



# Variation 13: Te Kauwhata Structure Plan

Proposed Waikato District Plan

Submission form

RMA Form 5

### Submitter

Please print

**Please use a separate form for each topic.**

*This form will be copied. Please do not print outside the frame.*

Name: Michael Redman (M) / Mrs / Ms / Miss

Contact person: (name and designation, if applicable) \_\_\_\_\_

Address for service: Hamilton City Council Phone: 07 838 6699

Private Bag 3010 Fax: \_\_\_\_\_

Hamilton E-mail: \_\_\_\_\_

### This is a submission on Variation 13: Te Kauwhata Structure Plan

The specific provision of the Variation that my submission relates to is Amendment Number \_\_\_\_\_

Other identification – eg Attachment, Schedule, Paragraph or Map Number \_\_\_\_\_

**My submission is:** (Include whether you support or oppose the specific provision, or wish to have it amended, and the reasons for your view.)

see attached

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

see attached

- ➔ I wish to be heard in support of my submission:  tick  if yes
- ➔ If others make a similar submission, I will consider presenting a joint case with them at hearing:  tick  if yes

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

Please return this form **no later than 23 October 2009** to:  
Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742; OR  
Fax 07 824 8091; OR e-mail [districtplan@waicd.govt.nz](mailto:districtplan@waicd.govt.nz)

19 October 2009

Gavin Ion  
Chief Executive  
Waikato District Council  
Private Bag 544  
Ngaruawahia 3742

Dear Gavin

**Variation 13 to the Proposed Waikato District Plan — Te Kauwhata Structure Plan**

Thank you for notifying the City Council of Variation 13 to the Proposed Waikato District Plan. We have reviewed the proposal and considered the policy context provided by the new objectives, policies and rules relating to the Te Kauwhata Structure Plan.

Hamilton City Council supports the proposed objectives and policies which emphasise maintaining the Te Kauwhata village characteristics, avoiding sprawling growth into the countryside (seeking a compact form of development), and providing for integrated development that reinforces the town centre as a community focal point. Hamilton City Council notes and supports that the proposed urban development would occur within the urban limits as shown in the Future Proof Strategy.

Hamilton City Council notes that the proposal would result in an additional 20 hectares of industrial land which is within the anticipated growth signalled in Future Proof.

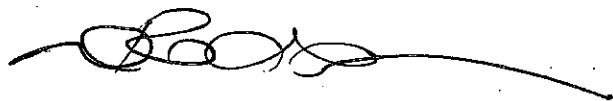
The sub-regional retail study conducted as a background document to the Future Proof Strategy suggests that Te Kauwhata is one of the Waikato District Council centres which will experience growth and will require progressive development of a smaller-scale community retail centre, in the order of around 2,500m<sup>2</sup> gfa of retail floorspace by 2041. The emphasis in the Structure Plan is on pedestrian-oriented retail development concentrated within the town centre and its immediate surrounds. No provision is made for additional business land near the expressway, therefore avoiding the possibility of large format retail being located near to the expressway. HCC supports the approach of providing for a mixed use town centre concentrated around the existing town centre. However, clarification is sought regarding the exact quantum of additional business zoned land proposed, such that it is appropriately sized for a local town centre.

Hamilton City Council notes that a renewal of resource consent for water take would occur in 2024 to provide for domestic and municipal supply and is supportive of a sub-regional approach to water issues.

Chief Executive's Office

Hamilton City Council does not wish to be heard in support of this submission.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Michael Redman', with a long horizontal flourish extending to the right.

**Michael Redman**  
**Chief Executive**

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