

Section 32 Report

Lakeside Private Plan Change Request

Updated 17 August 2017



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1.0 INTRODUCTION

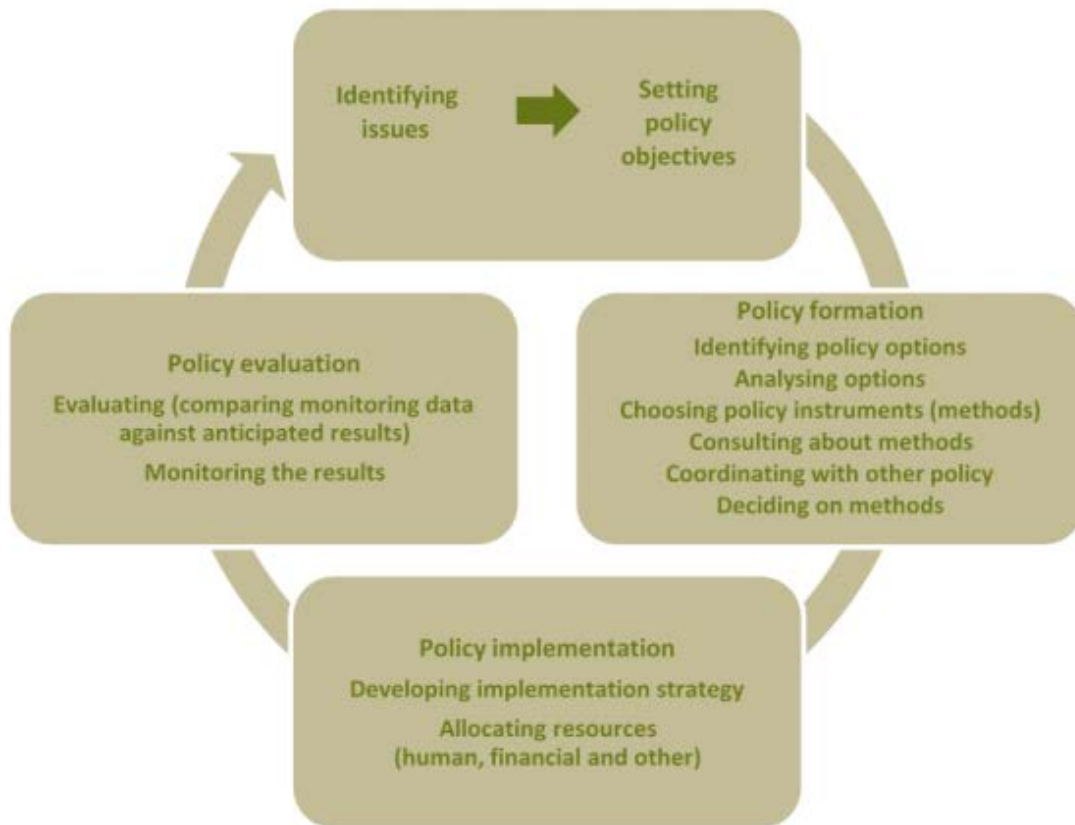
- 1.1 This report has been prepared to meet the provisions of Section 32 of the Resource Management Act 1991 (**RMA**).
- 1.2 This report accompanies the Private Plan Change request by Lakeside Developments 2017 Limited ("**Lakeside Development**") in respect of 194ha parcel of land located at 65 and 94 Scott Road, , Te Kauwhata (the "**Property**").
- 1.3 The Private Plan Change proposal is to rezone the Property to allow development of 132.5ha for housing with the remaining land being the flood plain. The flood plain will be retained as Rural zoned land and will be in part for open space (being 43.4ha) and in part farming (being 17ha).
- 1.4 The land is currently zoned either Rural or Country Living and is intended to be rezoned Living to enable the form and intensity of development envisaged. A small area is zoned Business to enable a neighbourhood community hub.
- 1.5 The fundamental planning issues are:
 - (a) There is a need for additional zoned land for housing at Te Kauwhata beyond the current provision under the Te Kauwhata Structure Plan and Waikato District Plan (**District Plan**). This is set out in the report of Property Economics and summarised in section 12 of this report.
 - (b) The best location for this growth is the southern corridor (land south of the village between Lake Waikare and the railway embankment) because of proximity to the village, the opportunity to open up access to Lake Waikare and the minimal impact on neighbours.
 - (c) The land can be serviced by wastewater infrastructure to enable residential development. There are a number of viable options for this. A key element of this proposal is the significant ecological improvement offered by new technologies to address wastewater infrastructure. This is set out in the report by Candor3.
 - (d) The land is intrinsically suitable for residential development. It has good access, suitable contour and views across the lake.
 - (e) There is no material detrimental rural economic impact from the loss of the rural zoned land. This is set out in the report by Natural Knowledge and Fergusson Lockwood and Assoc.

- 1.6 This report provides a background understanding to Section 32 of the RMA and also sets out the provisions of the plan change and the national and regional context of planning in relation to Te Kauwhata.
- 1.7 The report then provides an analysis of the provisions of the plan change in terms of the requirements of Section 32 of the RMA.

2.0 WHAT IS A SECTION 32 REPORT?

- 2.1 Section 32 reports have been required to support new plans and plan changes since the RMA was introduced in 1991.
- 2.2 In the early days of the RMA, a section 32 report was a compilation of background information in support of a plan or plan change. However, as time as gone on there has been an increasing level of rigour and structure to the point where a Section 32 report now requires a robust and clearly articulated evaluation report.
- 2.3 The Ministry for the Environment guide on Section 32 identifies that these reports:
 - (a) provide transparency to the decision-making process;
 - (b) are intended to ‘tell the story’ of what is proposed and the reasoning behind it;
 - (c) ensure that planning provisions are based on sound evidence and rigorous policy analysis;
 - (d) provide a record of the methods, technical studies and consultation that underpins the plan or plan change, including the assumptions and risks.
- 2.4 Diagram 1 below outlines the RMA planning cycle. The section 32 analysis an integral part of the policy formation process.

Figure 1: The RMA planning cycle



Source: A guide to section 32 of the Resource Management Act 1991 – Ministry for the Environment 2014

3.0 LEGAL - STATUTORY CONTEXT

- 3.1 Section 32 and Section 32AA of the RMA are set out in Diagram 2 below.
- 3.2 It is noted that Lakeside Private Plan Change request is an “amending proposal” as it is proposing to amend the District Plan rather than create an entirely new plan.
- 3.3 The assessment of an amending proposal requires evaluation against both the objectives of the proposed plan change along with the objectives of the existing plan, where they are relevant.
- 3.4 This assessment ensures that a plan change cannot be justified solely on its own objectives, without being consistent with the broader plan objectives.

Diagram 2 – Section 32 of the Resource Management Act 1991

32 Requirements for preparing and publishing evaluation reports

- (1) An evaluation report required under this Act must—
 - (a) examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and
 - (b) examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—
 - (i) identifying other reasonably practicable options for achieving the objectives; and
 - (ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and
 - (iii) summarising the reasons for deciding on the provisions; and
 - (c) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

- (2) An assessment under subsection (1)(b)(ii) must—
 - (a) identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—
 - (i) economic growth that are anticipated to be provided or reduced; and
 - (ii) employment that are anticipated to be provided or reduced; and
 - (b) if practicable, quantify the benefits and costs referred to in paragraph (a); and
 - (c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

- (3) If the proposal (an **amending proposal**) will amend a standard, statement, regulation, plan, or change that is already proposed or that already exists (an **existing proposal**), the examination under subsection (1)(b) must relate to—
 - (a) the provisions and objectives of the amending proposal; and
 - (b) the objectives of the existing proposal to the extent that those objectives—
 - (i) are relevant to the objectives of the amending proposal; and
 - (ii) would remain if the amending proposal were to take effect.

- (4) If the proposal will impose a greater prohibition or restriction on an activity to which a national environmental standard applies than the existing prohibitions or restrictions in that standard, the evaluation report must examine whether the

prohibition or restriction is justified in the circumstances of each region or district in which the prohibition or restriction would have effect.

- (5) The person who must have particular regard to the evaluation report must make the report available for public inspection—
- (a) as soon as practicable after the proposal is made (in the case of a standard or regulation); or
 - (b) at the same time as the proposal is publicly notified.

- (6) In this section,—

objectives means,—

- (a) for a proposal that contains or states objectives, those objectives:
- (b) for all other proposals, the purpose of the proposal

proposal means a proposed standard, statement, regulation, plan, or change for which an evaluation report must be prepared under this Act

provisions means,—

- (a) for a proposed plan or change, the policies, rules, or other methods that implement, or give effect to, the objectives of the proposed plan or change:
- (b) for all other proposals, the policies or provisions of the proposal that implement, or give effect to, the objectives of the proposal.

32AA Requirements for undertaking and publishing further evaluations

- (1) A further evaluation required under this Act—

- (a) is required only for any changes that have been made to, or are proposed for, the proposal since the evaluation report for the proposal was completed (the **changes**); and
- (b) must be undertaken in accordance with s32(1) to (4); and
- (c) must, despite paragraph (b) and s32(1)(c), be undertaken at a level of detail that corresponds to the scale and significance of the changes; and
- (d) must—
 - (i) be published in an evaluation report that is made available for public inspection at the same time as the approved proposal (in the case of a national policy statement or a New Zealand coastal policy statement), or the decision on the proposal, is publicly notified; or
 - (ii) be referred to in the decision-making record in sufficient detail to demonstrate that the further evaluation was undertaken in accordance with this section.

- (2) To avoid doubt, an evaluation report does not have to be prepared if a further evaluation is undertaken in accordance with subsection (1)(d)(ii).

- (3) In this section, **proposal** means a proposed statement, plan, or change for which a further evaluation must be undertaken under this Act.

4.0 NATIONAL PLANNING CONTEXT

4.1 Part 2 of the Resource Management Act

4.1.1 This plan change achieves the purpose of section 5 of the Resource Management Act 1991 (RMA). It achieves the balance between providing for the growth and development of Te Kauwhata and this part of the northern Waikato, while ensuring the protection and enhancement of core environmental values. This particularly involves:

- Retirement of an active dairy farm on the edges of Lake Waikare.
- Preservation of the Lake Waikare foreshore.
- Residential development in a way which retains the flood management programme on the Waikato River. There is no net change in the effective natural hazards.
- Provision for growth in a land efficient manner which will provide good quality living environments without extensive loss of rural production land.

4.1.2 In terms of section 5(a), this plan change provides for future generations, not only in the sustainability of the natural environment, particularly the Lake Waikare foreshore, but in terms of providing a significant opportunity for population growth within the Te Kauwhata area.

4.1.3 This plan change meets and/or is consistent with the matters of national importance set out in section 6. In particular:

- In terms of section 6(a), this plan change will protect the lake margin habitat of Lake Waikare.
- In terms of section 6(d), for the first time, public access will be provided to the foreshore of Lake Waikare. Lake Waikare is a very significant landscape feature for the local mana whenua and Te Kauwhata community, but one which the public have only been able to enjoy by informal arrangement of access with landowners. This plan change creates full public access to this part of Lake Waikare for the first time.
- In terms of section 6(e), this plan change acknowledges the cultural significance of the Lake Waikare foreshore to mana whenua. An Iwi Reserve will be

developed in the most easterly part of this foreshore and will be vested in an iwi authority or trust.

4.1.4 In terms of section 7 and the other matters which drive the purpose of the RMA:

- In terms of section 7(b), it provides for the efficient use of land. It provides for residential growth within the northern Waikato and Te Kauwhata area in a manner which retains quality neighbourhoods but provides for a range of typologies at medium density levels. A significant population can be provided for compared to the more extensive Countryside Living zoning which results in disproportionate loss of rural land.
- In terms of section 7(e), the amenity of the Lake Waikare foreshore will be significantly enhanced by opening up public access for the first time and by the extensive planting in this area. The amenity of the flood plain will also be enhanced by creating this as an area of public access and by the significant planting.
- In terms of section 7(d), the intrinsic values of this ecosystem will be improved by retiring this 194ha dairy farm along the immediate margin of Lake Waikare, and returning this land to a landscape vegetated area which will complement and reinforce the ecosystems and habitats of this foreshore over time.
- In terms of section 7(f) and the enhancement of the quality of the environment, the significant improvement to Te Kauwhata's existing wastewater treatment system will have a positive effect in enhancing the quality of Lake Waikare. The retirement of the dairy farm and the modern practice in stormwater treatment, together with the planting of the flood plain area, will materially enhance the quality of the environment.

4.1.5 Section 8 of the RMA deals with the principles of the Treaty.

4.1.6 Lakeside Developments has had extensive discussion with mana whenua. These are outlined in the report by Norman Hill of Boffa Miskell (Attachment H of the Private Plan Change request). The following table identifies the key cultural issues and how they will be mitigated:

Table 1: Cultural Issues

Identified Cultural Issue	Mitigant
<ul style="list-style-type: none"> Te Kauwhata’s Wastewater Infrastructure 	<ul style="list-style-type: none"> The Lakeside development proposal includes the potential for an overall wastewater treatment solution for the township of Te Kauwhata that will see the removal of the existing wastewater treatment ponds and the elimination of the discharging that is currently occurring into Lake Waikare. The proposed wastewater treatment solution will have an extremely positive impact on the water quality of Lake Waikare and the surrounding environment.
<ul style="list-style-type: none"> Access to Lake Waikare and its surrounds 	<ul style="list-style-type: none"> The Lakeside development proposal will see the creation of a formal public access to Lake Waikare, and its edge, for the first time. Lakeside Developments has included within the Lakeside master plan an Iwi Reserve which is to be located on the most eastern point of the development. This reserve will include memorial site and lookout over Lake Waikare.
<p>Cultural significance of whenua (land) Lake Waikare and Lake Kopuera</p>	<ul style="list-style-type: none"> Lakeside Developments has included within the Lakeside master plan an Iwi Reserve to be located on the most eastern point of the development. This reserve will include memorial site and lookout over Lake Waikare. Naming of roads within the Lakeside development to reaffirm and support the cultural h significant individuals or events. Lakeside Developments has commissioned an additional archaeological review of the area by a local archaeological expert Warren Gumbley. Provision to employ competent local iwi members from the tribal and local employment database.
<p>Environmental significance of Lake Waikare</p>	<ul style="list-style-type: none"> Lakeside Developments are exploring the opportunity to contribute towards Lake Waikare Catchment Management Plan (CMP).

4.1.7 Other matters of importance raised during engagement hui and discussions include:

- Reaffirmation of roles and responsibilities of the iwi and hapuu to uphold, support and achieve the objectives of the Waikato Tainui Strategic Plan called Whakatapuranga 2050. This is the blueprint form cultural, social and economic advancement for Waikato Tainui people.

- Reaffirmation of roles and responsibilities of the iwi and hapuu to uphold, support and achieve the objectives of the Waikato Tainui Environmental Plan called Tai Timu, Tai Pari, Tai Ao.

4.2 National Policy Statement

- 4.2.1 The National Policy Statement relevant to this Private Plan Change request is the 2016 policy statement on 'Urban Development Capacity 2016'. That policy statement requires councils in areas of high growth to provide for significant growth opportunity within their district and, in particular, to provide for 3, 10 and 30 years' worth of growth. The purpose of this policy statement is to ensure there is adequate land to accommodate the residential community and to prevent a distortion of market where historically, in the case of Auckland, an undersupply of land has given rise to significant escalation in property prices. The net result of this is to significantly impact on housing affordability issues.
- 4.2.2 The northern Waikato is an area experiencing significant growth as a result of growth within Auckland and Hamilton.
- 4.2.3 The research by Property Economics illustrates the significant demand for housing within Te Kauwhata which cannot be met within the existing zoned area of the northern Waikato.
- 4.2.4 Te Kauwhata is a logical place for WDC to target for growth as it is a location consistent with the regional and district growth strategies. The reasons are further outlined in sections 8, 9 and 13 of the Private Plan Change request and below in this report.
- 4.2.5 The reality is that towns like Pokeno, Te Kauwhata and Huntly will all grow to accommodate the population growth which is occurring in this important corridor. Te Kauwhata offers the best opportunity to cater for this substantial growth now as it is serviced by both physical and social infrastructure and is in accordance with the principles of the regional and district growth strategy.
- 4.2.6 This Private Plan Change helps WDC meet the requirements of the National Policy Statement.

4.3 National Environmental Standards

- 4.3.1 There are no National Environmental Standards relevant to this Private Plan Change.
- 4.3.2 The National Environmental Standard on contaminated land will apply when the detailed resource consents are applied for to develop the land.
- 4.3.3 This Property has been a working dairy farm for several generations. As typical of a working dairy farm, there have been isolated parts of the property which have housed hazardous material, including fuel and chemical supplies associated with farm operations, a shooting range and a disused dump.
- 4.3.4 The level of potential contamination is what is normally expected in these sort of circumstances, are readily managed through the resource consent process, and comparatively minor considering the Property is 194ha in size.
- 4.3.5 The Preliminary Site Investigation by Pattle Delamore concludes:

“This Preliminary Site Investigation has confirmed that specific areas of the site have been subject to HAIL land use as noted below. However, chemical concentrations across the remainder (the majority) of the site are generally within background levels for the Waikato region or below the laboratory detection limits. On this basis, there do not appear to be any significant and widespread potential contamination issues that might impact on the proposed private plan change and residential development.”

5.0 REGIONAL PLANNING CONTEXT

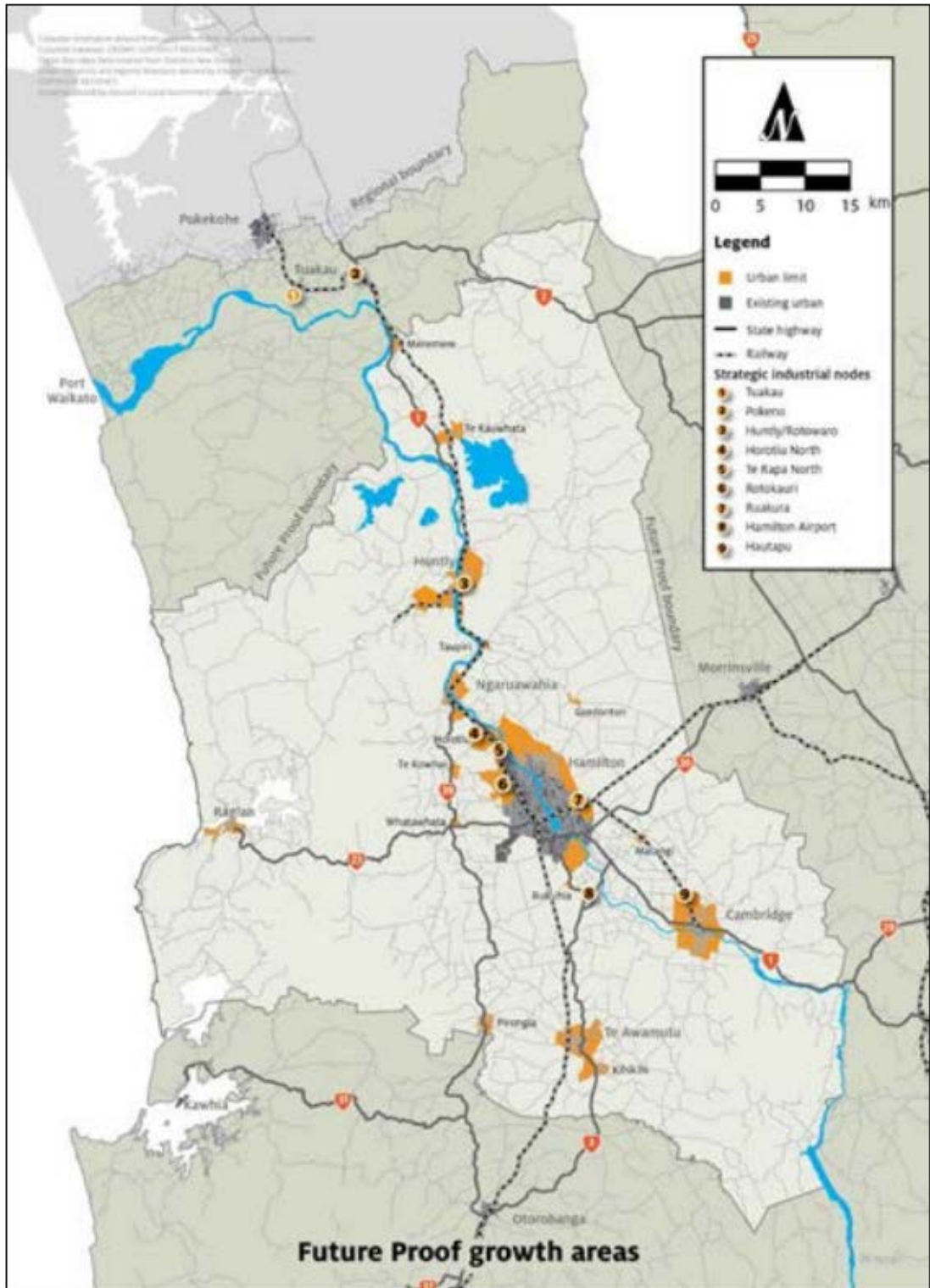
- 5.1 The Waikato Regional Strategy (**WRS**) and direction for the Waikato Region is set out in the Regional Policy Statement (**RPS**). The territorial authorities in the region, including the Waikato District Council, must “give effect” to the RPS.
- 5.2 The RPS is split into Parts A, B and C. Part A identifies the issues for the region and sets out the 26 objectives which are sought. Part B sets out the policies and methods for achieving those objectives while Part C contains the procedures for monitoring and evaluation.
- 5.3 The following sections outline the key objectives and the related policies and methods that are most relevant to the Lakeside Private Plan Change proposal.

5.3.1 Growth

The single-most important issue for this proposal relates to the growth that will result from the proposed subdivision adjoining the existing Te Kauwhata village. The relevant objective seeks to ensure that such development occurs in “an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes...”.

The policies and methods associated with this objective are based around a “future proof land use pattern”. This land use pattern requires that urban development occurs within the limits of the areas shown on Diagram 3 and in accordance with Diagram 4, the relevant portions of both Diagram 3 and Diagram 4 are set out below:

Diagram 4: Waikato Regional Growth Strategy – Map 6-2: Future Proof indicative urban limits



Map 6-2: Future Proof indicative urban limits

Diagram 5: Future Proof residential growth allocation and staging 2006-2061

Growth areas	Residential population ¹			
	2006	2021	2041	2061
Hamilton existing urban	119400	136400	161100	187900
Hamilton Greenfield (Rototuna, Rotokauri, Ruakura and Peacockes)	15000	37000	60000	60000
Future Hamilton Greenfield			3000	29700
Hamilton City Total	134400	173400	224100	277600
Cambridge	13225	17500	23200	25145
Te Awamutu / Kihikihi	12625	15900	20100	21565
Huntly	6915	8940	10925	12275
Ngaruawahia	5120	8340	12375	15875
Raglan and Whaingaroa	3220	4340	5025	5200
Te Kauwhata	1020	3430	5825	7675
Waipa Rural Villages	2350	3300	4290	5330
Waikato Rural Villages	6725	9050	12400	15775
Waipa Rural	15500	18800	19410	21460
Waikato Rural	22400	24800	27350	29800
Future Proof sub-regional total	223500	287800	365000	437700
Sub-regional split by settlement type				
City	134400	173400	224100	277600
Towns	42125	58450	77450	87735
Rural Villages	9075	12350	16690	21105
Rural	37900	43600	46760	51260
Sub-regional split – proportion of total population				
City	60%	61%	61%	63%
Towns	19%	20%	21%	20%
Rural Villages	4%	4%	5%	5%
Rural	17%	15%	13%	12%

¹ The above population figures in any given location do not take account of growth associated with marae and papakāinga development. Consequently, actual population figures may exceed the above figures in some areas.

The above map and table identify Te Kauwhata as a key location for growth, and that the population of Te Kauwhata is expected to grow to 7,675 by 2061 (from 1,020 in 2006).

The policies and methods of the RPS also make it clear that territorial authorities are expected to zone land to provide for the predicted population growth within 2 years of the RPS becoming operative (2016). It is also noted that the planning horizon for growth strategies is at least 30 years.

With reference to Diagram 4, the population in Te Kauwhata by 2041 will be in the order of 5,825 people. The analysis by Property Economics demonstrates that this is a very conservative figure.

The Property is not within the “urban limits” shown on the map in Diagram 3. However, it should be noted:

- Diagram 3 is clearly identified as being “indicative”;
- The methods and explanations contained within the Policy Statement clearly identify that it is up to territorial authorities to give effect to growth strategies down to a property boundary level;
- Policy 6.19 provides for a review of the map and table if the Future Proof partners agree that insufficient land exists within the urban limits to cater for the growth anticipated within 10 years of the analysis or if the population growth varies by more than 10% over 5 consecutive years from the predictions in the Future Proof Growth Strategy
- Method 6.14.3 also provides for alternative land release where certain criteria are met. These criteria require that an alternative land release will maintain the safe and efficient functioning of infrastructure, land will be available in a timely and affordable manner, the development will not compromise infrastructure investments and the effects of the change are consistent with the development principles set out in Section 6a of the RPS.

The other specialist reports provide an analysis of the infrastructure provision and investments. An assessment of the proposal against the principles in the RPS is set out in Table 2 below:

Table 2: 2016 Waikato Regional Policy Statement - Planning Requirements for New Development

New development should:	The Lakeside development proposal adheres to this policy by:
a) support existing urban areas in preference to creating new ones;	The proposal is consistent with this principle as it will support the existing Te Kauwhata village.
b) occur in a manner that provides clear delineation between urban areas and rural areas;	The proposal is consistent with the principle as the density of sites will contrast with the rural area to the south. Furthermore, the lack of development in the flood plain will provide a band of separation between the proposed sites and the rural activity to the south.
c) make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield areas;	The existing Precinct Plan has utilised the intensification opportunities within the existing village. However, the density of the proposal serves to mitigate the use of greenfield land by providing an increased number of sites, particularly compared to the lifestyle blocks to the north west.
d) not compromise the safe, efficient and effective operation and use of existing and planned infrastructure, including transport infrastructure, and should allow for future infrastructure needs, including maintenance and upgrading, where these can be anticipated;	<p>The North Island Main Trunk Railway adjoins the Property to the west.</p> <p>The proposal will be designed to ensure that there are no adverse effects on the operation of the railway through the use of larger section sizes and the use of acoustic fencing/attenuation if required.</p>
e) connect well with existing and planned development and infrastructure;	This has been addressed in the Infrastructure report prepared by Candor3.
f) identify water requirements necessary to support development and ensure the availability of the volumes required;	The issue of potable water has been addressed in the Infrastructure report prepared by Candor3.

g) be planned and designed to achieve the efficient use of water;	The issue of potable water has been addressed in the Infrastructure report prepared by Candor3.
New development should:	The Lakeside development proposal adheres to this policy by:
h) be directed away from identified significant mineral resources and their access routes, natural hazard areas, energy and transmission corridors, locations identified as likely renewable energy generation sites and their associated energy resources, regionally significant industry, high class soils, and primary production activities on those high class soils;	<p>Any future subdivision can be designed so as to avoid the flood plain area.</p> <p>There are no known renewable energy sites located on the Property.</p> <p>The Countryside Living zone which is currently in place on the upper portion of the site has already provided for urban development on an area of high class soils and the balance area of high class soils is of minimal value.</p>
<p>i) promote compact urban form, design and location to:</p> <ul style="list-style-type: none"> i) minimise energy and carbon use; ii) minimise the need for private motor vehicle use; iii) maximise opportunities to support and take advantage of public transport in particular by encouraging employment activities in locations that are or can in the future be served efficiently by public transport; iv) encourage walking, cycling and multi-modal transport connections; and v) maximise opportunities for people to live, work and play within their local area; 	<p>The proposed subdivision will have a range of site sizes and be compact in its form as compared to the sites contained within the Te Kauwhata West area and in the Ecological Area to the north of Blunt Road.</p> <p>This compact form proposed at Lakeside will enable more people to live in proximity to the existing Te Kauwhata village.</p> <p>The Lakeside development proposal also presents an opportunity to significantly increase the number of cycle trails in Te Kauwhata, particularly trails adjoining the edge of Lake Waikare.</p> <p>This increase in recreational opportunities for walking and cycling will significantly increase the ability to people to live and conduct recreational activities in the area.</p>
j) maintain or enhance landscape values and provide for the protection of historic and cultural heritage;	<p>The landscape values can be maintained through relating the design of the subdivision to the contours of the site.</p> <p>Additionally, setting aside of the flood plain from development will allow the development to seamlessly interact with the adjoining rural sites to the south.</p>

New development should:	The Lakeside development proposal adheres to this policy by:
k) promote positive indigenous biodiversity outcomes and protect significant indigenous vegetation and significant habitats of indigenous fauna. Development which can enhance ecological integrity, such as by improving the maintenance, enhancement or development of ecological corridors, should be encouraged;	There is no significant areas of indigenous vegetation or fauna on the site.
l) maintain and enhance public access to and along the coastal marine area, lakes, and rivers;	Future subdivision will create public access to Lake Waikare for the first time. This is of significant public benefit in terms of recreational opportunities for the future residence of Lakeside and the existing Te Kauwhata community.
m) avoid as far as practicable adverse effects on natural hydrological characteristics and processes (including aquifer recharge and flooding patterns), soil stability, water quality and aquatic ecosystems including through methods such as low impact urban design and development (LIUDD);	Any future subdivision can be designed so as to avoid the flood plain and ensure hydrological neutrality.
n) adopt sustainable design technologies, such as the incorporation of energy-efficient (including passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater harvesting and grey water recycling techniques where appropriate;	Sustainable design technologies can be factored into the design of any future subdivision. This includes the use of rain gardens, passive solar design and rainwater harvesting.
o) not result in incompatible adjacent land uses (including those that may result in reverse sensitivity effects), such as industry, rural activities and existing or planned infrastructure;	<p>The design and layout of the proposal will avoid any reverse sensitivity effects as the lack of development in the flood plain area will ensure that there is a separation from the rural activities to the south.</p> <p>The larger lot sizes and acoustic standards adjoining the North Island Main Trunk Railway will ensure that there are no reverse sensitivity effects on the operation of the railway.</p>

New development should:	The Lakeside development proposal adheres to this policy by:
p) be appropriate with respect to projected effects of climate change and be designed to allow adaptation to these changes;	The potential effects of climate change can be factored into the design of any proposed subdivision.
q) consider effects on the unique tangata whenua relationships, values, aspirations, roles and responsibilities with respect to an area. Where appropriate, opportunities to visually recognise tangata whenua connections within an area should be considered;	The proposal presents an opportunity to recognise the cultural heritage values associated with Lake Waikare. This could occur through a range of mechanisms including the vesting of land, the inclusion of artwork and by generally adopting the Te Aranga principles.
r) support the Vision and Strategy for the Waikato River in the Waikato River Catchment;	The proposed subdivision can be designed and located to avoid the flood hazard area. This not only means that any future dwellings will not be affected by flooding but also enables Lake Waikare to flood in times of increased flows.
s) encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods); and	Waste minimisation can be factored into the design and construction process.
t) recognise and maintain or enhance ecosystem services.	Unaware of any particular ecosystem services that are relevant to this site.

Overall, it can be seen that the growth in Te Kauwhata is outstripping the current supply of land that is provided for by the current zoning, given the rate of uptake of developed sites that is currently occurring and the predicted future population growth of Te Kauwhata.

5.3.2 Amenity

The objective of the Policy Statement relating to amenity seeks to ensure that the qualities and characteristics of areas are maintained and enhanced.

The policies and methods relating to this objective note that amenity is derived from air, geothermal systems, water bodies and character in general. In the Te Kauwhata context,

amenity values are driven by the village character, the walkways and cycleways, Lake Waikare and the Whangamarino wetlands.

This proposal will:

- Protect and potentially place in public ownership the foreshore of Lake Waikare for the first time. LDL has offered to vest this significant area of open space in the Council. The Council has yet to determine what, if any, spaces they will accept. Regardless of the Council decision, Lakeside Development will include significant areas of open space.
- Retain the spacious nature of development through larger areas of open space, parkland, and communal open space.
- Ensure a high quality amenity outcome.

5.3.3 Natural Character

The objectives, policies and methods of the Policy Statement require the protection of the natural character values of lakes and wetlands. Clearly these objectives and policies would apply to Lake Waikare and the Whangamarino wetlands.

This Private Plan Change effectively retires a 194ha dairy farm located on the Lake Waikare foreshore which will remove the subsequent run-off, creates a large lake margin reserve (which will be vested in Council) and provides the ability to complete native replanting of the foreshore.

5.3.4 Public Access

The provisions relating to public access to lakes, rivers and streams seek to enhance, rather than maintain, access to these features.

The methods associated with these objectives and policies highlight the need to ensure that development is setback from the edge of lakes so as to enable public access.

Providing public access to Lake Waikare is a key part of this Private Plan Change. For the first time the public will get access to this part of Lake Waikare.

5.3.5 Natural Hazards

Objective 3.24 Natural Hazards seeks to ensure that the “effects of natural hazards on people, property and the environment are managed by:

- a) increasing community resilience to hazard risks;
- b) reducing the risks from hazards to acceptable or tolerable levels; and
- c) enabling the effective and efficient response and recovery from natural hazard events”.

The Flood Hazard identified on the planning maps is the key natural hazard relating to this Property. The policies and methods identify the need to ensure that subdivision can only occur in a flood plain with an annual exceedance probability of 1% where the required assessment has been undertaken and it has been determined that the risks will not exceed acceptable levels. The proposal will meet these requirements.

The significant majority of the flood plain will be undeveloped. Where there are modifications to the flood plain, these are limited, and are part of a package of works to ensure there is no net change in the capacity of the flood plain. Where one area is reclaimed another complementary area is created. The reasons for this modification are to create a logical edge to the perimeter of the flood plain, and to facilitate the second access point to the north.

5.3.6 Soils

Objective 3.26 ensures that the value of high class soils for primary production is recognised and they are protected from inappropriate subdivision, use and development.

In the regional plan, 27% of the soils within this subject area would be deemed High Class soils. In the district definition, 46% would be considered High Class soils.

The Natural Knowledge report also identifies that there is a total of 40,000ha of high class soils within 30km of Te Kauwhata. It is considered that the loss of between 27ha and 46ha (depending on whether you use the regional or district definition) of this total is not significant as it equates to 0.1%.

The policies and methods associated with this objective relate to the protection of high class soils by avoiding erosion and restricting urban and rural-residential development. The exception to this is that method 14.2.1 provides for urban and rural residential

development on high class soils where this is provided for in a growth strategy identified in Chapter 6 of the RPS or a council-approved growth strategy developed with regard to the principles in 6A. As stated above, an assessment against these principles is set out in Table 2 above.

This Private Plan Change will result in the loss of some land of High Class soils. However, this is not a large contiguous block and is relatively small compared to High Class soils within the broader Te Kauwhata area.

5.3.7 Cultural

There are a number of objectives and policies relating to the protection of the relationship of tangata whenua with the environment. This includes protecting the role of tangata whenua as kaitiaki and ensuring that natural and physical resources are used in accordance with tikanga Maaori.

The cultural issues in relation to this Private Plan Change are addressed in the Cultural Engagement Overview report prepared by Norman Hill of Boffa Miskell and are covered in Section 4 above.

5.3.8 Ecological Impacts

The Regional Council has recently published a “healthy waters” plan change. This is designed at enhancing water quality in the region’s lakes, rivers and streams.

This proposal offers a unique opportunity to make a material contribution to enhancement of Lake Waikare. This will be achieved in three ways:

- (a) The retirement of 194ha of farmland with 70ha in the flood plain and immediately adjoining Lake Waikare will significantly reduce nutrient loads, particularly nitrogen, entering the lake.
- (b) While mostly fenced, this proposal will now ensure stock do not have direct access to this portion of the lake.
- (c) The significant upgrade to the wastewater treatment system will ensure a high-quality discharge from the Lakeside development. Furthermore, there is the opportunity to expand this plant to upgrade the existing Te Kauwhata

wastewater treatment plant to remove the existing discharge that is occurring into Lake Waikare. This would have a very significant and material enhancement to the lake.

- (d) Stormwater quality is entering the lake through:
- retirement of dairy farming along the immediate foreshore
 - the “treatment train” process of retention in selected parts of the site, swales and rain gardens, and wetland.

6.0 PLAN CHANGE SUMMARY

6.1 This section sets out a summary of the core elements of the Private Plan Change. It does not constitute a comprehensive list of the detailed provisions.

6.2 Plan Change Structure

6.2.1 This Private Plan Change follows the structure of the Operative Waikato District Plan – Waikato section. It also follows the format of recent plan changes advanced by Waikato District Council (WDC).

6.2.2 The Private Plan Change is set out in eight parts.

- (a) Part A comprises requested changes to the planning maps.
- (b) Part B introduces new objectives and policies for the Lakeside Precinct Plan area.
- (c) Part C introduces new rules for the Lakeside Living zone, including a Precinct Plan.
- (d) Part D comprises consequential amendments to the Business Rules.
- (e) Part E comprises consequential amendments to the Rural Rules.
- (f) Part F comprises additional provision to the “Reasons and Explanations”.
- (g) Part G comprises consequential changes to section 15A of the Operative District Plan text which are particular provisions of the Te Kauwhata Structure Plan.

- (h) Part H introduces a new definition of Comprehensive Subdivision.

6.3 Zones

6.3.1 This Private Plan Change:

- (a) rezones 132.5ha of land currently zoned Rural and Countryside Living to Living zone. This includes the roads which are to be zoned Living in accordance with Council's practice;
- (b) rezones 1.1ha of land from Rural zone to Business zone;
- (c) retains 60.4ha of land in Rural zoning (with open space and culture and heritage overlays);

6.3.2 These zones apply to the following areas of the Property:

- (a) Residential Living Zone: This is the primary portion of the Property. It applies extensively throughout the property apart from an area along the southern boundary and a substantial area on the eastern edge of the property where it adjoins Lake Waikare.
- (b) Business Zone: A business zone applies to the community hub. The intention will be to identify an existing zone which will provide for limited floor area for retail and food and beverage and a range of community and support services. The key outcome is to select a zone (modified if necessary) so that it does not directly compete with the Te Kauwhata retail village.
- (c) Rural: Effectively the rural zoning will remain on those parts of the flood plain. Along the southern boundary the land will remain farmland. To provide a transition from Rural to Residential activities and matters of reverse sensitivity are dealt with within the Lakeside development rather than be expected to be dealt with within the Rural zoned farm to the south. The Rural zoned land which adjoins the lake will have specific overlays to enable this land to be used for open space and recreation purposes and also to reflect the cultural values of the Iwi reserve.

6.4 Lakeside Precinct Plan Approach and Plans

6.4.1 Special provisions are applied to the Lakeside area. A “Lakeside Precinct Plan” forms the core part of this Private Plan Change request. This will embed critical planning elements that are a core part of the development.

6.4.2 The key matters included within this Lakeside Precinct Plan map are:

- (a) The flood plain. This overlay would clearly define the new boundary of the flood plain and severely restrict development in the flood plain to those provided for in the rural zone.
- (b) The primary roading network and roading hierarchy. This will set the hierarchy and functional widths of these roads. The prime spine road will be defined with a moderate degree of specificity. The other local road network will be indicative only.
- (c) The lake access treatment and particularly opening up the edge of Lake Waikare as a major recreational opportunity for the public for the first time.
- (d) Showing the streams and associated stormwater management that flow through the block. These become critical amenity corridors as well as stormwater management areas. They create the opportunity also for the walkway network.
- (e) The community hub and the operation of that facility. Retail and food/beverage components are capped in terms of gross floor area.
- (f) Potential future road connections in the north-eastern corner connecting to the existing Te Kauwhata village are signalled.
- (g) Identification of the area enabled for higher residential density.
- (h) Identification of the railway embankment where the special yard setback applies.

6.5 General text provisions

6.5.1 The provisions that apply in the District Plan to the Residential Living, Rural, Business Zones and the General provisions, apply to Lakeside unless specifically replaced or modified in the Lakeside Precinct Plan.

6.6 Lakeside Precinct Plan Provisions

6.6.1 There are specific provisions for Lakeside. These are in substitution for or in addition to specific zone rules.

6.6.2 The key provisions are described below.

6.6.3 Objectives and policies:

The Private Plan Change has eight objectives:

- (a) Objective 15D.3.1 addresses growth and requires the Te Kauwhata Lakeside Precinct Plan to make a significant contribution to providing and managing growth in Te Kauwhata and the wider northern Waikato area. Policies provide for the creation of additional land at medium density and a higher density level. This is intended to provide a broader range of housing types to the residents of Te Kauwhata.
- (b) The second objective is about integrating the Lakeside area with the existing town centre and lake. This provides significant areas of open space, connections back to the town centre, both potential future and existing roading, cycling and walkways, and provides for a community hub which complements the existing town centre.
- (c) The third objective ensures a high level of amenity and sense of place within the development. Policies address streetscapes, orientation, the mix of public and communal open space, and the general design of the roads and public infrastructure.
- (d) The fourth objective relates to the community hub. It is particularly targeted at ensuring the community hub provides for local services for the local community but does not generate significant adverse effects on the role, amenity and social function of the town centre.
- (e) The fifth objective deals with the environmental values of the development. It is particularly focused on Lake Waikare and the ecological corridors developed as part of the overall development including stormwater management. It addresses issues of landscaping and planting within the open space areas.

- (f) The sixth objective deals with the cultural importance and historic heritage of the area. The policies particularly relate to the importance of Lake Waikare foreshore to iwi and managing the environmental effects of development.
- (g) The seventh objective deals with transport. The policies set up the primary road network as well as futureproofing additional connections through to the town centre. It ensures local roads pursue a low impact design. It provides for a cycling and walkway network throughout the development.
- (h) The eighth objective is a process objective dealing with structure planning. It is intended to ensure the integrated comprehensive nature of development.

6.6.4 **Comprehensive Subdivision Consent**

To ensure integrated and comprehensive development of Lakeside, a Comprehensive Subdivision Consent (CS) is set as a prerequisite for major development within the area. A CS can be applied for in stages but each stage must be 10ha or more. The CS will approve the street pattern, public open spaces and superlot sizes consistent with the density controls within the plan. It can also lay out the individual site sizes for particular stages.

Later subdivision that does not comply with a CS is a discretionary activity. In addition, a number of the land use activities which are not consistent with or following a CS will automatically be deemed a discretionary activity.

6.6.5 **Comprehensive Land Development Consent**

Complementing the CS is a Comprehensive Land Development Consent (CLDC). The CLDC provides for a bundle of land use consents that enable preparation of land ready for housing development. This includes earthworks, all forms of infrastructure, open space, roading and walkway/cycling networks and associated social infrastructure.

The combination of the CS and the CLDC is intended to provide integrated development of the land through the consent process to enable appropriate scrutiny of the development. Once these integrated development consents have been approved, then housing and other appropriate development generally proceeds as a permitted activity.

6.6.6 Activity

Generally the land use activities of the underlying zone apply.

Particular provisions are put in place to enable a range of residential activities within the Living zoned land. These include a retirement village.

In the Business zone, there are restrictions imposed on the size of retail premises so that these do not undermine the economic viability of the town centre. The controls:

- Cap the total gross floor area at 4,000m²;
- Ensure all individual units are between 70m² and 650m²;
- Allow two individual leasable units between 400m² and 650m².

6.6.6 Development Rules

(a) Density

A Lakeside specific density control is applied. Density is effectively controlled through the subdivision pattern.

Three basic site sizes are created. The medium density precinct has a minimum site size of 300m² with an average site size of 500m² or greater. There is then a higher density precinct with a minimum site size of 200m² and an average of 250m² or greater.

This area is described as a “higher” density precinct. It is higher density relative to Te Kauwhata, but in an urban sense is still a medium density zone.

Particular provisions apply for a retirement village. There is no density as such, although any retirement village requires a resource consent subject to the normal assessment criteria.

The outcome of the Lakeside Precinct will be to provide in Te Kauwhata a broad spectrum of housing typologies and lifestyle choice. This will range from rural lifestyle blocks to low, medium and higher density housing. The reality is that there is no opportunity for higher density housing typologies at present. The spectrum of housing typologies is

constrained. This plan change will enable a broader range of housing choice for existing and future residents of Te Kauwhata.

(b) Building height

Building height is set at 8m. This will allow two storey development with roof pitch design.

(c) Building coverage

Building coverage controls will be set taking into account the provision of communal open space and its benefits to residents. In the higher density precinct, building coverage can be up to 65%. The current plan definition of site and the arrangement of building coverage does not enable the communal open space to be factored into this coverage control. However, the CS will ensure the appropriate arrangement of communal open space and development sites.

(d) Daylight admission control

A daylight admission control applies in the Residential zones. In the medium density zone this is set at 2.5m + 45 degrees. In the higher density zone towards the street frontage, this is increased to 3.5m + 45 degrees. This is to allow a range of developments and recognises the opportunity for a more intensive form of development in these higher density precincts which are supported by communal open space.

(e) Impermeable surface

The current permeable surface control of 50% will generally apply but pro-rated to take account of communal open space.

(f) Living court requirements

Different living court requirements apply to the medium density and higher density precincts. The higher density precinct provisions recognise the combination of on-site private open space and associated communal open space.

(g) Reverse sensitivity rail line

A special yard setback of 5m for any building and 10m for habitable rooms is proposed to provide an appropriate interface between the railway embankment and any building. Special criteria apply to a CS for lots adjoining the rail corridor relating to noise sensitivity associated with the rail.

(h) Earthworks

A series of earthworks controls apply. These are targeted at ensuring appropriate control over erosion and settlement. They also ensure protection within the flood plain. Some earthworks and recontouring is enabled within the flood plain but only where this has been approved as part of a CS. The CS in turn ensures that there is no net change in the capacity within the flood plain, although some localised recontouring is provided.

6.7 Design guidelines

- 6.7.1 The Comprehensive Subdivision sets criteria which will ensure a high quality design of the neighbourhoods, public open space and communal open space which will comprise the Lakeside development.
- 6.7.2 The information requirements for any CS or CLDC require a copy of the masterplan (updated) and the urban design report (updated) to be provided. This enables the Council in assessing any consent to have a full understanding of the broader context and to have assurance that there is at least one appropriate form of development for a completed Lakeside Precinct.
- 6.7.3 In addition, a series of design and landscape guidelines apply through the contractual 'sale and purchase agreements'. The guidelines are controlled via a land covenant that is registered against the title of each residential lot. A design review panel is established to review all designs of new homes. Some of these are preapproved through an extensive catalogue. Others will be specifically approved at the time of development.

7.0 DEVELOPMENT OF THE PLAN CHANGE

- 7.1 Lakeside Developments has consulted extensively over the development of this Private Plan Change request.

7.2 Waikato District Council

7.2.1 There have been a number of workshops with WDC staff. These have addressed:

- (a) the need for providing growth within the Northern Waikato;
- (b) the proposal to rezone this Lakeside land and the rationale for the next stage of growth for Te Kauwhata to be to the south;
- (c) the approach and provisions of this Private Plan Change request;
- (d) the infrastructure aspects, particularly focused on wastewater, stormwater and transport;

7.2.2 The Private Plan Change has been modified to take on board feedback from Council staff. There have also been detailed discussions on how the wastewater plant might contribute to the overall wastewater solutions for Te Kauwhata. There have also been discussions in relation to alternatives such as a pipeline to Tuakau or Huntly. While the final option is yet to be determined, what is important for this plan change is that there are practical and realistic options for wastewater treatment that will not only service the development but will improve the current situation. Waikato District Council has recently got funding from the government under the Housing Infrastructure Fund. This is to enable a range of improvements to the Te Kauwhata infrastructure but with a particular focus on wastewater.

7.3 Waikato Regional Council

7.3.1 Lakeside Developments has met with the Waikato Regional Council staff to brief them on the proposal and to work through the various regional issues.

7.3.2 This has focused on:

- (a) stormwater;
- (b) wastewater;
- (c) cultural elements;
- (d) the Lake Waikare foreshore and margins.

7.3.4 The plan change has been modified to take on board this feedback.

7.3.5 There are no regional consents being sought concurrent with this Private Plan Change request. Lakeside Developments fully recognises that, if it is successful with this plan change request, then there will be a number of regional consents required to give effect to the development (and district consents).

7.3.6 In terms of these future regional consents, Lakeside Developments has engaged with Waikato Regional Council staff in terms of recontouring and developing the flood plain. The feedback received on this is supportive provided that net effect on the flood plain is nil.

7.4 Iwi

7.4.1 Lakeside Developments commissioned the expertise of Boffa Miskell Strategic Advisor Norman Hill to lead Iwi engagement.

7.4.2 Norman is affiliated to Waikato Tainui Iwi, and Ngaati Whaawhaakia, Ngaati Naaho and Ngaati Mahanga are his hapuu.

7.4.3 A competent qualified environmentalist with over 16 years' experience in a wide range of projects including environmental management, strategy and research, river and biodiversity restoration, environmental compliance, law enforcement and best practice corporate –cultural facilitation and engagement.

7.4.4 The purpose of Iwi engagement includes:

- To engage with Waikato Tainui in a timely, inclusive and participatory setting and seek feedback and input into appropriate cultural and environmental mitigation solutions
- To ensure that adequate consultation with Waikato Tainui has occurred, to ensure compliance with statutory/legal requirements

7.4.5 The method of Iwi engagement was primarily via 'kanohi ki te kanohi – face to face dialogue with appropriate Iwi and hapuu leaders.

- 7.4.6 Timothy Manukau is the Environmental Manager of the Waikato Raupatu River Trust and has been the point of contact on behalf of the Waikato Tainui Iwi.
- 7.4.7 Glen Tupuhi is the Chairman of Nga Muka Development Trust and has been the point of contact on behalf of the local hapuu and marae within the Te Kauwhata area.
- 7.4.8 Follow up emails and regular phone calls were made to Timothy and Glen, to further discuss and clarify matters.

Meetings were held on:

- 18 October 2016 - Meeting held at Waikato River Trust Office Alma Street Hamilton with Waikato Raupatu Lands Trust Environmental Manager Timothy Manukau.
- 10 November 2016 – Meeting held at Boffa Miskell Office Corner of Knox and Anglesea Street Hamilton with Nga Muka Development Trust Chairman Glen Tupuhi.
- 1 December 2016 – Meeting held at Horahora Marae with Nga Muka Development Trust Committee.
- 8 March 2017 – Meeting held at Waikare Marae with Nga Muka Development Trust Committee.

A key focus of this engagement has been matters of wastewater. This has included a hui with Nga Muka, Waikato Tainui, WRC, WDC and LDL. Iwi expressed their in principle support for the MBR plant proposed by Lakeside Development. They are awaiting the detailed technical reports prior to formal endorsement.

7.5 NZTA

- 7.5.1 Lakeside Developments has engaged with NZTA to discuss the proposed Lakeside development and to understand the implications of its development. NZTA's issue was confined to questions of the capacity of

the Rangiriri / Te Kauwhata off-ramps and interchange at State Highway 1.

7.5.2 These issues are addressed in the report by Carriageway Consulting.

7.6 KiwiRail

7.6.1 Lakeside Developments has engaged with KiwiRail to discuss the proposed Lakeside development and to understand the implications of its development. KiwiRail's interest was in reverse sensitivity issues along the railway embankment.

7.6.2 based on this feedback, The Private Plan Change has been modified to set a special 5m yard setback from the embankment and a further 5m setback for habitable spaces.

7.6.3 KiwiRail sought special noise controls for the rail interface through a consent notice or other mechanisms. This plan change puts criteria in the assessment of a Comprehensive Subdivision which address reverse sensitivity issues from railway noise. The criteria relate to potential consent notices on residential development and no complaints covenants.

7.7 Adjoining landowners

7.7.1 Lakeside Developments has consulted with all adjoining landowners located on Scott Road.

7.7.2 As a result of that consultation, a further landowner has joined the Private Plan Change.

7.7.3 The Private Plan Change is somewhat unique in the limited number of adjoining private landowners.

7.7.4 The landowner to the south is supportive of the Private Plan Change. This is one of the people who have joined the plan change with one of their properties to the north.

7.7.4 The other affected landowners are properties along Scott Road. All these landowners have been individually consulted.

7.8 Public consultation

7.8.1 Lakeside Developments held a community open day which was well attended by the Te Kauwhata community.

7.8.2 The purpose of the community open day was to provide details of the proposed Lakeside development and to outline the private plan change process and associated timings.

7.8.3 Feedback received from the community open day has been reflected in the Lakeside design and is incorporated into the Private Plan Change submission. An example of this is demonstrated through the inclusion of an Equestrian Park Concept into the Lakeside masterplan which following consultation with the Te Kauwhata District Pony Club. The land where the Equestrian Park will be located will ultimately vest in Council, and as such it is ultimately a Council decision, nevertheless we believe this is an appropriate location and will become a valuable community asset.

8.0 PROBLEM DEFINITION

8.1 The Ministry for the Environment Guide to Section 32 identifies the need to clearly define the problem that the plan or plan change is seeking to address.

8.2 In this case, the problem is centred around two issues which are discussed in turn below.

8.2.1 Existing Capacity

Te Kauwhata is currently experiencing very significant residential growth. The Property Economics report identifies that net population growth within Te Kauwhata over the last 15- years has equated to around 39% above that of the wider Auckland Regional average of 31% (albeit off a lower base).

Lakeside is currently outside the area identified by the Te Kauwhata Structure Plan as the 'urban limit'. The following table sets out the provision for existing and potential housing / population that is provided for in the Structure Plan. This is based on 2016

Waikato Regional Policy Statement (**RPS**), and does not take account of the very significant recent change in population growth.

Table 3: Te Kauwhata capacity

Location	Existing dwellings	Potential additional dwellings	Population provided for (includes existing and potential dwellings)
Existing Village	532	389	2,302
Te Kauwhata Ecological Living	2	348	875
Te Kauwhata West	78	494	1,430
Sub Total	612	1,229	4,607
Country living	46	47	232
Total	658	1,278	4,839

Essentially Te Kauwhata has 658 houses now, with zoned provision for 1229 houses within the core urban area, and 1,278 houses if you include the Country Living zoned area.

The RPS predicts growth equivalent to 3,430 population by 2021, 5,825 population by 2041 and 7,675 population by 2061.

The RPS gives the Council two years from 2016 (which is the operative date of the RPS) to put in place zonings to provide for 30 years of growth in Te Kauwhata. Thirty years of growth equates to a population of 6,287 or 2,515 dwellings (based on 2.5 people per dwelling as identified in the 2013 Census).

An analysis of zoned capacity within Te Kauwhata reveals that:

- (a) There is potential for an additional 389 sites within the existing village.
- (b) There is provision for an additional 348 houses in terms of the zoned land north of the existing village.
- (c) There is provision for a further 541 houses west of the rail line (Country Living and Te Kauwhata West zoned land).
- (d) Even under the RPS and District Plan growth targets, and assuming all land is developed to its maximum zoned potential, there is a shortage of approximately 578 properties in terms of the 30 year planning horizon set out in the RPS.

Overall, it can be seen that the existing zoning applied to Te Kauwhata does provide for growth but not to the level of the required growth targets as set under the Future Proof Growth strategy.

8.2.2 Should Te Kauwhata grow in addition to that required to address the existing capacity issues?

Having identified that there is a shortfall in growth capacity at Te Kauwhata, it is then necessary to determine if additional growth should be limited to that required to fulfil the existing shortfall or if it should go beyond that level.

The first consideration is that the existing growth projections for Te Kauwhata do not take account of the very significant recent changes in growth trends in Te Kauwhata.

In addition to the targets set in the RPS, the Property Economics Report identifies that there is “significant opportunity to elevate the growth potential of Te Kauwhata to generate transformational change for the town given its strategic location in the centre of the ‘Golden Triangle’ and its proximity to Auckland”.

The Property Economics report identifies that:

- (a) Te Kauwhata has experienced “a surge in residential consents over the last 2 years with consent counts in the township at similar levels to the demand experienced in the 2007 boom period”;

- (b) Like Pokeno, Te Kauwhata has “the opportunity to tap into the escalating overflow demand for Auckland urban fringe locations with more affordability due to many buyers being priced out of the Auckland market”;
- (c) Within the Golden Triangle (i.e. Auckland Region, Hamilton City and Tauranga City), net additional households over the next 17-years is forecast to equate to demand for around 211,000 new dwellings, or an average of 12,400 new homes per annum;
- (d) Residential and Country Living zoned land at Te Kauwhata ‘at capacity’ will accommodate less than 1,300 dwellings. Relative to net growth over the same period this equates less than 0.6% of the forecast growth in within the Golden Triangle;
- (e) Within 45 minutes drive from Te Kauwhata there is an employment base of 330,000 people;
- (f) Sales prices within Te Kauwhata itself for ‘new builds’ is \$500k-\$600k with much of the available supply sold out. This is considered to portray the ‘real’ opportunity available in Te Kauwhata if appropriately priced residential product is placed on the market;
- (g) The initial economic impact on business activity within the Waikato District as a result of the Te Kauwhata development of 1,500 dwellings is estimated to be in the order of \$413 million.

There are several options for providing for this growth. These are assessed in Table 4 below:

Table 4: Options for growth

Option 1	Low density and rural lifestyle block expansion into rural areas	<ul style="list-style-type: none"> • This is an inefficient urban form. It is a very land extensive method of providing sufficient habitation. • It has the highest impact on rural productive land because significant portions of land are lost to rural production to cater for low density rural lifestyle blocks and low density housing. • It is the most difficult form of housing to service with physical and social infrastructure, particularly wastewater and
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		<p>roading.</p> <ul style="list-style-type: none"> • The regional and district strategies seek to focus growth in and around existing town centres.
Option 2	Growth of Pokeno	<ul style="list-style-type: none"> • Proven market attractive to new residents. • Close to Auckland and on the Waikato Expressway. • Significant land available for industrial development and a major employment node in the dairy factory. • Significant constraints in terms of wastewater. • No established town centre. • Lacks comprehensive social infrastructure. • Strategically placed within the Auckland/Hamilton/Tauranga triangle. • Identified in the Waikato strategy as a growth node.
Option 3	Growth of Mercer/Meremere	<ul style="list-style-type: none"> • Located on the Waikato Expressway. • Strategically placed within the Auckland/Hamilton/Tauranga triangle. • Limited growth potential due to topographical constraints. • Limited physical and social infrastructure. • No evidence of market attractiveness in terms of urban growth.
Option 4	Growth of Te Kauwhata	<ul style="list-style-type: none"> • Located on the Waikato Expressway. • Strategically placed within the Auckland/Hamilton/Tauranga triangle. • Equally close to Hamilton and Auckland. • Has significant established social infrastructure. • Identified in the Waikato strategy as a growth node. • Has significant natural amenity with the Whangamarino Wetlands and Lake Waikare.

		<ul style="list-style-type: none"> • Has a large block of collaborating land owners who aspire to an integrated comprehensive development. • Is market attractive being popular to new residents. • Is able to be serviced through existing infrastructure, with some upgrades.
Option 5	Growth of Huntly	<ul style="list-style-type: none"> • Close to Hamilton but over 95km from Auckland. • Has not exhibited the same market attractiveness as Te Kauwhata and Pokeno. • Has significant social and physical infrastructure.

The conclusion of this analysis is that both Pokeno and Te Kauwhata will grow. This conclusion is consistent with both the Waikato Regional and Waikato District Growth Strategies.

These strategies identify that it is far preferable to consolidate and grow around the existing townships, than to expand through rural lifestyle blocks or try and create new nodes and centres.

The reality is that WDC will need growth in both Pokeno, Te Kauwhata and at some future point Huntly and Ngaruawahia. However, Te Kauwhata offers the best opportunity to make a significant contribution to the northern Waikato growth which will ultimately ensure that the market is not distorted by constraining land supply.

A key aspect of growth capacity is to align infrastructure to growth. The key aspect of this for Te Kauwhata is wastewater. There are three viable solutions for wastewater treatment including the MBR plant servicing Te Kauwhata, a pipeline to Huntly or a pipeline to Tuakau. The HIF funding provides the opportunity to implement one of these solutions. Lakeside will also fund its contribution to wastewater and other infrastructure. This plan change keeps open all three options pending final agreement with the Council over the best approach. The MBR plant also offers the opportunity for a staged implementation of a wastewater solution.

8.2.3 Problem Summary

The problem with the existing provisions relating to Te Kauwhata is that they:

- (a) do not provide for the existing Future Proof growth projections as there is a shortfall of 578 properties in terms of the 30 year planning horizon set out in the RPS;
- (b) do not address the recent growth pressures brought about the demand for housing in Auckland and the spill over of this demand to the northern Waikato;

As identified in section 4.2 above, the National Policy Statement on Urban Development Capacity requires that these growth pressures are addressed.

9.0 CURRENT STATE, ISSUES AND DESIRED OUTCOMES

9.1 Having determined that Te Kauwhata needs to provide for additional growth, the issue becomes where that growth should occur. Five options were considered and are summarised in the table below.

Table 3 : Te Kauwhata growth options

Infill	<ul style="list-style-type: none"> • The traditional low intensity development at Te Kauwhata does mean there is opportunity for some infill housing. • This will proceed regardless. • There is not enough opportunity to accommodate even the lowest growth projections for Te Kauwhata. • This option simply does not fulfil the demand for housing.
Northern growth	<ul style="list-style-type: none"> • The internationally significantly Whangamarino Wetlands constrain growth to the north.
Western growth	<ul style="list-style-type: none"> • What opportunity there is for further growth in Te Kauwhata is largely to the zoned land to the west. The majority of housing opportunities are in rural lifestyle blocks. • Rural lifestyle blocks do provide for some growth but are highly land and infrastructure inefficient. • The current rural lifestyle blocks run through to State Highway 1. To leapfrog State Highway 1 would compromise further rural land and lead to development being a significant distance from the Te Kauwhata town centre. • The multiple land ownership in the west means that land assembly for an integrated comprehensive

	<p>residential development is impractical.</p> <ul style="list-style-type: none"> • It is better to leave the Rural Lifestyle zoning so that this option exists for those residents who seek this style of accommodation. • The North Island main trunk severs the land to the west. There is only really one practical rail crossing. Intensification west to the rail line means it is difficult to provide a connected community that meets urban design objectives of connectivity.
Eastern growth	<ul style="list-style-type: none"> • There is opportunity to the east. • It creates a settlement pattern some distance from the village and getting further away. • It is also some distance from the location of the Te Kauwhata train station should passenger rail be reinstated. • There is not a current landowner wanting to redevelop in this location.
Southern growth	<ul style="list-style-type: none"> • Closest area to the town centre. • Closest area to the physical infrastructure of the wastewater treatment plant and the social infrastructure of the sportsfields, schools, town centre, community facilities. • Opens up Lake Waikare foreshore and provides, for the first time, public access to this important part of the lake. • Close to any future passenger rail station. • Small number of cooperating landowners who are proven residential developers.

- 9.2 The above analysis identifies that while growth will continue through infill housing, the rural lifestyle blocks, and some urban development to the west, the southern block remains the most advantageous large block of land available for the significant growth Te Kauwhata is currently experiencing and is expected to continue to experience.
- 9.3 In addition to the location of the growth, there are a number of other issues that need to be considered. These are summarised below:
- (a) At the present time there is no formal access to Lake Waikare but yet this is an outcome sought by the Te Kauwhata Structure Plan. Therefore, it is logical that any large scale development at Te Kauwhata should seek to provide this access.
 - (b) The growth pressures in Auckland have significantly increased the cost of housing and thereby created an affordability issue. In providing for growth at Te Kauwhata, it is desirable to provide for a form of housing which help to address the demand for more affordable housing forms.
 - (c) The RMA and the regional and district planning documents all identify that efficient use should be made of the land resource. Therefore, growth at Te Kauwhata should also be provided for in an efficient manner.
 - (d) Growth at Te Kauwhata should be carried out in a manner which will provide a range of housing forms and types. To date, growth around the centre has focussed on lifestyle blocks, while this has its merits in terms of providing a transition to the rural land, alternative housing forms should be provided so as to provide for the needs of a range of families and residents.
 - (e) An increased number of residents at Te Kauwhata increases the need for open space, recreation and community facilities. Such facilities should be provided to address the increased demand as a result of the increased population.
 - (f) All new residential development needs to be serviced in terms of water, wastewater and stormwater. This servicing infrastructure needs to work in both the short and long term and needs to compliment or integrate with the existing infrastructure. As addressed elsewhere in this report, the key issue of wastewater can be resolved as part of the development this plan change enables.
 - (g) Any new development at Te Kauwhata should take account of the village character of Te Kauwhata.

- (h) The cultural values of the any land to be developed at Te Kauwhata should be recognised and respected.

10.0 EVALUATION OF OBJECTIVES

- 10.1 The objectives of the Private Plan Change are listed in the table below. They have been evaluated in terms of the extent that they are the most appropriate means to achieve the purpose of the Act and also in relation to the objectives of the Te Kauwhata Structure Plan and the Waikato District Growth Strategy.
- 10.2 Also below is a table evaluating the key provisions of the Private Plan Change and how they are the most appropriate means of achieving the objectives, taking account of the costs, benefits, risks and efficiency.

OBJECTIVES	Evaluation against purpose of the RMA
<p>15D.3.1</p> <p>Development of the Te Kauwhata Lakeside Precinct Plan area provides for growth in Te Kauwhata.</p>	<p>The provision for growth in Te Kauwhata is in accordance with Section 5 of the Act as it enables the social and economic wellbeing of people and communities through the provision of housing.</p> <p>It is also consistent with Section 7(b) as it ensures the efficient use of natural and physical resources in the layout and form of development ensures that housing will occur in an efficient form rather than spreading over the rural landscape.</p>
<p>15D.3.3</p> <p>Development of the Te Kauwhata Lakeside Precinct Plan area integrates with the existing town centre, Lake Waikare and the wider Te Kauwhata area.</p>	<p>Integration with the town centre is important as it ensures that the development of the Lakeside Precinct will maintain and enhance amenity values in accordance with Section 7(c) and will maintain and enhance the quality of the environment in accordance with Section 7(f). The southern block is the most logical place to grow Te Kauwhata as it opens up the Lake foreshore, provides for recreation and an efficient layout and form of development.</p> <p>Integration with Lake Waikare is also consistent with Section 6(d) which relates to the enabling public access to and along the foreshore of lakes.</p>
<p>15D.3.5</p> <p>Residents and users of the Te Kauwhata Lakeside Precinct Plan area enjoy a high level of amenity and a positive sense of place.</p>	<p>Ensuring a high level of amenity and sense of place will maintain and enhance amenity values in accordance with Section 7(c) and will maintain and enhance the quality of the environment in accordance with Section 7(f).</p>
<p>15D.3.7</p> <p>The activities within the community hub complement the existing Te Kauwhata town centre.</p>	<p>Ensuring that activities in the community hub complement the existing town centre is important as it will allow the town centre to continue to thrive and therefore provide for the social and economic well being of people and communities.</p> <p>It will also ensure the maintenance and enhancement of amenity values in accordance with Section 7(c).</p>

OBJECTIVES	Evaluation against purpose of the RMA
<p>15D.3.9</p> <p>The environmental values (including landscape, ecology and habitat) of the Te Kauwhata Lakeside Precinct Plan area are maintained or enhanced.</p>	<p>This objective gives effect to section 7 of the RMA as:</p> <ul style="list-style-type: none"> • The significant improvement to the wastewater system will have a positive effect in enhancing the quality of Lake Waikare in accordance with section 7(d). • The retirement of the dairy farm and the modern practice in stormwater treatment, together with the planting of the flood plain area, will materially enhance the water quality of Lake Waikare in accordance with section 7(d). • In terms of section 7(e), the amenity of the Lake Waikare foreshore will be significantly enhanced by opening up public access and by the extensive planting in this area. The amenity of the flood plain will also be enhanced by creating this as an area of public access and by the significant planting.
<p>15D.3.19</p> <p>Urban development within the Lakeside Precinct Plan area is coordinated with the progressive, integrated and orderly development of roads and other infrastructure.</p>	<p>Requiring co-ordinated and integrated development ensures the maintenance and enhancement of the quality of the environment in terms of Section 7(f) and the maintenance and enhancement of amenity values in accordance with Section 7(c)</p>

Overall: This plan change achieves the purpose of section 5 of the Resource Management Act 1991 (RMA). It achieves the balance between providing for the growth and development of Te Kauwhata and this part of the northern Waikato, while ensuring the protection and enhancement of core environmental values. This particularly involves:

- Retirement of an active dairy farm on the edges of Lake Waikare.
- Preservation of and access to the Lake Waikare foreshore.
- Residential development in a way which retains the flood management programme on the Waikato River. There is no net change in the effective natural hazards.
- Provision for growth in a land efficient manner which will provide good quality living environments without extensive loss of rural production land.

OBJECTIVES	Evaluation against the objectives of the Te Kauwhata Structure Plan
<p>15D.3.1</p> <p>Development of the Te Kauwhata Lakeside Precinct Plan area provides for growth in Te Kauwhata.</p>	<p>This objective is consistent with Objective 4 of the Te Kauwhata Structure Plan as development at Lakeside will increase the diversity of living and working environments within Te Kauwhata.</p> <p>This objective is also consistent with Objective 2 in that providing for growth at Lakeside will help meet the needs of a growing population whilst retaining a compact town centre/urban form.</p>
<p>15D.3.3</p> <p>Development of the Te Kauwhata Lakeside Precinct Plan area integrates with the existing town centre, Lake Waikare and the wider Te Kauwhata area.</p>	<p>This objective is consistent with Objective 2 of the Te Kauwhata Structure Plan as it ensures development of Lakeside will integrate with the town centre to help meet the needs of a growing population.</p>
<p>15D.3.5</p> <p>Residents and users of the Te Kauwhata Lakeside Precinct Plan area enjoy a high level of amenity and a positive sense of place.</p>	<p>This objective is consistent with Objective 3 of the Te Kauwhata Structure Plan which ensures that the landscape, open space and amenity values of Te Kauwhata are maintained and enhanced.</p> <p>This objective is also consistent with Objective 1 of the Te Kauwhata Structure Plan which ensures that the Te Kauwhata village characteristics are maintained and enhanced.</p>
<p>15D.3.7</p> <p>The activities within the community hub complement the existing Te Kauwhata town centre.</p>	<p>This objective is consistent with Objective 4 of the Te Kauwhata Structure Plan as it contributes to the creation of diverse working environments which create a positive sense of place and neighbourhood identity.</p>
<p>15D.3.9</p> <p>The environmental values (including landscape, ecology and habitat) of the Te Kauwhata Lakeside Precinct Plan area are</p>	<p>This objective is consistent with Objectives 6 and 7 of the Te Kauwhata Structure Plan as it ensures that the hydrological and ecological characteristics of Lake Waikare are retained.</p>

OBJECTIVES	Evaluation against the objectives of the Te Kauwhata Structure Plan
maintained or enhanced.	It is also consistent with Objective 3 of the Te Kauwhata Structure Plan as it ensures that the landscape and open spaces values of Te Kauwhata are maintained and enhanced.
<p>15D.3.19</p> <p>Urban development within the Lakeside Precinct Plan area is coordinated with the progressive, integrated and orderly development of roads and other infrastructure.</p>	<p>This objective is consistent with Objective 5 of the Te Kauwhata Structure Plan as it ensures that urban expansion of Te Kauwhata will occur with the progressive, integrated and co-ordinated development of infrastructure.</p> <p>This objective is also consistent with Objective 10 as it ensures that the development of roads will link into the Te Kauwhata village.</p>

Overall: The objectives of the Lakeside Private Plan Change are consistent with the objectives of the Te Kauwhata Structure Plan as they provide for growth in a compact form and in a manner which maintains the village and environmental character of Te Kauwhata.

OBJECTIVES	Evaluation against the objectives of Waikato District Growth Strategy
15D.3.1	

OBJECTIVES	Evaluation against the objectives of Waikato District Growth Strategy
Development of the Te Kauwhata Lakeside Precinct Plan area provides for growth in Te Kauwhata.	<p>This objective is consistent with Objective 1A.2.1 as it focuses future residential and community growth around the existing growth area at Te Kauwhata.</p> <p>It is also consistent with Objective 1A.2.9 as the efficient use of the land within the Lakeside Precinct will avoid the need to provide for growth on extensive areas of high quality rural land in the wider area.</p>
<p>15D.3.3</p> <p>Development of the Te Kauwhata Lakeside Precinct Plan area integrates with the existing town centre, Lake Waikare and the wider Te Kauwhata area.</p>	<p>This objective is consistent with Objective 1A.8.2 as integration with the existing town centre and the wider Te Kauwhata area will ensure the maintenance of the wider rural landscape, the Te Kauwhata village character and the amenity values in general.</p> <p>This objective is also consistent with Objective 1A.6.1 as the efficient use of the Lakeside site will ensure that the productive capacity of surrounding rural areas is maintained.</p>
<p>15D.3.5</p> <p>Residents and users of the Te Kauwhata Lakeside Precinct Plan area enjoy a high level of amenity and a positive sense of place.</p>	<p>This objective is consistent with Objective 1A.4.1 as the high level of amenity sought at Lakeside will maintain the amenity values of the rural and residential areas.</p> <p>It is also noted that the efficient form of development promoted at Lakeside will also maintain the amenity values of the rural landscape by containing urban development to the area around the town centre rather than extending over the wider rural area.</p>
<p>15D.3.7</p> <p>The activities within the community hub complement the existing Te Kauwhata town centre.</p>	<p>This objective is consistent with Objective 1A.2.1 as it helps to confirm that community and business activities should be focused within and around the existing Te Kauwhata centre.</p>
<p>15D.3.9</p>	

OBJECTIVES	Evaluation against the objectives of Waikato District Growth Strategy
The environmental values (including landscape, ecology and habitat) of the Te Kauwhata Lakeside Precinct Plan area are maintained or enhanced.	This objective is consistent with Objective 1A.2.7 as the creation of an iwi reserve will allow Maaori to establish and maintain the relationship to ancestral land.
15D.3.19 Urban development within the Lakeside Precinct Plan area is coordinated with the progressive, integrated and orderly development of roads and other infrastructure.	This objective is consistent with Objective 1A.4.5 as it ensures that new development is located in a manner which supports the cost effective provision of infrastructure and services. This is particularly so in term of the road network, given that the site adjoins the existing village, and in terms of the adjoining wastewater plant.

Overall: The objectives of the Private Plan Change are consistent with those in the Waikato District Growth Strategy as they ensure that growth is occurring in a location which is already identified for growth and in a manner which will maintain the amenity and landscape character of the surrounding rural area.

Analysis of how the plan mechanisms give effect to the objectives

Plan change mechanism	Objective this mechanism gives effect to	Commentary
Zones	15D.3.1: Growth 15D.3.3: Integration 15D.3.7: Community hub 15D.3.9: Environmental values 15D.3.18: Historic heritage	<ul style="list-style-type: none"> • The Residential zone makes provision for Residential development within the southern block. • The configuration of the Residential zone is intended to reinforce the linkages through to the existing town centre. • The Rural zone with the Open Space overlay provides the environmental protection through the flood plain and the foreshore of Lake Waikare. • The Rural zone with the Open Space overlay also facilitates public access. • The limited area of Business zone is intended to support rather than compete with the existing town centre. • The Rural zone with the Culture and Heritage overlay supports the protection of the foreshore promontory to iwi and in particular the point that will be vested in iwi.
Lakeside Precinct Plan	15D.3.3: Integrated development <ul style="list-style-type: none"> • All other objectives 	<ul style="list-style-type: none"> • The Precinct Plan technique is the prime approach to ensure comprehensive integrated development of this area. • The Precinct Plan gives the best method available to deliver the objectives. • The nature of the Precinct Plan is that it contributes to the delivery of all objectives. It does this by providing the core parameters of the land including open space, roading and connectivity. • The identification of the three typologies being the retirement village, the medium density development, and the higher density development, provides for growth and helps facilitate a diverse community. • The primary road network and the connections to the town centre underpin the objectives relating to integration and transport. • The walkway and cycleway network helps achieve an integrated community and reinforces the transport objectives.
Comprehensive Subdivision	15D.3.3: Integrated development	<ul style="list-style-type: none"> • The Comprehensive Subdivision is intended to ensure that prior to any building work on the land, there is strong incentivisation for an integrated Comprehensive Subdivision. This may be in stages. This ensures integration of the development sites and delivery of the planning outcomes.
Business Activity Rules	15D.3.3 and 15D.3.7: Integration	<ul style="list-style-type: none"> • The limitation on gross floor area for retail activity is intended to provide sufficient retail and community services to support the Lakeside neighbourhood and community, but also limit services so that they are

	with town centre	complementary to and not in competition with, or undermining the economic integrity of, the Te Kauwhata village.
Density control	15D.3.1: Growth 15D.3.5: Amenity	<ul style="list-style-type: none"> The plan change provides for three typologies to provide for growth while establishing a diverse community. The particular controls on the higher density precinct ensures achievement of high amenity neighbourhoods.
Earthworks	15D.3.9: Environmental values	<ul style="list-style-type: none"> Various earthworks controls are put in place to: <ul style="list-style-type: none"> control overall volume of earthworks to ensure appropriate management of sediment and erosion; ensure no net difference in the carrying capacity of the flood plain; Through the general controls, particular provisions apply to earthworks associated with any potentially hazardous substances.
Development rules	15D.3.5: Amenity values 15D.3.9: Environmental values	<ul style="list-style-type: none"> Particular building coverage controls in the higher density zones to provide for a greater diversity of housing typology, but also to recognise the contribution communal space makes to spaciousness. Special private open space controls applying to the higher density precincts and the provision of communal open space. Particular controls relating to the retirement village and providing for this important sector of the Te Kauwhata community. Landscaping controls apply to ensure a high level of amenity is achieved and to assist in the environmental enhancement of the Lakeside area. In many cases the standard controls of the underlying Residential, Living and Business zones apply.

	Comprehensive Subdivision	Setback from Main Trunk Line	Allotment size	Gross Floor Area and Leaseable Floor Area
Appropriateness	The provision for comprehensive subdivision is appropriate as it meets the objectives which require development of the site to be integrated with the Lake, the village and the	This requirement is appropriate as it will ensure that the objectives about amenity are achieved.	The size of allotments in the medium density precinct is appropriate as it will provide for growth whilst ensuring an efficient form of development	This provision is appropriate as it ensures that activities in the community hub do not detract from the objectives which seek to retain the village

	Comprehensive Subdivision	Setback from Main Trunk Line	Allotment size	Gross Floor Area and Leaseable Floor Area
	<p>provision of infrastructure and services.</p> <p>It is also the most appropriate means of ensuring the best possible urban form and layout of development as it allows assessment of a stage from an urban design/landscape perspective which will ensure a high quality outcome as compared to ad hoc development.</p>	<p>It will also ensure that reverse sensitivity effects are avoided.</p>	<p>which does not detract from the rural landscape.</p> <p>The size of allotments in the higher density zone is appropriate as the increased density is offset by the communal open space provided.</p> <p>These allotment sizes are the most appropriate means of meeting the objectives around providing for growth whilst maintaining the amenity values and character of Te Kauwhata and preserving the surrounding rural character.</p>	<p>character of Te Kauwhata.</p> <p>In particular, the limits on floor area will ensure that no large tenancies locate in this position and detract from the viability of the town centre.</p> <p>These provisions also ensure that the scale of activities in the community hub compliment rather than surpass the scale of activity in the town centre.</p>
Efficiency	<p>Comprehensive subdivision is efficient as it provides for stages to be developed rather than individual sites.</p> <p>Providing for comprehensive subdivision is also efficient in terms of the provision of infrastructure.</p>	<p>This provision is efficient as it will simply be assessed as part of the Comprehensive Subdivision application.</p>	<p>The proposed allotment sizes create an efficient form of development. This is necessary so as to meet the objectives about providing for growth whilst maintaining rural character.</p> <p>In addition, the efficient form of development enables large areas of open space / recreation land to be created. These spaces meet the objectives about providing access to the Lake and maintaining the quality and amenity of the environment.</p>	<p>The provision are efficient as the make it clear to residents and the business community that the town centre within the village is the heart of Te Kauwahata.</p>
Costs	<p>The costs of preparing a comprehensive subdivision application are higher than those associated with smaller applications.</p>	<p>There is a cost to the landowner in terms of limiting the location of building on the site.</p>	<p>The cost of smaller lot sizes is that they will create a different form of development as compared to other parts of Te Kauwhata.</p>	<p>The cost of this provision is that it will limit the type of activities that can locate in the community hub.</p>
Benefits	<p>Comprehensive subdivision has a range of benefits:</p> <ul style="list-style-type: none"> • it will ensure that the appropriate infrastructure is provided • It will ensure that the recreation spaces and facilities will be provided concurrently with the 	<p>The benefit of this provision is that it highlights the issue for future purchasers of the site. It also avoids any potential reverse sensitivity effects.</p>	<p>The proposed allotment sizes have the benefit of being more affordable than the rural residential lots available in other parts of Te Kauwhata.</p> <p>The allotment sizes are smaller than those in other parts of Te Kauwhata, this increases the diversity of the housing options available.</p> <p>The provision of smaller lot sizes enables the</p>	<p>The benefit of this provision is that it will ensure the viability of the activities in the town centre and thereby maintain the town centre as the core of the village.</p>

	Comprehensive Subdivision	Setback from Main Trunk Line	Allotment size	Gross Floor Area and Leaseable Floor Area
	<p>development</p> <ul style="list-style-type: none"> • It will ensure that the most appropriate layout and form is provided. • It will ensure that the communal open spaces are provided. 		<p>provision of significant areas of communal and recreation open space. This has benefits to the wider community as well as those within the development.</p>	
Risk	<p>Provision for comprehensive subdivision removes the risks around the site being developed in an ad hoc manner.</p> <p>It also removes the risks about development not being able to be serviced by infrastructure as this will be assessed at the time of the application.</p> <p>There is a risk that the full masterplan will not be completed. This risk is mitigated by the requirement for comprehensive subdivision which will ensure that each stage can be serviced and is an appropriate outcome in its own right.</p>	<p>The risk of this provision is that the setback by itself will not mitigate all noise from the rail line.</p>	<p>There is a risk that the smaller lot sizes will create a more urban form of development. However, this risk is mitigated by the provision of open space land and the overall density of development being similar to that in the other areas of Te Kauwhata.</p>	<p>The risk of this provision is that it will limit the type of activities that can occur in the community hub</p>

11.0 EVALUATION OF OPTIONS

11.5 Zone options

11.5.1 The following sets out the different zones considered in determining the final zone applied to the residential development component of the southern Lakeside block.

11.5.2 **Country Living zone**

The Country Living zone is intended to provide for low density living at specific locations in rural areas. It provides for a lifestyle block type development which creates a transition between rural activities and the more urban activities of a township which in this case is Te Kauwhata.

The key provisions of the Country Living zone are intended to maintain a high standard of amenity and are summarised below:

- One dwelling per site is a permitted activity except that there is also provision for a dependent person's dwelling;
- Minimum site area for a dwelling is 2,500m² provided that the site is connected to a reticulated wastewater system;
- The minimum site size for subdivision is 5,000m²;
- If the site is not connected to a reticulated wastewater system the minimum site size is 5,000m².
- Maximum height is 7.5m;
- Maximum building coverage is 10%.

11.5.3 **Living zone**

The Living Zone is applied to the long established, standard lot, residential sites in Te Kauwhata. These sites are located in and around the key retail area.

The key rules that apply within this zone are contained in Schedule 21A of the Waikato District Plan. A summary of these rules is set out below:

- Subdivision is a controlled activity if the allotments are at least 450m², and where land to be subdivided is greater than 3,000m² there is a

combination of allotments of which 25% of the total allotments are at least 550m².

- Maximum Building Coverage is 35%;
- Maximum Impervious Surface is 50%;
- Fences within 3m of the road frontage must be not more than 1m in height or 1.8m where of transparent construction;
- If the road frontage exceeds 14m, the garage must be setback 6m from the road boundary;
- The Building Setbacks control requires a 6m rear yard on all sites and a 3m side yard on sites over 600m² and a 1.5m side yard on sites under 600m².

11.5.4 Living Zone (new residential)

Variation 13 to the Waikato District Plan introduced the Precinct Plan and applied the Living Zone (new residential) to provide for additional growth within the village.

The key rules that apply within this zone are contained in Schedule 21A of the Waikato District Plan. A summary of these rules is set out below:

- Subdivision is a controlled activity if the allotments are at least 450m², the average net site area of all allotments is at least 600m² and there is a combination of allotments of which 50% of the total are at least 550m² and 25% of the total are at least 650m²;
- Up to 5% of allotments may be rear sites as a controlled activity, more than 5% requires a discretionary activity consent;
- Maximum Building Coverage is 35%;
- Maximum Impervious Surface is 50%;
- Fences within 3m of the road frontage must be not more than 1m in height or 1.8m where of transparent construction;
- If the road frontage exceeds 14m, the garage must be setback 6m from the road boundary;

- The Building Setbacks control requires a 6m rear yard on all sites and a 3m side yard on sites over 600m² and a 1.5m side yard on sites under 600m².

In addition to the zone rules, an urban design guide also applies to Living Zone (new residential) at Te Kauwhata. These guidelines set out the urban design concepts that are to be considered during the resource consent process.

The subdivision consent stage has been identified as being fundamental to achieving good urban design outcomes as the subdivision determines the street pattern, section sizes, shapes and relationship to future open spaces/community facilities. The key urban design outcomes sought by the urban design guidelines are:

- Subdivisions that integrate with the natural environment, and cultural and heritage features;
- A connected street pattern;
- Attractive streetscapes;
- Section shapes that create private outdoor living courts on the sunny side of a house;
- Open spaces and community facilities that have street frontage for surveillance and amenity reasons;
- Low impact stormwater management integrated with streetscapes and open space.

11.5.5 Te Kauwhata West Living Zone

As the zone name suggests, this zone is applied to the west of the Te Kauwhata village and adjoins the Country Living zone.

The key rules that apply within this zone are contained in Schedule 21B of the Waikato District Plan. A summary of these rules is set out below:

- Subdivision is a controlled activity if the allotments are at least 650m², the average net site area of all allotments is at least 875m² and there is a combination of allotments of which 50% are 800m² or greater and 25% are 900m² or greater and 80% of allotments adjoining the Country Living zone are at least 900m²;

- Maximum Building Coverage is 25% or 35% depending on the size of the site;
- Maximum Impervious Surface is 35% or 40% depending on the size of the site;
- Fences within 3m of the road frontage must be not more than 1m in height or 1.8m where of transparent construction;
- If the road frontage exceeds 14m, the garage must be setback 6m from the road boundary;
- The Building Setbacks depend on the size of the site;

In addition to the zone rules, an urban design guide also applies and there is a layout of the roading network shown on the planning maps.

11.5.6 Living Zone Te Kauwhata (ecological)

Variation 13 to the Waikato District Plan also applied the Te Kauwhata ecological zone to the land to the north of the village. This land immediately adjoins the Whangamarino Wetlands.

The key rules that apply within this zone are contained in Schedule 21A of the Waikato District Plan. A summary of these rules is set out below:

- Subdivision is a controlled activity if the allotments are at least 750m² and the average net site area of all allotments is at least 875m²;
- A building platform control which requires dwellings to be located outside of the Environmental Protection Policy Area (the Whangamarino Wetlands) and controls matters such as earthworks;
- Subdivision applications are required to include the provision of off road walkways;

These provisions are similar to those of the Living Zone Te Kauwhata West in that they also include a roading network on the planning maps.

- 11.5.7 There are a range of existing zones providing for a variety of forms of residential development in Te Kauwhata. However, none of these zones match the form of development that reflects the location and the character and topography of the Lakeside land.
- 11.5.8 This report recommends a modified Living zone with specific provisions relating to Lakeside. These provisions are set out in Section 6.0 above.

12.0 CONCLUSIONS

- 12.0 This report has undertaken an analysis of the Private Plan Change request by Lakeside Developments in terms of Section 32 of the RMA. This analysis concludes:
- That the objectives of the plan change are consistent with the purpose of the RMA as they provide a balance between providing for growth in Te Kauwhata and the northern Waikato whilst maintaining and enhancing the core environmental values;
 - The objectives of the plan change are consistent with the matters set out in Sections 6 and 7 of the Act. In particular, the provisions of the plan change provide for public access to Lake Waikare, recognise the relationship of Maaori with their ancestral lands, provide for the efficient use of the land resource and maintain and enhance the amenity values and quality of the environment;
 - The objectives of the plan change are also consistent with the objectives of the Te Kauwhata Growth Structure Plan and the Waikato Growth Strategy as they consolidate development in an existing growth area whilst maintaining the village character, providing public access to the Lake and enhancing the hydrological and ecological values;
 - The provisions of the plan change are the most appropriate means of achieving the objectives as they provide a framework which will ensure that the development of the site is comprehensive, integrated and efficient in its layout and form.