEALAND) LIMITED by
its solicitors and authorised agents Russell
McVeagh:



James Gardner-Hopkins / Mathew Gribben

Date:

28 February 2011

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