

No.	Name	On Behalf Of	Organisation	Address	Phone	Mobile	Email
1	Nichola Smith			New Zealand,3710			nsegsmith@gmail.com
2	Robin Baird	Te Kauwhata Health Centre	Te Kauwhata Health Services Ltd	12 Main Road,Te Kauwhata,New Zealand,3710		0221730956	robinabaird@gmail.com
3	Judy & Allan Garrick & Ross			17 Scott Road,Te Kauwhata,New Zealand,3710		0274285279	judy.garrick@tkcoll.school.nz
4	David Lloyd			205 Swan Road,RD1,Te Kauwhata,New Zealand,3781			ali.lloyd@farmside.co.nz
5	Juliet and Ian Sunde			126 Travers Road,RD2,Te Kauwhata,New Zealand,3782		0272684838	ijsunde@xtra.co.nz
6	Vernon Jenni		Waikato District Council	Private Bag 544,Ngaruawahia,New	07 824 8633		jenni.vernon@waidc.govt.nz
7	May Tracey		Waikato Regional Council	401 Grey Street,Hamilton East,Hamilton,New	0800 800 401	027 701 9544	kirsty.graveling@waikatoregion.govt.nz
8	Bill Wasley		Future Proof Implementation	PO Box 13231,Tauranga,New Zealand,3141		027 471 3006	bill@wasleyknell.co.nz
9	John Cunningham			22 Moorfield Rd,Te Kauwhata,New Zealand,3782		0274814614	john@ignitionpartner.com
10	Simon Ash		Lakeside Developmentsw	Level 2, 33 Shortland St,Auckland,New		021 996 776	simon.ash@wintonpartners.co.nz
11	Jenny Kelly			PO Box 45,Te Kauwhata,New Zealand,3741	07 826 7835		jennyk@lycos.com
12	David Hulme			58 Scott Road,RD2,Te Kauwhata,New Zealand,3782	07 826 3006	021 1332112	dave.roche@xtra.co.nz
13	Hulme Rochelle			58 Scott Road,RD2,Te Kauwhata,New Zealand,3782	07 826 3006	027 4111143	dave.roche@xtra.co.nz
14	Robyn and Scott McGuire			56 Scott Road,Te Kauwhata,New Zealand,3782		0272315990	srcpamcquire@yahoo.co.nz
15	Anna Sintenie		Fish & Game New Zealand	156 Brymer Road,RD9,Hamilton,New	07 849 1666	022 329 9728	asintenie@awfg.org.nz
16	Jacob Williams		Department of Conservation	Private Bag 3072, Waikato Mail Centre,Hamilton,New			jwilliams@doc.govt.nz
17	Melissa Epiha			,Ngaruawahia,New Zealand,3720		0211652425	summerhaylee@msn.com
18	Ian Hartley			17 Green Acres Drive,Te Kauwhata,New Zealand,3782	078264577		hartleysnz@yahoo.com
19	Esther Pilbrow			54 Scott Road, RD 2,Te Kauwhata,New Zealand,3782	(07)8264227		estherpilbrow@gmail.com
20	Glen Tupuhi		Nga Muka Development Trust	16 Riverview Terrace,Fairfield,Hamilton,Ne		0212844440	tupuhiglen@gmail.com
21	Tony Cox			PO Box 27,Te Kauwhata,New Zealand,3741		021808018	tesrof@gmail.com

22	Jenni Fitzgerald		NZ Transport Agency	PO Box 973, Waikato Mail Centre, Hamilton, New	07 958 7957		jenni.fitzgerald@nzta.govt.nz
23	Toni Grace	Te Kauwhata Community		94 Swan Road, RD1, Te Kauwhata, New Zealand, 3781		021 393 073	tonz@actrix.co.nz
24	Nicola Jane Patterson			62a Wayside Road, RD2, Whatawhata, New		0275466204	
25	Carolyn McAlley		Heritage New Zealand Pouhere	Po Box 13339, Tauranga, New Zealand, 3141	07 577 4535		cmcalley@heritage.org.nz
26	F T & JF Siraa			23a Moorfield Rd, RD2, Te Kauwhata, New Zealand, 3782	07 826 3474		
27	Phillip Castles			50 Travers Road, RD2, Te Kauwhata, New Zealand, 3782	07 8264575		pbcastles@xtra.co.nz
28	Wendy Peach			62B Wayside Road, RD2, Te Kauwhata, New Zealand, 3782	07 8264210		waynor@gmail.com
29	Courtney Howells			57 Bruce Road, RD1, Te Kauwhata, New Zealand, 3781	07 8267854		ainsleydowns@actrix.co.nz
30	Mandy Howells		Te Kauwhata Pony Club	57 Bruce Road, RD1, Te Kauwhata, New Zealand, 3781	07 8267854		mandyhowells14@gmail.com
31	Jason and Tarina Moorfield			75 Scott Road, RD2, Te Kauwhata, New Zealand, 3782		0274870662	moorfields@xtra.co.nz
32	Kimberlee Brown			334 Waerenga Road, RD1, Te Kauwhata, New Zealand, 3781		021 618393	mumof2browns@gmail.com
33	Wendy Peach			62B Waywide Road, RD2, Te Kauwhata, New Zealand, 3782	07 8264210		
34 (late)	Pam Butler		KiwiRail Holdings Limited	Level 1 Wellington Railway Station, Bunny Street Po Box	04 498 2127		pam.butler@kiwirail.co.nz

Report: Summary of Submissions by Submitter Number/Name

Submitter Number:	1	Submitter:	Nichola Smith
Address:	New Zealand,3710		
Email:	nsegsmith@gmail.com	Phone:	,
ECM Numbers:	,,,		

Point Number	1.1		
Category:	1-Proposed Private Plan Change 20 Lakeside Developments > 1.1-Planning Map - Zoning Map: Map 1		
Source	Online	Wishes to be heard	No
Reporting Tags			
Support/Oppose/Neutral:	Not Stated		
Summary of Submission			
Decision sought:			
Decision reason:			

Point Number	1.2		
Category:	1-Proposed Private Plan Change 20 Lakeside Developments > 1.3-15D Te Kauwhata Lakeside Precinct Plan > 1.3.1-15D.1 Introduction		
Source	Online	Wishes to be heard	No
Reporting Tags			
Support/Oppose/Neutral:	Not Stated		
Summary of Submission			
Decision sought:	The submission document is difficult to navigate and I am not sure where I should enter my submission. However, I do wish to have my voice heard because I am opposed to the development of the lakeside area of Te Kawuhata in its amended format. Te Kauwhata is a small, rural village with its roots in agriculture. The proposed development is based on urban planning that is not appropriate for this village. We do not have enough businesses in the local area to provide employment for people moving into the development. The road infrastructure into Auckland is already struggling to cope with the number of people who have		

moved south out of Auckland and who are endeavouring to commute back into town. Building this significant number of houses will just exacerbate the problem. And if people from Auckland do not move into the houses, who will? And if people from Auckland do move down they will have to continue working there as there is no employment in this area. People who commute cannot contribute to the community they live in as they are not based here and are constantly on the road getting to and from work. There are already people moving back to Auckland from Te Kauwhata because they are finding the commute to be too long.

The nature of the proposed housing is also of considerable concern. Who is the target market? It cannot possibly be families seeking to purchase their own home - certainly not if some of the sections are as small as 200 sq m and town houses are built. These will be purchased by investors who will rent them out but people wishing to rent them will not have employment as there is none in this area - so please tell me who these people will be?

Six of the opening paragraphs of this Introduction are all arguments for **NOT** having the development...

- 'TK is a **rural** service centre'
- 'TK has a **village character** and is surrounded by **rural activities**'
- 'TK is well placed to connect with Auckland, Hamilton and other activities in northern Waikato, such as Hampton Downs' - that is a problem not a positive and Hampton Downs is just one small activity - what are the others that would attract so many people to live here.
- 'Further attractions to residents is the village character of TK, the rural landscape, Lake Waikare and the range of activities in the town centre including schools, library, medical centre and commercial activities and golf course' - this development will detract from the village character and rural landscape, Lake Waikare is not an attraction - it is a dead lake, and the schools are bursting at the seams. So none of those are plus points for this development - they are negatives.
- This land does not have good connections to the village - it is down a long, narrow road.
- 'A significant factor in this development is that it will enable public access to Lake Waikare' - Lake Waikare is **not suitable for use by the public** - it is a dead lake that people should stay away from so I think this is absolutely a reason for the development **not** to go ahead, unless the lake is cleaned up and made safe for the public to access and use for recreational purposes.
- 'It is important to ensure that development of the TK Lakeside Precinct Plan has a **compact urban form**...' (I presume that means small sections!) '...carefully planned so that it is complementary with the **existing village character** of TK, provides a **high level of urban design and amenity**' - how can it be possible to have urban design and complement village character - they are at opposite ends of the spectrum? The developers cannot commend the rural area on the one hand and then request to impose an urban development - they do not complement each other in any way, shape or form.

There is already significant development occurring in Te Kauwhata - where will the people be coming from to live in all these houses? Not everyone in Auckland wants to move out and have the long commute to work each day.

Do the developers even think about what would happen to our lovely rural community where everyone cares about everyone else - of course not, as they will not be living here! We do not want to live in an Auckland suburb - we live here

because we like the village character and community as it is. I am sure many people from the city could not begin to understand how it is to live in a rural village - they appreciate their shops, restaurants, offices, buses, and city life, just as we appreciate our slower, more casual, less hurried and peaceful, quiet life - we do not need or want a huge urban development imposed on us. There are so few communities left in the world that are like Te Kauwhata - a **real** community - and it would be a terrible shame to ruin that by allowing this development to go ahead. In the future it may well be a practical, logical option but for today it is not. We should wait until all the houses are sold in the current building developments (of which there are already many) and see what impact that will have on our village, the road network, etc. before this additional urban sprawl is permitted. If the land must be developed then allow a **RURAL VILLAGE-style** development of lifestyle sections.

Thank you.

Nichola Smith

Decision reason:

I don't know what the above question means but I cannot make my submission without giving an answer so I selected 'Deleted' because I want the planned proposal deleted and not to go ahead.

Submitter Number:	2	Submitter:	Robin Baird
On behalf of:	Te Kauwhata Health Centre	Organisation:	Te Kauwhata Health Services Ltd
Address:	12 Main Road, Te Kauwhata, New Zealand, 3710		
Email:	robinabaird@gmail.com	Phone:	,0221730956
ECM Numbers:			

Point Number	2.1		
Category:	1-Proposed Private Plan Change 20 Lakeside Developments > 1.3-15D Te Kauwhata Lakeside Precinct Plan > 1.3.3-15D.3 Te Kauwhata Lakeside Precinct Plan - Objectives and Policies		
Source	Online	Wishes to be heard	No

Reporting Tags

Support/Oppose/Neutral: Not Stated

Summary of Submission

Decision sought: We are a General Practice, offering General Medical Services to the community of Te Kauwhata and Districts. We are a small business, and so support the integrated and sustainable nature of the proposed growth in Te Kauwhata. The submission is to alert planners and developers to the nature of General Practice, in that as well as being a private business we provide an essential service to the community and argue that the continued provision of this service is of some importance to the community. To give context, an individual GP can care for approximately 1500 patients. In today's healthcare system 'single handed' practices are increasingly unsustainable and an effective practice will need at least 3 doctors to operate sustainably. At present enrolled patient numbers sit at 3000 and we are making provision for growth at c200 / year. Much of the General Practice funding is determined by patient enrolment numbers. If there are sudden, large and unexpected changes to the enrolment it can affect our ability to plan with regard to workforce and building development and consequently affect the viability of our service.

For instance Te Kauwhata Health Services have plans in conjunction with the building owner (at 12 Main Road) to develop the site to accommodate further GPs and allied services. This will be funded in part from our operating surplus. We do recognise that a second Health Centre in proximity to the new retirement village will be of benefit to the community however we request the Council / Developer specify the size of site earmarked for a Health Centre - if a large site is earmarked, we would consequently put a freeze on our intended developments at the existing Main Road site. If it was a smaller site, we would proceed with our development and invite the Lakeside developer to consider complementing the services already provided in the town by working with us to develop and lease the second site.

Decision reason:

As above. Please forgive the likely improper nature of this submission. I have enjoyed reading about a wide variety of subjects, from building height, to soil type, to the multitude of problems that plague Lake Waikare, but I have no confidence I have completed this correctly. I am happy to discuss further.

**Proposed Private Plan Change 20
Lakeside Developments**

Waikato District Plan

Submission form

ECM Project: DPC20-03
ECM #
Submission # PPC20

RMA Form 5

Submitter

Please print

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

Name: Allan Ross and Judy Garrick (Mr / Mrs / Ms / Miss)

Contact person: (if applying on behalf of an organisation) Judy Garrick

Address for correspondence: 17 Scott Road, Te Kauwhata Phone: 0274 285 279

E-mail: judy.garrick@tkcoll.school.nz

Fax:

I could ☐ / could not ☒ gain an advantage in trade competition through this submission.

I am ☐ / am not ☒ directly affected by an effect of the subject matter of the submission that:

- (a) Adversely affects the environment; and
- (b) Does not relate to trade competition or the effects of trade competition

This is a submission on Private Plan Change 20

Please use a separate form for each provision of the Plan Change you wish to submit about

The specific provision of the Plan Change that my submission relates to is Amendment Number

Other identification – eg Attachment, Paragraph

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

The reasons for my / our views are

Once again we wish to submit our opposition to the section size of this proposal. Te Kauwhata is a farming community, well known for its friendly people and community spirit. Until recently, there have been few housing developments over the last decade but when this has happened, the size of the sections has been a minimum of 650 sqm2. To build a house on 200 sqm2 is not in keeping with the character of this community.

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

The council needs to look at the size of the sections proposed and increase the minimum back to 650 sqm2. People move here for the rural outlook and clean green environment. We are not an apartment town with lawns so small they take 5 minutes to mow. I appreciate that the houses being built will not be the joined ones that this developer has built at Hobsonville Point but am strongly in favour of the real reason families are moving here - not only for cheaper housing, but for a little bit of land that their children can play on, a safe community where everyone knows their neighbours.

I / We wish to be heard in support of my / our submission:

Yes ☐ No ☒

If others make a similar submission, I / we will consider presenting a joint case with them at hearing:

Yes ☐ No ☒

Signed: Date: 19 October 2017

(A signature is not required if you make your submission by electronic means.)

Please return this form no later than 5pm 20 October 2017 4pm to:
Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742; OR
Fax 07 824 8091; OR e-mail districtplan@waikato.govt.nz

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#1836816

14/10/17

Wattle Downs, 205 Swan Road,

RD1

Te Kauwhata. 3781

Lakeside Development Plan. Scott Road.

I am David Lloyd , a long time resident of Te Kauwhata with fond memories of sailing and swimming one Lake Waikare last century. I am a member of the Lake Waikare Care Group. I welcome lakeside development and public access to our lake. The lake has had a raw deal since the Te Onetea canal was blocked in 1965 and the natural flushing of the lake was curtailed.

My reservation is that waste water from this exciting development will be discharged into the lake. The world has moved on from waste discharges into still water. This large development should be the push and shove to get the discharge from all of Te Kauwhata into the Waikato River and into the Tasman sea in 24 hours.

I like the theme of the development.

Te Kauwhata is our village – Waikare is our lake. The quality of our village is related to the quality of our lake. The lake can be improved and I hope this development will be part of that improvement.

David Lloyd



Proposed Private Plan Change 20 Lakeside Developments

Waikato District Plan

RMA Form 5

SCANNED
Set No _____

17 OCT 2017	
Time <u>3p</u>	Initials <u>Jen</u>
NGARUAWAHIA	

Submission form

ECM Project: DPC20-03
ECM # 1836045
Submission # S

PH 43330 43331

Submitter

Please print

Name: Juliet & Ian Sunde (Mr / Mrs / Ms / Miss)

Contact person: (if applying on behalf of an organisation) _____

Address for correspondence: 126 Travers Rd Phone: 0272684838
RD2 E-mail: ijsunde@xta.co.nz
Te Kaurahata Fax: _____

I could ☐ / could not ☒ gain an advantage in trade competition through this submission.

I am ☐ / am not ☒ directly affected by an effect of the subject matter of the submission that:

- (a) Adversely affects the environment; and
- (b) Does not relate to trade competition or the effects of trade competition

This is a submission on Private Plan Change 20

Please use a separate form for each provision of the Plan Change you wish to submit about

The specific provision of the Plan Change that my submission relates to is Amendment Number 21E.2.1

Other identification – eg Attachment, Paragraph _____

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

The reasons for my / our views are

As Attach Sheet

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

As Attach Sheet

I / We wish to be heard in support of my / our submission:

Yes ☒ No ☐

If others make a similar submission, I / we will consider presenting a joint case with them at hearing:

Yes ☒ No ☐

Signed: _____

Date: 16.10.17

(A signature is not required if you make your submission by electronic means.)

Please return this form no later than 5pm 20 October 2017 4pm to:
Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742; OR
Fax 07 824 8091; OR e-mail districtplan@waikato.govt.nz

My submission is in opposition to the allotment sizes.

Rule: 21E.2.1 – comprehensive subdivision content (site density control, residentially zoned land).

The application says: *medium density will be a minimum site size of 300 m² with a minimum average site size of 400sq m; and higher density a minimum site size of 200m² with a minimum average site size of 250 sqm.*

I am opposing the Allotment size for medium and high density housing. We do not need this density housing in a rural environment. The proposed section size will not be in keeping with the rural environment and the existing agricultural and rural atmosphere of the Te Kauwhata areas.

Te Kauwhata has a great Village atmosphere. Having such a High density environment close to the village but on the outskirts in a rural area will change the whole area.

I ask that the minimal site per lot be consistent with the existing District Plan rules for Te Kauwhata, and also take into consideration the Environment Court ruling for minimum lot sizes (in Travers/Wayside Rd) as an example of appropriate village planning so that the atmosphere of living in the rural sector can still be created, allowing lots of open space to allow people to appreciate the rural atmosphere.

Ian & Juliet Sunde

126 Travers Rd

Te Kauwhata

0272684838

1836827

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Waikato District Council

Private Bag 544

NGARUAWAHIA 3742

www.waiddc.govt.nz

18 October 2017



Submission Plan Change 20 – Lakeside Private Plan Change

General Overview

The Waikato District Council (the Council) supports in principle the Private Plan Change for future residential growth in the town of Te Kauwhata. The planned growth is consistent with the direction being sought by the National Policy Statement for Urban Development Capacity, the Regional Policy Statement and the sub-regional Future Proof Growth Strategy.

However it should be noted that there is a balance between appropriate design to protect the character of the Te Kauwhata village (existing) and providing a range of opportunities with different living experiences for different people. To 'force', through over design may equally deliver an undesirable living outcome.

The applicant has identified in the **Issues 15D.2** the need to maintain the landscape and other environmental values and character of the Te Kauwhata area. This matter is important for the existing community and the Council.

Potential Issues

Effect on the Te Kauwhata Village Character

It is noted that while the proposed plan change and documentation (collectively) purports to provide for a residential living environment that "...*must be carefully planned so that it is complimentary with the existing village character of Te Kauwhata, provides a high level of urban design and amenity, and respects the environment values of the area, particularly Lake Waikare.*"¹ consideration of the information provided indicates that there will be required a strong link between the rule framework and the design guide for the development.

The rule framework and the design guide will provide certainty for the existing community that integration between the Te Kauwhata village (existing) and the new Lakeside development plan change area is established. The key factors to achieve this outcome will include:

- a) Consistency in the general road network pattern, road reserve width and road reserve treatment between the established and new areas;
- b) Achieving high-quality urban design and residential amenity outcomes;
- c) Provide for a broad range of lifestyle choice and housing opportunity within Te Kauwhata;
- d) Creating quality open space and amenity, including walkways, cycle ways and streetscapes;

¹ Part B – Amendments to part 15 Objectives and Policies, page 6 para.6

- e) Supporting the existing town centre and enhancing its role and viability but acknowledging the need for a local convenience retail centre within walking/cycling distance for the residents of the Lakeside development; and
- f) Provide public access to Lake Waikare and other open public spaces throughout the development.

In general, areas of high and medium urban density (of which the proposed development nodes would be considered to be)², require a high level of detail design in order to successfully provide appropriate levels of amenity and functionality.

I. Section 21E.4 -

While amenity and functionality is promoted within the urban design document accompanying the plan application, it is noted that the rest of the Te Kauwhata village is converse to this situation, with lower densities. The level of control over this issue will be limited unless addressed through this private plan change process. The matters over which Council maintains control does not allow sufficient depth to enable scrutiny of the design and the relationship with the existing character of Te Kauwhata. The reason for limited control once operative in the District Plan refers to the point that the Comprehensive Subdivision Consent and the Comprehensive Land Development Consent must be approved as a “controlled” activity. No option will be available to amend (or require amendment to) the form or density of the proposal.

While the assessment of urban design criteria is identified as one of the regulatory methods in 15D.5.1 these methods appear to be restricted to the objectives and policies only.

Rule 21E.2.1 identifies the preparation of comprehensive subdivision consent and other activities as being a controlled activity subject to control being reserved over the matters contained in assessment criteria under 21E.4. At present 21E.4 would allow Council to consider the extent to which the application differs from the plans (21E.3.2) and (21E.3.3) as well as a number of urban design, environmental, infrastructural and circulation parameters. Missing from the assessment criteria is ability for Council to have control over specific aspects of the design relating to urban design, integration and streetscape design. The relief sought does not go as far as requiring compliance with a design guide, as many of the important higher level urban design issues are already integrated in the provisions of the plan change, it does give some ability to review and control important public character and amenity issues. There is no necessity to control the design and configuration of any buildings within the lots to a greater extent than currently exists for other areas within the district.

Amendment sought

- a) Reason: A criteria is a rule or standard that must be achieved, whereas a factor is something to be taken into consideration. Because some of the factors listed in 21E.4 have the potential to conflict with each other (if considered as criterion), an ability to weight the different factors according to current best practice urban design and planning principles during the decision making process is recommended.

² 51.0ha =high density (a min.site size 200m² with min.average site size 250m²)
81.5ha = medium density (a min. site size of 300m² with min. average site size of 400m²)

Amend the word “criteria” where used in 21E.4 to read “factors”.

- b) Reason: That urban design and visual effect assessment factors, which allow consideration of the urban design/visual amenity and landscape character assessment that is required to be provided at time of application by 21E.5.2 and 21E.5.3 be included as an assessment factor over which Council reserves control. An amendment in Spatial Variety will ensure that Neighbourhood Parks and Communal Open Space are also assessed and that CPTED principals are considered.

Insert into Spatial Variety and Integration with the Natural Environment, as Point 1 the following:

1. Neighbourhood parks and communal open space (public and private), within the Residential Medium Density Precinct and the Residential Higher Density Precinct shown on Plan 21E.3.1, provide for the amenity and safety of the community in terms of:
- a. spatial variety;
 - b. a mix of recreation opportunities, both public and private;
 - c. accessibility;
 - d. the application of CPTED principals; and
 - e. ease and cost of maintenance (where the park not maintained or managed by Council).

Insert before Robustness of Lot Design and after Spatial Variety and Integration the following:

“Urban Design and Visual Amenity

The extent to which:

- a) The master plan (as required by 21E.5.1) integrates with the Te Kauwhata township and its surroundings, including the appropriateness of the development response to the medium density precinct and the higher density precinct and the proposed urban form;
- b) The effect on visual amenity, rural character and urban character with the application site and on the surrounding visual catchment;
- c) The proposed development is consistent with, or allows the implementation of the specific design proposal (as required by 21E.5.6).

2. Rules for Site Density Controls:

Reason:

To achieve the integration of the existing village and that of the new development, Council considers that 100% of the development being just medium and high density is not providing this outcome. An amendment to the site density to include some sections that reflect the existing lot sizes as in the operative Waikato District Plan would provide integration of the new development with the existing development.

All Rules referencing Site Density Control – Residentially zoned land

Amend Site Density Controls to provide for 5% or the area immediately adjacent to existing residential houses at the Scott Road entrance to be average of 600m² and minimum 450m².

3. Policy 15D3.5.(b)

Reason:

To ensure that the existing streetscape is integrated into new development it would be useful to identify this in the policy.

Amendment sought

Policy 15D3.5. (b)

Add to the end of the policy the following "...quality materials, "complimentary to other parts of Te Kauwhata."

4. Policy 15D3.5.(h)

Reason:

The use of the word "highly" is subjective and should be removed.

Amendment sought

Policy 15D3.5. (h)

Delete the word "highly".

5. Rule 21E.2.23.1(a)

Reason:

There is little ability to control the location of a lot within the context of the zone, only its size therefore the reference to location should be omitted.

Amendment sought

Rule 21E.2.23.1(a)

Amend to read "(a) shape, size and orientation".

6. Rule 21E.2.26

Reason:

Council promotes walkways/cycle ways and the reference in this rule should not be referring to walkways only.

Amendment sought

Rule 21E.2.26

Amend references to walkways to read "walkways/cycle ways"

7. Rule 21E.2.23.1

Reason:

This rule should be consistent with Rule 21E.2.1.1 and include the minimum average site size.

Amendment sought

Amend Rule 21E.2.23.1 to read:

- (a) (ii) Higher Density Precinct - a minimum site size of 200m², with a minimum average site size of 250m². Where a site has legal access to communal open space, then the percentage of the communal space related to the number of properties with legal rights to use the communal open space, will count towards the average site size (but not minimum site size).

8. Rule 21E.2.1.4, Rule 21E.2.2.4, Rule 23C.3.1.4, Rule 23C.4.4, Rule 25H.3.4 and Rule 25H.4.4.

Reason:

The distance thresholds identified in the rules below are not contiguous i.e. there is a 1m gap between the end of the 100m threshold in rule 23C.3.1.iii and the start of the 101m – 200m threshold in rule 23C.3.4.iii. Where the rule is reliant on the previous rule the thresholds should be consistent.

Rule 21E.2.1.4, Rule 21E.2.2.4, Rule 23C.3.1.4, Rule 23C.4.4, Rule 25H.3.4 and Rule 25H.4.4 all need to be amended to ensure contiguous thresholds.

Amendment sought

Amend Rule 21E.2.1.4 as follows:

- i - 51m to read 50m
- iii – 11m to read 10m
- iv – 101 m to read 100m
- v – 11m to read 10m
- vi – 51m to read 50m

Amend Rule 21E.2.2.4 as follows:

- i – 51m to read 50m
- iii – 11m to read 10m
- iv – 101m to read 100m
- v - 11m to read 10m
- vi – 51m to read 50m

Amend Rule 23C.3.4 as follows:

- i – 51m to read 50m
- iii – 101m to read 100m
- iv – 51m to read 50m

Amend Rule 23C.4.4 as follows:

- i – 51m to read 50m
- iii - 101m to read 100m
- iv – 51m to read 50m

Amend Rule 25H.3.4 as follows:

- i – 51m to read 50m
- iii – 101m to read 100m
- iv – 11m to read 10m

Amend Rule 25H.4.4 as follows:

- i – 51m to read 50m
- iii – 101m to read 100m
- iv – 11m to read 10m

The Council wish to be heard at the hearing.

Jenni Vernon

Strategic Planning and Resource Management Team Leader

Waikato District Council

1836853

7

File No: 25 05 00
Document No: 11025627
Enquiries to: Leslie Vyfhuis



19 October 2017

Waikato District Council
Private Bag 544
Ngaruawahia

Email: Districtplan@waidc.govt.nz

Dear Sir/Madam

Waikato Regional Council Submission to Proposed Private Plan Change 20 – Lakeside Developments (Te Kauwhata)

Please find attached the Waikato Regional Council's submission in regard to Proposed Private Plan Change 20, Lakeside Developments, in Te Kauwhata. Please note this is a staff submission which has not been formally endorsed by Council.

Should you have any queries regarding the content of this document please contact Leslie Vyfhuis, Team Leader Policy Implementation, directly on (07) 859 0587 or by email Leslie.Vyfhuis@waikatoregion.govt.nz.

Regards

A handwritten signature in black ink, appearing to be "Tracey May".

Tracey May
Director Science and Strategy

Submission by

Waikato Regional Council

Proposed Private Plan Change 20: Lakeside Developments (Te Kauwhata) 19 October 2016

1.0 SUBMITTER DETAILS

Waikato Regional Council

Contact person: Leslie Vyfhuis (Team Leader – Policy Implementation)

Email: Leslie.Vyfhuis@waikatoregion.govt.nz

Phone: (07) 859 0587

Post: Private Bag 3038, Waikato Mail Centre, Hamilton 3240

I could not gain an advantage in trade competition through this submission

I am not directly affected by an effect of the subject matter of the submission that:

- (a) does not adversely affect the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

2.0 INTRODUCTION

- 2.1 Waikato Regional Council (WRC) appreciates the opportunity to make a submission to Proposed Private Plan Change 20 (PPC20). WRC's primary interest is in relation to Waikato Regional Policy Statement (RPS). District Plans, including Plan Changes such as this one, are required to give effect to the RPS (RMA s75(3)(c)).
- 2.2 In this case, the key areas of interest relate to Future Proof land allocation and staging, Co-ordinating growth and infrastructure, integration of PPC20 with existing district plan provisions, transport, indigenous biodiversity, the management of alligator weed, impacts on WRC infrastructure, floodplain, and regional consents.
- 2.3 PPC20 is supported in principle subject to the amendments set out in the table below.

3.0 SUBMISSION ON PROPOSED PRIVATE PLAN CHANGE 20

Provision	Support/ Oppose	Submission	Relief sought
<i>1. Future Proof land allocation and staging, co-ordinating growth and infrastructure</i>			
General	Neither support or oppose	PPC 20 is to be evaluated in terms of how it gives effect to the operative 2016 Waikato Regional Policy Statement's (the RPS') Chapter 6 <i>Built Environment</i> provisions. These provisions include Policies 6.1 and 6.3 that seek a planned, co-ordinated approach to urban development, particularly in relation to delivery of infrastructure. Through Policy 6.14, the RPS adopts the land use pattern set out in the 2009 sub-regional Future Proof Growth Strategy (Future Proof) as a means of managing residential and industrial growth, and include a staged approach to residential and industrial population growth. Table 6-1, which sets out the residential growth allocation and staging 2006-2061, identifies Te Kauwhata as a growth area with an anticipated population of 3430 in 2021, 5825 in 2041 and 7675 in 2061. As PPC 20 seeks to enable new development outside of the indicative urban limit and in excess of the residential allocation for Te Kauwhata identified in Table 6-1, in addition to other relevant policies in Chapter 6, the proposal needs to be tested against the alternative land release criteria contained in Method 6.14.3. It is acknowledged that that the current RPS (and Future Proof) provisions were prepared using growth projections that did not anticipate the unprecedented growth pressure currently being experienced in the Waikato District and the wider North Waikato sub-region. We note that a Future Proof Strategy refresh is currently underway, which will update growth projections, acknowledge the North Waikato Programme Business Case and address the requirements of the 2016 National Policy Statement on Urban Development Capacity (NPS-UDC). The NPS-UDC also requires that by December 2018 changes be made to the RPS to ensure there is sufficient regional development capacity in relation to housing and business land. The requirements of the NPS-UDC, along with the 2017 amendments to the Resource Management Act serve to reinforce the policies in Chapter 6, including Policies 6.1, 6.3, the alternative land release provisions contained in the RPS'	1. AMEND the plan change to include provisions that provide greater certainty about the timing, staging and delivery of infrastructure, including wastewater, storm water and roading infrastructure.

		Method 6.14.3 and the Development Principles in Section 6A, all of which are relevant to this plan change. Notwithstanding our acknowledgement that the proposed plan change will provide additional development to meet the growing demand for housing in the North Waikato, WRC considers that the proposed plan change provisions and supporting documentation do not provide sufficient clarity and certainty about the timing and sequencing of infrastructure provision. Of particular concern is the lack of certainty about the timely, staged and integrated provision of roading, storm water and wastewater infrastructure; the potential impact of the proposed development on the existing Te Kauwhata wastewater plant; the provision of new/additional wastewater infrastructure and the potential consequential effects of wastewater from the proposed development on the water quality of Lake Waikare. For these reasons, and as set out in more detail below, it is considered that the proposed plan change as currently drafted gives effect to the RPS' Policies 6.1 and 6.3, or meets the criteria set out in Method 6.14.3 for alternative residential land release.	
2. Integration with existing plan provisions			
Consistency and integration of PPC20 with existing District Plan provisions	Neither support or oppose	It is submitted that there is a lack of clarity as to how PPC20 integrates with the existing Waikato District Plan provisions, in particular how PPC20 integrates with the Te Kauwhata Structure Plan provisions. In some cases there appears to be an overlap in terms of the content of the provisions.	1. AMEND PPC20 provisions to ensure consistency with the existing provisions in the Waikato District Plan.
3. Co-ordinating growth and infrastructure			
15D.1 Introduction paragraph 8 and 9, Objective 15D.3.19,	Support with amendments	The intent described in paragraph 8 and 9 of the introduction is supported, Objective 15D.3.19 and Policy 15D.3.20 with regard to the provision of infrastructure. However, the policy direction is not implemented through the subsequent activity status, rules and assessment criteria which leads to a lack of certainty around infrastructure provision.	1. AMEND the following rules so that discretionary activity status applies: • 21E.2.1 Comprehensive Subdivision Consent • 21E.2.2 Comprehensive Land Development Consent

Policy 15D.3.20, Reasons and explanations for objectives and policies 15D.4.8, 21E.2.1 Comprehensive Subdivision Consent, 21E.2.2 Comprehensive Land Development Consent And associated assessment criteria in 21E.4, 21E.2.10 Number of dwellings 21E.2.21 Subdivision (other than earthworks approved as part of a CS)		In particular the allocation of controlled activity status for Comprehensive Subdivision, Comprehensive Land Development and other subdivision under Rule 21E.2.21, and the allocation of permitted activity status for medium density development in Rule 21E.2.10 does not provide a robust framework for the co-ordination of infrastructure with the development. For controlled activities it is acknowledged that there are assessment criteria that address infrastructure matters, however it is considered that this activity status would not provide for sufficient scrutiny over matters such as the provision, timing, staging and the sequencing of infrastructure. In particular, if an unacceptable infrastructure proposal is put forward, there is no ability to decline the controlled activity consent. The provision of a permitted activity status for medium density development through Rule 21E.2.10 could potentially allow development without an assessment as to whether associated infrastructure provision is adequate. Also, it appears that there is no requirement for either a Comprehensive Subdivision Consent or a Comprehensive Land Development Consent prior to development under this permitted rule. In order to ensure that development is coordinated with the provision of infrastructure a full assessment of an application needs to be undertaken. Concerns are also held in regard to a number of smaller Comprehensive Subdivision and Comprehensive Land Development consents would come together to provide comprehensive and integrated infrastructure solutions. Amendments are required to PPC20 in order to give effect to RPS Policy 6.1 Planned and co-ordinated subdivision, use and development and RPS Policy 6.3 Co-ordinating Growth and Infrastructure and associated Implementation Methods.	• 21E.2.10 Number of dwellings • 21E.2.21 Subdivision (other than earthworks approved as part of a CS) 2. AND/ OR AMEND PPC20 to address the provision, timing, staging, triggers and the sequencing of infrastructure and land use.
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4. Transport		
Transport generally, 15D.3 Te Kauwhata Lakeside Precinct Plan – Objectives and Policies, 21E.3.2 Lakeside Precinct Plan 2: Public Transport, Primary Road Network and Walkways, 21E.4 Assessment criteria.	Support with amendments	It is considered that PPC20 is broadly consistent with the outcomes sought in the Waikato Regional Land Transport Plan, and in particular an integrated approach to planning and development. However, it is submitted that the design and layout of the road network needs to take account of the potential for the provision of Public Transport in the future. This amendment would give effect to RPS Implementation Method 6.3.1(a). It is submitted that further consideration needs to be given to the walking and cycling network identified on the precinct plans to ensure that the area subject to PPC20 integrates with the existing settlement of Te Kauwhata. Amendments are required to PPC20 in order to give effect to RPS Implementation Method 6.1.8(c) and Implementation Method 6.3.1 (b), (e).
		1. ADD an assessment criteria into section 21E.4: <i>The extent to which the design and layout of the road network takes into account the future provision of public transport.</i> 2. AND REVIEW and AMEND the walking and cycling network identified on the precinct plans to ensure that it is connected to, and integrated with the existing settlement of Te Kauwhata. 3. AND ADD policies and /or assessment criteria to address the integration of walking and cycling with the existing settlement of Te Kauwhata.
5. Promotion of positive indigenous biodiversity outcomes		
Objective 15D.3.9 and associated policies	Support with amendments	The intent of Objective 15D.3.9 and associated Policies is supported with regard to maintaining and enhancing the natural values of the lake, establishing ecological corridors for the management of storm water, excluding stock from waterways, and creating ecological linkages and habitats through landscape treatment. However given the permitted or controlled activity status of the grazing of stock, earthworks, subdivision and development there is little opportunity for consideration of these matters through the consent process. These matters are also not adequately addressed in the assessment criteria, and no supporting design guidance has been provided that would assist with ensuring appropriate selection and planting of species to achieve the ecological outcomes sought.
		1. AMEND the following rules so that discretionary activity status applies: • 21E.2.1 Comprehensive Subdivision Consent • 21E.2.2 Comprehensive Land Development Consent • 21E.2.10 Number of dwellings • 21E.2.21 Subdivision • 21E.2.7.2 Earthworks

		Furthermore, the storm water network presents an opportunity to achieve multiple outcomes and in addition to storm water functions, provide ecological corridors that are appropriate to their locality. These amendments are relevant in terms of giving effect to RPS Policy 11.1.1 Maintain or enhance indigenous biodiversity.	2. AND ADD additional assessment criteria into 21E.4 to implement the policy direction set out in Objective 15D.3.9 and associated policies. 3. AND ADD an additional assessment criteria into 21E.4 to implement Policy 15D.3.13: The extent to which storm water corridors provide healthy, ecologically-functioning ecosystems appropriate to the locality. 4. AND AMEND PPC20 to include the provision of design guidelines that support achievement of Objective 15D.3.9 and associated policies when undertaking development.
6. Water quality			
Policy 15D.3.10	Neither support or oppose	Waikato Regional Council carries out regular testing of Lake Waikare. Lake Waikare has a history of cyanobacteria blooms with associated health warnings being issued by the Waikato DHB. Cyanobacteria are a form of algae which can produce toxins harmful to the health of humans and animals exposed to or swallowing the water where the algae are growing. Where cyanobacteria health warnings are in place, lakes should not be used for any activity that involves skin contact with the affected water. We note that PPC20 promotes public access to and along the edge of Lake Waikare.	NOTE that at certain times the water quality of Lake Waikare may have implications in terms of public access.

		Relevant RPS policies to consider are Policy 12.4 Maintain and enhance public access, RPS Policy 12.5 Appropriate restrictions on public access, RPS Implementation Method 12.5.1 Restrictions on public access and RPS Policy 8.3 All freshwater bodies.	
7. Alligator Weed			
General	Neither support or oppose	Based on current information, we have reason to believe that alligator weed is present on the property. Alligator weed is listed as a progressive containment pest plant species in the Waikato Regional Pest Management Plan 2014 (RPMP). This matter has not been addressed in the ecological report or ecological restoration plans (Boffa Miskell March 2017) which support the application. Section 16 of the RPMP sets out obligations of land owners and developers where pest plant species are present and soil disturbance, land development, vehicle movements etc. may exacerbate weed spread. Section 16.2 of the RPMP sets out a number of rules relating to subdivision and land development on infested properties. These rules require a weed hygiene plan outlining measures to control and contain alligator weed to the subject site. Failure to comply with these regulations is an offence under section 154N(19) of the Biosecurity Act 1993. Given the invasive characteristics of alligator weed and the proposed development of floodplain and Lake margins, there is a high probability of alligator weed being spread across the site and potentially beyond, if the appropriate controls are not put in place. This issue is relevant in terms of giving effect to RPS Implementation Method 11.2.1(j) and RPS Policy 8.3(e) and WRC exercising its functions under the Biosecurity Act.	1. The Integrated Catchment Management Directorate of Waikato Regional Council welcome discussion with the applicant to ensure that the applicant's obligations under the RPMP Rules (and Biosecurity Act) can be met. This is likely to include devising site appropriate surveys, mitigation and control measures. 2. AND AMEND PPC20 to ensure that the management of alligator weed is addressed. This may include amendments to objectives, policies, activity status, rules and assessment criteria.
8. Impacts on WRC infrastructure			
21E.4 Assessment criteria	Support with amendments	Staff of the Integrated Catchment Management Directorate (ICM) of WRC has reviewed PPC20.	1. For the Lakeside Drain, Include provision for an easement over a strip of land that includes the drain plus a 7 metre strip of land

		While many of the concerns of ICM can be addressed through resource consents granted by the Regional Council and/or at the time of vesting infrastructure, we wish to note the following: The northern boundary of the site is bordered by the WRC managed Town Drain that is a modified watercourse draining the hilly land of the existing Te Kauwhata urban area and receiving local drainage from the flat land to the south. If this proposal goes ahead the Town Drain would become an urban storm water drain and WDC will be responsible for its maintenance. The southern boundary is bordered by the WRC managed Lakeside Drain that is the outlet for Lake Kopuera. This drain also receives local drainage from the land to the north and south of the drain. If this proposal goes ahead this drain should remain a WRC drain as it serves rural land along its southern side.	along the northern side of the drain to allow for access for maintenance and deposition of the drain cleanings
9. Floodplain			
All provisions relating to activities within the floodplain, including Policy 15D.3.6(g)	Support with amendments	It is noted that some of the property subject to PPC20 is within the floodplain of Lake Waikare. The design flood level (DFL) for Lake Waikare is 7.37m. It is not considered appropriate to intensively develop any land below the DFL for Lake Waikare. Therefore it considered important to recognise, within the policies, that the underlying purpose of this land is for flood protection purposes. These amendments are relevant to giving effect to RPS Chapter 13 Natural Hazards, and RPS Policy 8.3 All fresh water bodies.	1. AMEND Policy 15D.3.6.(g) to add reference to underlying purpose of the land for flood protection purposes.
10. Regional consents			
General	Neither support or oppose	We wish to note that a number of regional consents may be required in relation to the proposed development at Lakeside. These are likely to include: - All new storm water discharge activities associated with the proposed development - Construction or infilling within floodplain areas - Earthworks, including any infilling or encroachment within the gully systems.	Note that consent will likely be required from WRC. No specific relief sought.

		- Any potential stream diversions, works or the placement of any bed structures (i.e.: culverts, bridges, SW outlets) within or over any watercourses - Wastewater discharge activities (note that wastewater to the lake via a constructed wetland would likely be a non-complying activity under the operative Waikato Regional Plan (Rule 3.5.4.6), similar to the current Te Kauwhata WWTP ponds discharge)	
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3.0 FURTHER INFORMATION AND HEARINGS

- 3.1 WRC wishes to be heard** at the hearings for Private Plan Change 20 in support of this submission and is prepared to consider a joint submission with others making a similar submission.
- 3.2 WRC could not** gain an advantage in trade competition through this submission.



Proposed Private Plan Change 20

Lakeside Developments

Waikato District Plan

RMA Form 5



Submission form

ECM Project: DPC20-03
ECM # 1836855
Submission # 8

Submitter

Please print

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

Name: Future Proof Implementation Committee (Mr / Mrs / Ms / Miss)

Contact person: (if applying on behalf of an organisation) Bill Wasley, Future Proof Independent Chair

Address for correspondence:

Phone: 027 471 3006

P O Box 13231, Tauranga 3141

E-mail: bill@wasleyknell.co.nz

Fax:

I ~~could~~ / could not gain an advantage in trade competition through this submission.

I am / am not directly affected by an effect of the subject matter of the submission that:

(a) Adversely affects the environment; and

(b) Does not relate to trade competition or the effects of trade competition

This is a submission on Private Plan Change 20

Please use a separate form for each provision of the Plan Change you wish to submit about

The specific provision of the Plan Change that my submission relates to is – Whole of Plan Change

Other identification – eg Attachment, Paragraph

I / We support ☒ oppose ☐ seek amendments ☐ to the provision named

above. The reasons for my / our views are

Details of our submission are contained overleaf.

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

Future Proof supports Proposed Plan Change 20. We seek that its provisions be retained and that the Plan Change be upheld.

I / We wish to be heard in support of my / our submission:

Yes ☒

No ☐

If others make a similar submission, I / we will consider presenting a joint case with them at hearing:

Yes ☒

No ☐

Signed:

Date: 19 Oct 2017

(A signature is not required if you make your submission by electronic means.)

Please return this form no later than 5pm 20 October 2017 4pm to:
Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742; OR
Fax 07 824 8091; OR e-mail districtplan@waide.govt.nz



Future Proof Implementation Committee
c/o Bill Wasley
Future Proof Independent Chair
P O Box 13231
TAURANGA 3141

19 October 2017

Waikato District Council
Private Bag 544
NGARUAWAHIA 3742
By e-mail: districtplan@waidc.govt.nz

To whom it may concern

**FUTURE PROOF IMPLEMENTATION COMMITTEE SUBMISSION ON PROPOSED PLAN CHANGE 20 –
LAKESIDE DEVELOPMENTS - TO THE WAIKATO DISTRICT PLAN**

This submission is lodged by the Future Proof Implementation Committee (FPIC) in **support** of *Proposed Plan Change 20 (Lakeside Developments) to the Waikato District Plan (PC20)*.

The FPIC is the implementation arm of the Future Proof Growth Strategy (Future Proof, or Strategy). The FPIC includes representatives from the Hamilton City Council (HCC), the Waipa District Council (Waipa DC), the Waikato District Council (Waikato DC), the Waikato Regional Council (WRC) and tāngata whenua. As the administering authority for PC21, the Waikato DC has abstained from forming a part of this submission. The Future Proof partners may still make individual submissions.

The FPIC supports the plan change as it forms part of the Future Proof Strategy settlement pattern which is currently being updated. The detailed matters of support are set out in our formal submissions attached to this letter.

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

Yours sincerely

Bill Wasley
Independent Chair, Future Proof Implementation Committee

The specific provision of the proposal that my submission relates to is:	State whether you support, or oppose this provision	State the reasons for your views	I seek the following decision from the Council on this provision:
Whole of Plan Change	✓ Support	In general, the whole of PC20 is supported by Future Proof. Te Kauwhata has always been identified as a growth area in the Future Proof Strategy. It has also been incorporated into the Waikato Regional Policy Statement (RPS) as a key Waikato District growth area. When the Future Proof Strategy was first developed, substantial growth was not anticipated for Te Kauwhata. This situation has changed, especially over the last few years given the influence of Auckland as well as other drivers. Demographic analysis completed for Future Proof indicates the sub-region is experiencing high growth rates and the Waikato District in particular has higher projected population levels. The Future Proof Strategy is currently being updated and is likely to incorporate Te Kauwhata as a larger growth area for Waikato District Council. It is a key principle of the Future Proof Strategy to encourage development into existing settlements and growth areas. This is why Future Proof supports a greater level of growth being directed towards Te Kauwhata.	Retain as notified.
15D.1 Introduction	✓ Support with amendment	Future Proof supports the introduction to the Plan Change, in particular the focus on achieving a compact urban form and integrating with the existing town centre. Some reference in the introduction to the RPS would be useful. This is important in terms of a policy cascade from Future Proof, the RPS and into the District Plan. It also indicates that RMA 1991 requirements have been met.	Consider referencing the Waikato Regional Policy Statement in the introduction.
Objectives and Policies 15D3.1 – 15D3.20	✓ Support	Future Proof supports the objectives and policies of PC20. In particular we support policy 15D3.2 which sets out that urban development will have a compact urban form. This is	Retain as notified.

		a key principle of the Future Proof Strategy and is important in terms of:		
		- Consistency with both Future Proof and the RPS - Promoting housing choice - Efficient use of land - Potentially making housing more affordable by having smaller section sizes and a variety of housing types		
15D4.1 Reasons and Explanation	✓ Support	Future Proof supports the reasons and explanations given for the objectives and policies in the Plan Change, especially 15D4.1 on contributing to growth which sets out the reasons for achieving a more compact urban form.	Retain as notified.	
Part C – Amendments to Part 21 – Living Zone Rules	✓ Support	Future Proof generally supports the rule framework for PC20. The Lakeside Precinct Plan set out in 21E3.1 – 3.3 is supported.	Retain as notified.	



Proposed Private Plan Change 20

Lakeside Developments

Waikato District Plan

Submission form

RMA Form 5



ECM Project: DPC20-03
ECM # 1836880
Submission # 9

Submitter

Please print

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

Name: John Cunningham (Mr)

Contact person: (if applying on behalf of an organisation)

Address for correspondence: 22 Moorfield Rd. Te Kauwhata Phone: 0274814614

E-mail: john@ignitionpartner.com

Fax:

I could not ☐ gain an advantage in trade competition through this submission.

This is a submission on Private Plan Change 20

Please use a separate form for each provision of the Plan Change you wish to submit about

The specific provision of the Plan Change that my submission relates to is Amendment Number

Other identification – eg Attachment, Paragraph

I / We support ☐ Oppose ☒ seek amendments ☐ to the provision named above.

The reasons for my / our views are

The minimum section size for high density living is 200 sq.m

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

The District plan has a minimum section size of 450 sq.m, which is appropriate for a village environment.

This needs to be maintained to keep the village amenity and atmosphere.

Section 21E.2.1 (b) -high density living should change from 200 sq.m to 450 sq.m.

I / We wish to be heard in support of my / our submission:

Yes x

If others make a similar submission, I / we will consider presenting a joint case with them at hearing:

Yes x

Signed:

Date: 20 Oct 17

(A signature is not required if you make your submission by electronic means.)

Please return this form no later than 5pm 20 October 2017 4pm to:
Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742; OR
Fax 07 824 8091; OR e-mail districtplan@waikato.govt.nz



19 October 2017



Submission on publicly notified proposal for policy statement or plan, change or variation

To: Waikato District Council
Name of submitter: Lakeside Developments 2017 Limited

This is a submission on the proposed Plan Change 20 to the Waikato District Plan (the "Plan Change").

I could not gain an advantage in trade competition through this submission.

Lakeside Developments 2017 Limited "LDL" is the owner of the property which is the subject of Plan Change 20 and as such, is directly affected by the Plan Change.

The specific provisions of the proposal that my submission relates to are:

- a) LDL seeks a small realignment of the primary road network at the Scott Road entrance to the development, adjacent to the Business zoned community hub and consequential rezoning due to road realignment. The road realignment will align the two roads to a more traditional intersection whereas before the intersection was via two offset priority intersections.
- b) This affects the following plans and maps:
 - i. The document entitled "Lakeside Private Plan Change - Plan Change Plans".
 - ii. Planning Map - Zoning map: Map 1 (as shown on page 4 of the Lakeside Plan Change 20 Provisions Lakeside Precinct).
 - iii. Plan 21E.3.1 Lakeside Precinct Plan 1: Precinct Areas 1 (as shown on page 39 of the Lakeside Plan Change 20 Provisions Lakeside Precinct).
 - iv. Plan 21E.3.2 Lakeside Precinct Plan 2: Public Transport, Primary Road Network and Walkways (as shown on page 40 of the Lakeside Plan Change 20 Provisions Lakeside Precinct).
 - v. Plan 21E.3.3 Lakeside Precinct Plan 3: Rural Zones: Overlays and Open Spaces (as shown on page 41 of the Lakeside Plan Change 20 Provisions Lakeside Precinct).
 - vi. Plan 25H.1.1: Lakeside Open Space and Lakeside Cultural and Heritage Overlay (as shown on page 54 of the Lakeside Plan Change 20 Provisions Lakeside Precinct).

My submission regarding the Plan Change is:

My submission is that the new road alignment at the Scott Road entrance to the development and the associated rezoning is beneficial and supportable due to the road realignment:

- a) creating a more logical road layout as the two roads are aligned and not offset;
- b) improving the safety of all road users (drivers, cyclist and pedestrians);
- c) retaining the flexibility to construct a roundabout at the intersection at a future date;
- d) providing better accessibility and manoeuvring for heavy vehicles (including buses);
- e) meaning that the business zone / community hub is not bisected by a primary road.

It should be noted that the planning provisions as they relate to "Community Activities" within the business zone remain unchanged and LDL is in no way seeking to increase their size. The community hub is a very small business area with a strong community focus. This is not a large business centre where it is necessary to straddle an intersection placing shops on both sides of a road. LDL believes that the development of the business hub across two sides of a primary road could detract from the critical mass of the community hub

and the associated community activities. It also introduces additional safety issues around pedestrian movements (specifically children) as they move between community activities on both sides of the road. Attached to this submission is a proposed layout of the amended community hub.

LDL seeks the following decision:

Approve the Plan Change with the following modifications:

- a) Amend the extent of the Business zone by applying the zoning set out in the specific area shown on the attached modified Planning Map - Zoning map: Map 1. This amendment includes consequential changes to the Residential zone where Business zoning is modified as a result of the road realignment.
- b) Substitute the following specific parts of the plans listed below and attached to this submission, from within the "Lakeside Plan Change 20 Provisions Lakeside Precinct":
 - i. That part of Plan 21E.3.1 Lakeside Precinct Plan 1: Precinct Areas 1 (as shown on page 39 of the Lakeside Plan Change 20 Provisions Lakeside Precinct) as shown on the attached diagram.
 - ii. That part of Plan 21E.3.2 Lakeside Precinct Plan 2: Public Transport, Primary Road Network and Walkways (as shown on page 40 of the Lakeside Plan Change 20 Provisions Lakeside Precinct) as shown on the attached diagram.
 - iii. That part of Plan 21E.3.3 Lakeside Precinct Plan 3: Rural Zones: Overlays and Open Spaces (as shown on page 41 of the Lakeside Plan Change 20 Provisions Lakeside Precinct) as shown on the attached diagram.
 - iv. That part of Plan 25H.1.1: Lakeside Open Space and Lakeside Cultural and Heritage Overlay (as shown on page 54 of the Lakeside Plan Change 20 Provisions Lakeside Precinct) as shown on the attached diagram.

The following document accompany this submission:

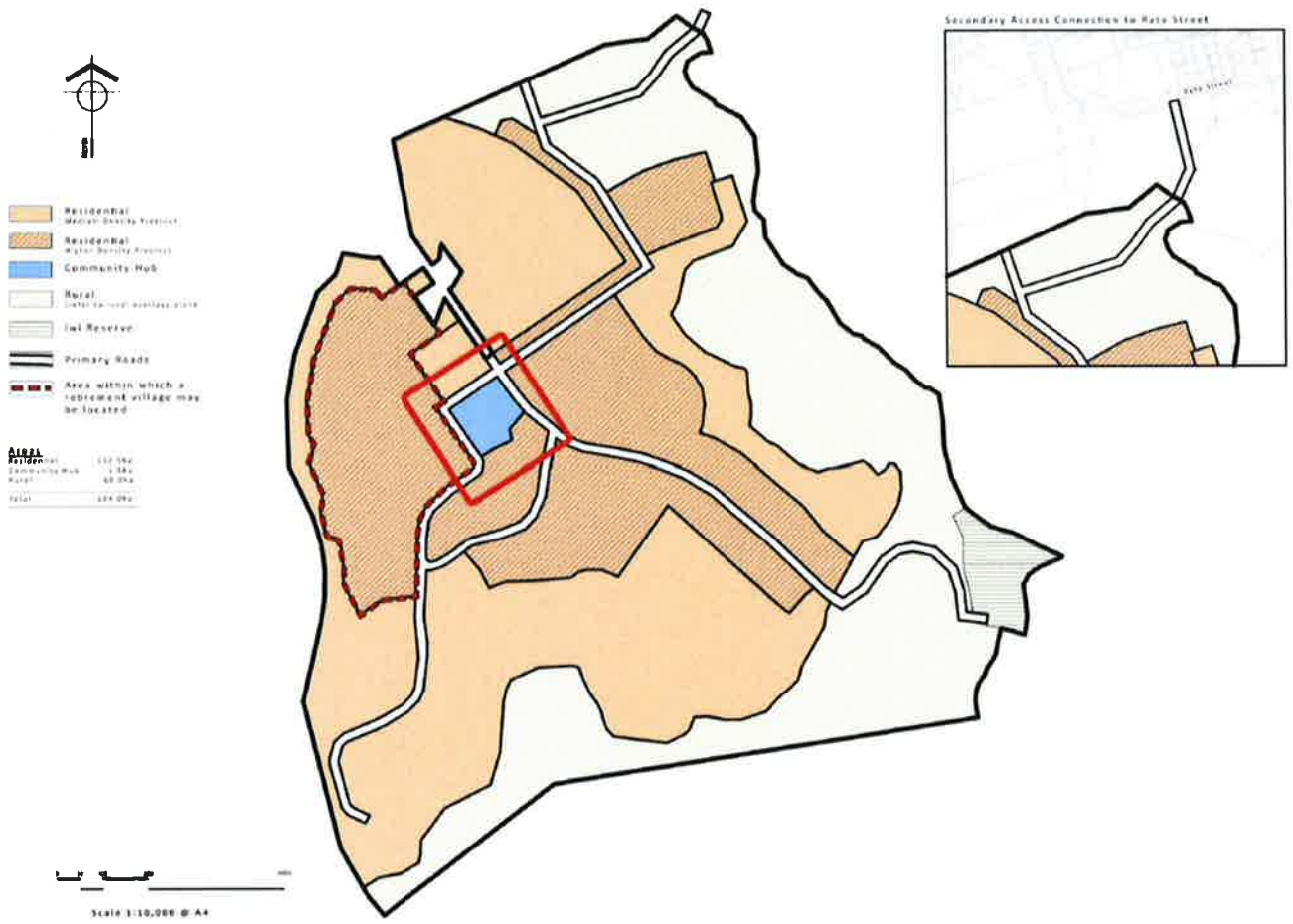
- a) Requested modification to the zoning map.
- b) Requested modifications to Precinct plans 21E3.1, 2 and 3.
- c) Requested modification to Plan 25H.1.1.
- d) Amended community hub layout plan.
- e) Letter form Carriageway Consultants entitled "Lakeside Developments 2017 Limited: Amendment to Primary Road Layout" which outlines the suitability of the intersection for a roundabout at a future date.

Mr Simon Ash
Lakeside Developments 2017 Limited

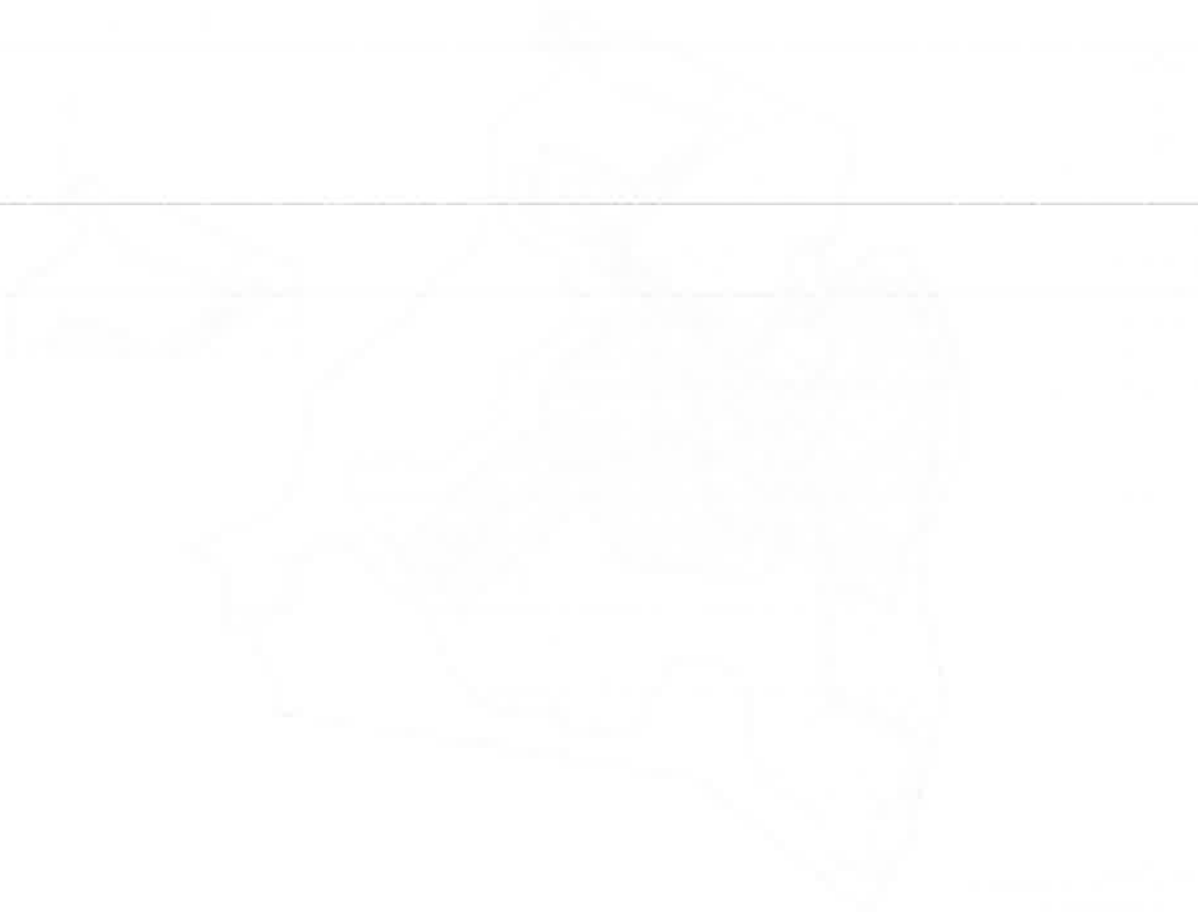
Date: 19 October 2017

Address for service:
Lakeside Developments 2017 Limited
Level 2, 33 Shortland Street, Auckland 1010
Contact person: Simon Ash
Telephone: 09 377 7003 or 021 996 776
Email: simon.ash@wintonpartners.co.nz

Attachment 1: Requested modification to the zoning map

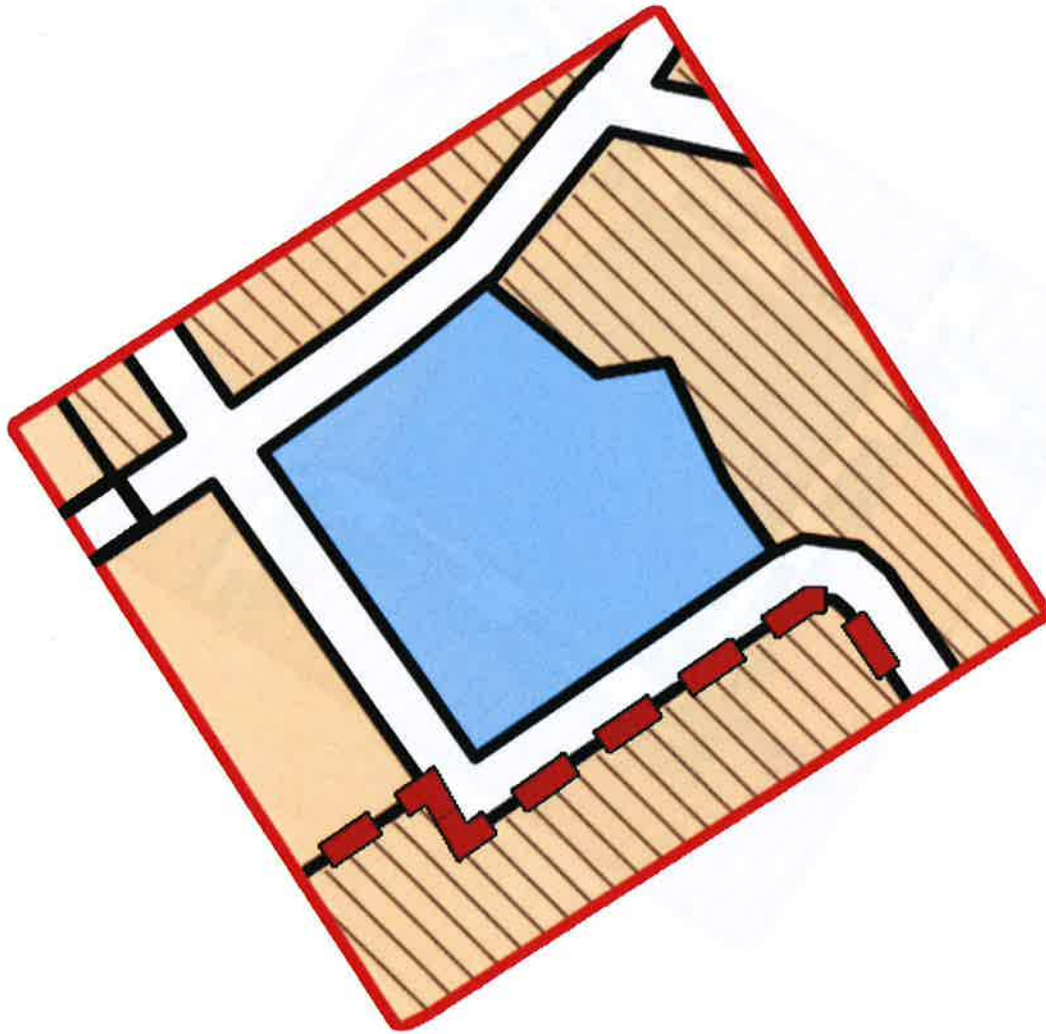


Attachment 2: Requested modifications to Precinct plans 1, 2 and 3

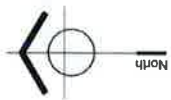




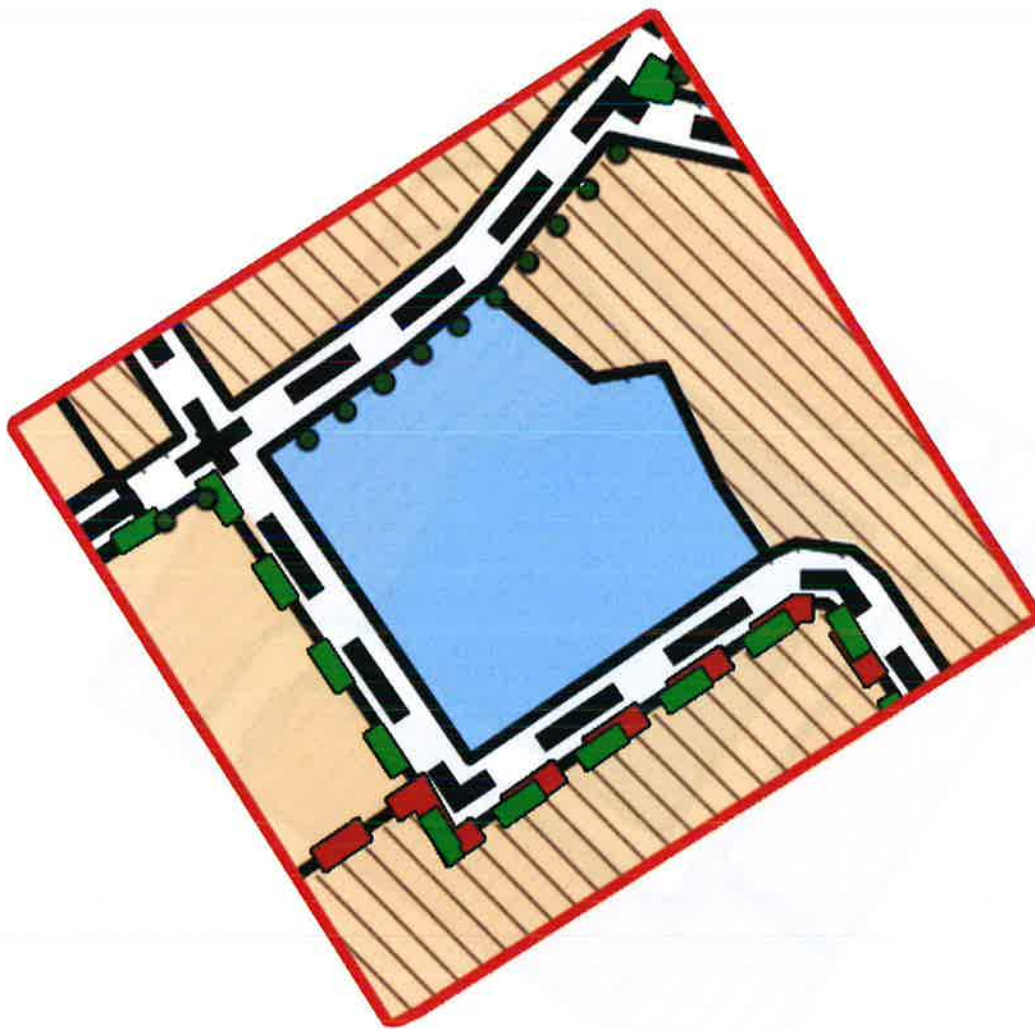
- Residential Medium Density Precinct
- Residential Higher Density Precinct
- Community Hub
- Rural (refer to rural overlays plan)
- Iwi Reserve
- Primary Roads
- Area within which a retirement village may be located



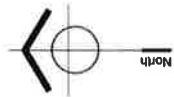
Scale 1:2,500 @ A4



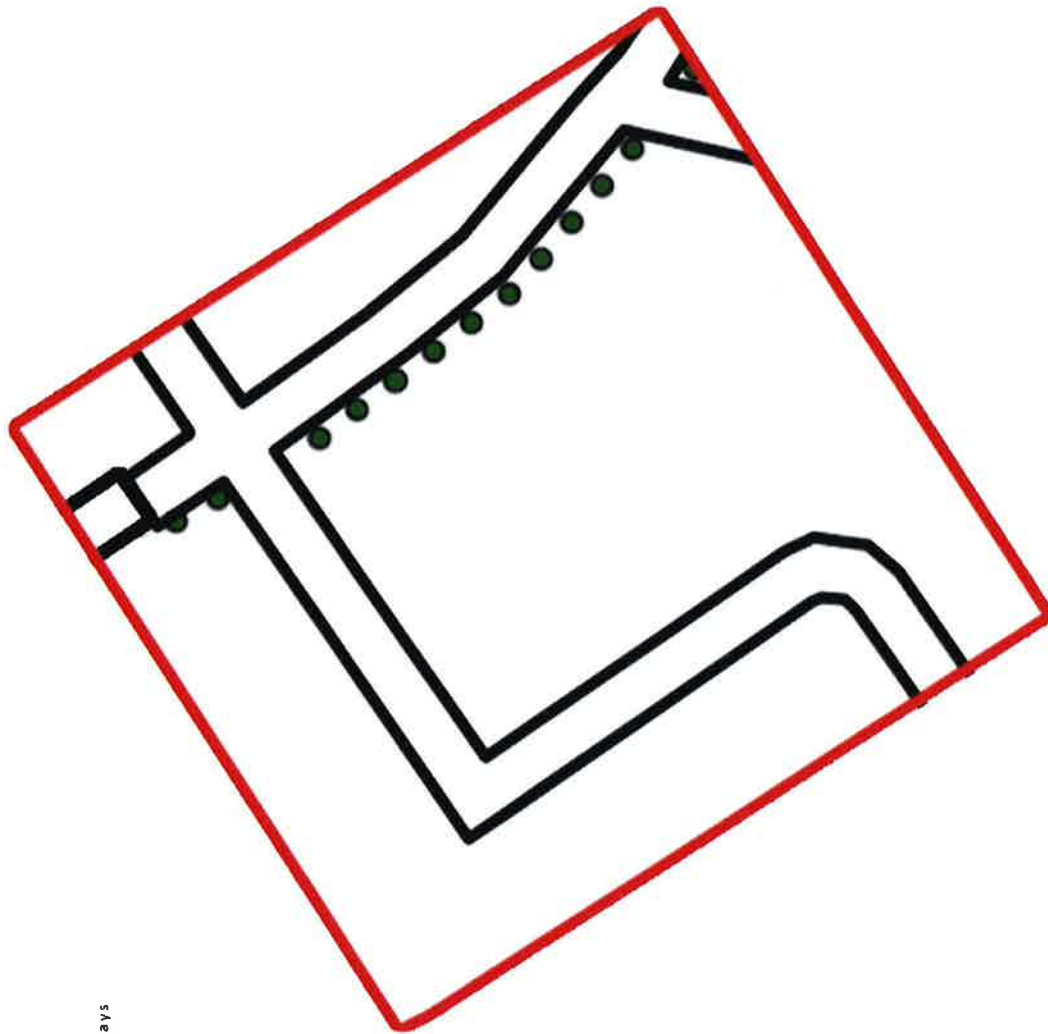
-  Residential Medium Density Precinct
-  Residential Higher Density Precinct
-  Community Hub
-  Primary Roads
-  Primary Public Walkways/ Cycleways
-  Public Transport Link (indicative only)
-  Area within which a retirement village may be located



Scale 1:2,500 @ A4



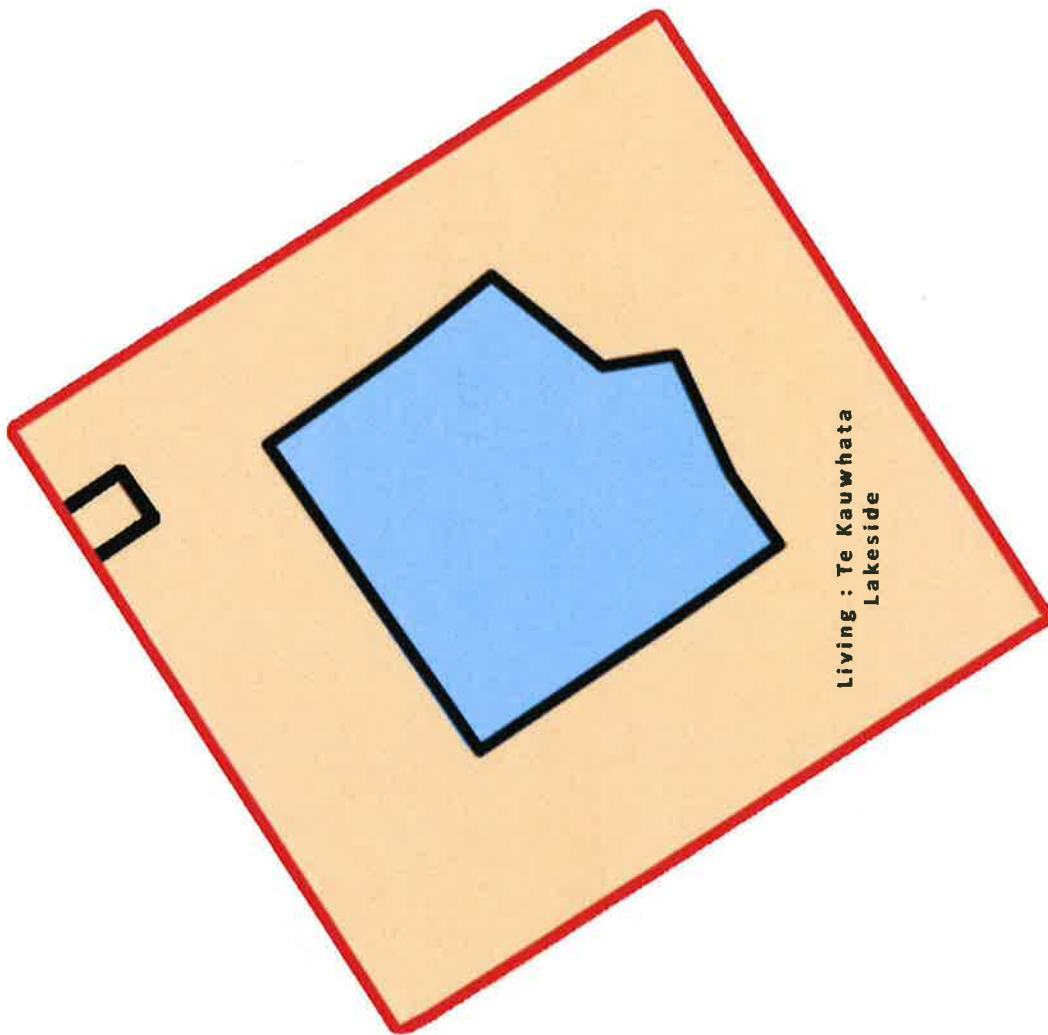
- Primary Roads
- Secondary Public Walkways/ Cycleways
(indicate only)



Scale 1:2,500 @ A4

Attachment 3: Requested modification to Plan 25H.1.1



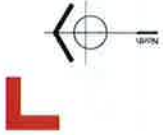


Scale 1:10,000 @ A4

Attachment 4: Amended community hub layout plan







**Attachment 5: Carriageway Consultants Letter entitled "Lakeside Developments 2017 Limited:
Amendment to Primary Road Layout"**



FAYAT

Engineering & Construction

1000 Lakeside Drive
Lakeside, NJ 07033
Tel: 908.261.1000

www.fayat.com

Page 1 of 1

Subject: Lakeside Developments 2017 Limited: Amendment to Primary Road Layout

Dear Sirs,

We have received your letter dated 10/10/17 regarding the proposed amendment to the primary road layout for the Lakeside Developments 2017 Limited project. We are currently reviewing the information provided and will provide a response as soon as possible.



Figure 1: Proposed Amendment to Primary Road Layout

Yours faithfully,

16 October 2017

Simon Ash
Lakeside Developments 2017 Limited

By e-mail only: simon.ash@wintonpartners.co.nz

Dear Simon

Lakeside Developments 2017 Limited: Amendment to Primary Road Layout

Further to your e-mail of 2 October 2017, we understand that it is proposed to slightly revise the masterplan for the Te Kauwhata plan change request.

The amendment relates to the manner in which the access roads connect to Scott Road. Previously this was via two offset priority intersections whereas it is now proposed to align the two roads, as shown on Figures 1 and 2 below. This letter addresses the transportation aspects of the revised arrangement.

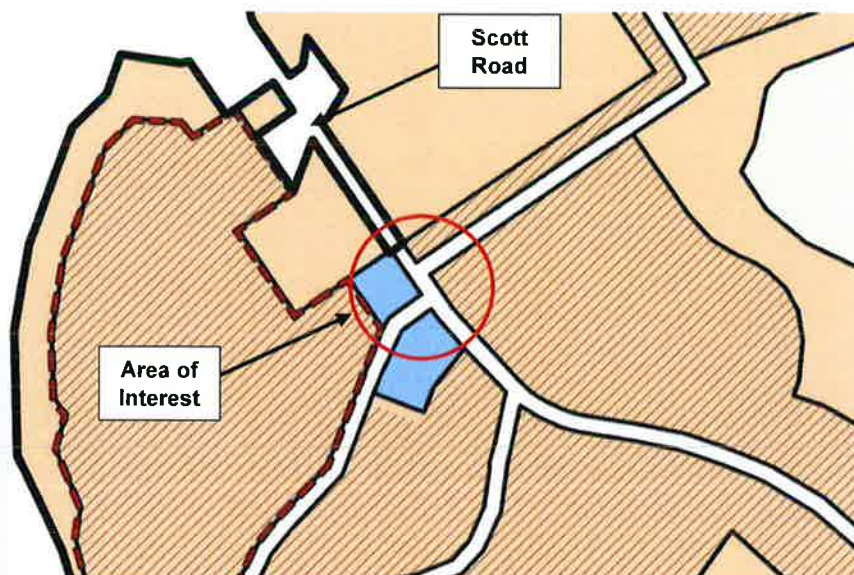


Figure 1: Extract from Te Kauwhata Structure Plan (Annotated)

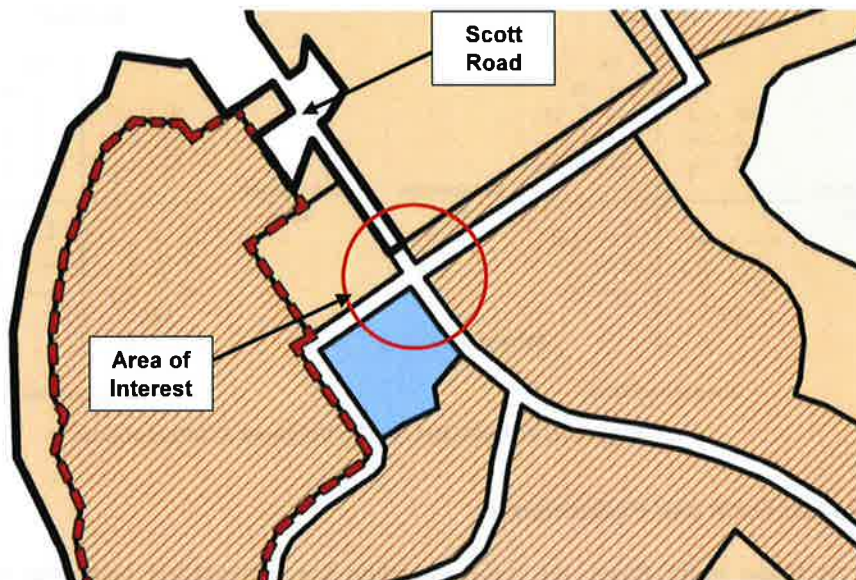


Figure 2: Extract from Proposed Masterplan Showing Identical Area to Figure 1 (Annotated)

Our assessment is based on the Transportation Assessment for the plan change which we produced previously, and which limited the number of lots served by Scott Road (as discussed subsequently). In the event that the number of lots is reduced or alternative access points are provided, then the volume of traffic passing through the intersection will be less and hence any queues and delays will be lower than described below. Our assessment also does not include the creation of the second site access at Rata Street, which we understand has been agreed between Lakeside Developments 2017 Limited and the Council.

Traffic Volumes and Distribution

Our Transportation Assessment of the plan change request indicated that a maximum of 1,200 residential lots could be served from Scott Road, generating a total traffic volume of 1,200 vehicles (two-way) in the peak hours. This would be distributed as:

- Morning peak hour: 1,080 vehicles exiting and 120 vehicles entering; and
- Evening peak hour: 420 vehicles exiting and 780 vehicles entering.

It is evident that the vast majority of these vehicles would pass through the intersection of interest. Based on the areas of development shown in the masterplan, we consider that 20% of these vehicles would be associated with lots towards the west, 15% with lots to the east, and the remainder with lots towards the south.

We also expect that the majority of vehicles would be associated with movements to/from the north (that is, travelling to/from locations outside the plan change area). However for the purposes of analysis and to ensure that there are vehicles assigned to all turning movements, we have allowed for an additional 10% of trips to be made wholly internally.

This yields the following distribution of vehicles:

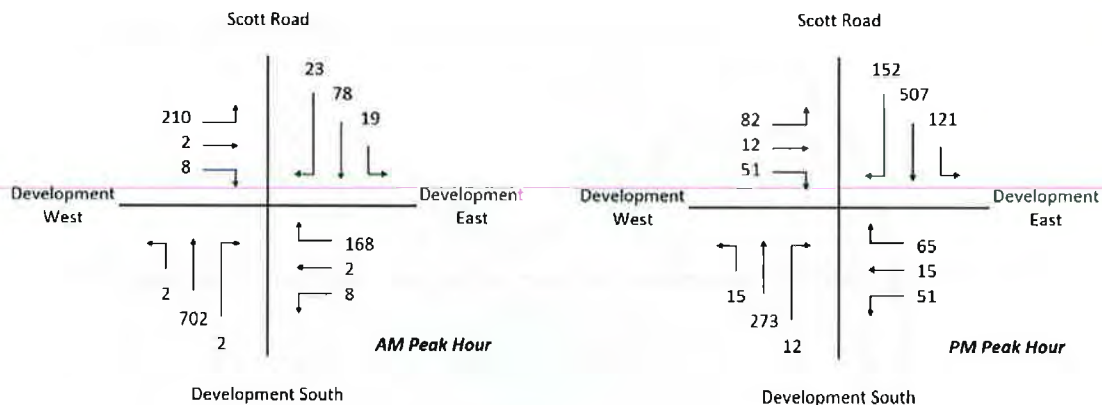


Figure 2: Anticipated Traffic Volumes at Intersection

Intersection Form and Performance

Based on these traffic flows, we have modelled the intersection using the computer software program Sidra Intersection and the results are summarised below. For this analysis we have allowed for the intersection to be a priority-controlled crossroads with one lane on each approach and departure, and no auxiliary lanes.

Road and Movement		Morning Peak Hour			Evening Peak Hour		
		Avg Delay (secs)	95 %ile Queue (veh)	Level of Service	Avg Delay (secs)	95 %ile Queue (veh)	Level of Service
Development South	L	4.9	0	A	7.0	0	A
	R	5.1		A	8.5		A
Development East	L	14.1	4	B	12.0	2	B
	T/R	29.0		D	24.1		C
Scott Road	L	7.9	0	A	6.2	3	A
	R	8.8		A	6.8		A
Development West	L	16.3	3	C	7.0	1	A
	T/R	17.8		C	22.1		C

Table 1: Performance of Priority Crossroads, Single Lane Approaches

The modelling shows that the intersection would operate with a reasonable level of service on most approaches, but Level of Service D is towards the upper end of what would be expected for a green-field development.

We then reassessed the intersection allowing for slight flaring of the minor approaches such that two vehicles could queue side-by-side. This did not significantly change the efficiency and Level of Service D and delays of 28 seconds were still seen in the morning peak hour.

In view of this, we then tested a roundabout in this location. Table 4.1 of the Austroads Guide to Road Design Part 4B (Roundabouts), indicates that a roundabout with a 5m central island radius can be supported (given that the largest heavy vehicle combinations will not be present). Based on this, and a single circulating lane, we have re-run the analysis and the results are summarised below.



Road and Movement		Morning Peak Hour			Evening Peak Hour		
		Avg Delay (secs)	95 %ile Queue (veh)	Level of Service	Avg Delay (secs)	95 %ile Queue (veh)	Level of Service
Development South	L/T	7.1	8	A	5.9	2	A
	R	10.2		B	9.0		A
Development East	L/T	4.6	1	A	10.7	2	B
	R	7.6		A	13.8		B
Scott Road	L/T	3.8	1	A	4.7	8	A
	R	6.8		A	7.8		A
Development West	L/T	20.6	5	C	6.6	1	A
	R	23.6		C	9.7		A

Table 2: Roundabout Performance, Single Lane Approaches and Single Circulating Lane

The provision of a roundabout significantly improves the performance of the intersection. Although queues of up to eight vehicles are forecast, the associated delays are at most 10 seconds which indicates that it is a rolling queue.

On this basis we consider that a roundabout has the capacity to accommodate the forecast traffic flows.

Road Safety

Roundabouts are typically perceived as being 'unsafe' for cyclists. However the Austroads Guide sets out that minimising entry speeds and reducing the number of circulating lanes offset any such adverse safety effects. In particular, it is noted (Section 5.3.1 of the Guide) that implementing geometry which creates very approach low speeds (in the order of 20km/h) means that cyclists can safely share the road with motorised vehicles. This is similarly noted in the NZTA 'Cycle Network and Route Planning Guide' (paragraph 6.19.3). Within the masterplan it will also be possible to provide separated cycling facilities to further enhance safety.

With regard to pedestrian movements, the Austroads Guide notes that there is no evidence to suggest that roundabouts are less safe for those travelling on foot than other forms of intersection control. We expect though that the deflection islands will be configured in such a way that pedestrians are able to wait within them.

Overall, we consider that the proposed layout will differ little in terms of safety compared to the priority crossroads currently shown in the masterplan.

Property Access and Other Design Matters

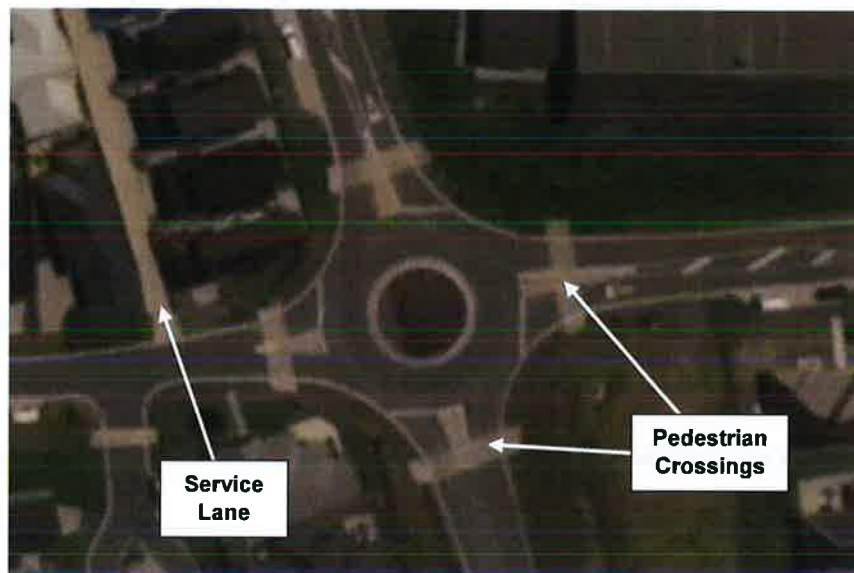
In an urban area it can be difficult to form driveways to lots that are adjacent to roundabouts because:

- The deflection islands reduce the available width of carriageway into which a vehicle can reverse, meaning there is insufficient width for the reverse movement to be made;
- The deflection islands prevent right-turn movements into and out of the property; and
- It can be difficult for drivers to identify a suitable gap into which they can emerge because vehicles approach from several different directions.



Consequently care will be required when the subdivision plan is developed to ensure that access issues do not arise.

We have recently been involved with the Shotover Country subdivision near Queenstown, which is a residential development where roundabouts are provided on the main spine road (as shown below).



Photograph 1: Stalker Road / Jones Avenue Roundabout and Adjacent Development

This roundabout has a 12m diameter raised island plus a 1.5 wide raised 'collar' around the island which is suitable for larger vehicles to over-run as they negotiate the intersection. There is one circulating lane and one lane on each approach, as we have tested at Te Kauwhata. We also note that pedestrian crossings are provided across each approach (in the lighter colour above). We consider that this generic layout is appropriate for implementation at the proposed intersection.

Of interest is that the adjacent properties to the northwest do not have direct access (driveways) onto the frontage road but rather there are service lanes to the rear of those lots. These were put in place to avoid the access and road safety issues which we noted previously. The lots to the southwest have driveways onto a side road, and the lot to the southeast has a driveway that is located as far away as possible from the deflection islands.

With regard to the physical area required for the roundabout, the Figure below sets out the key dimensions of the legal road boundary.

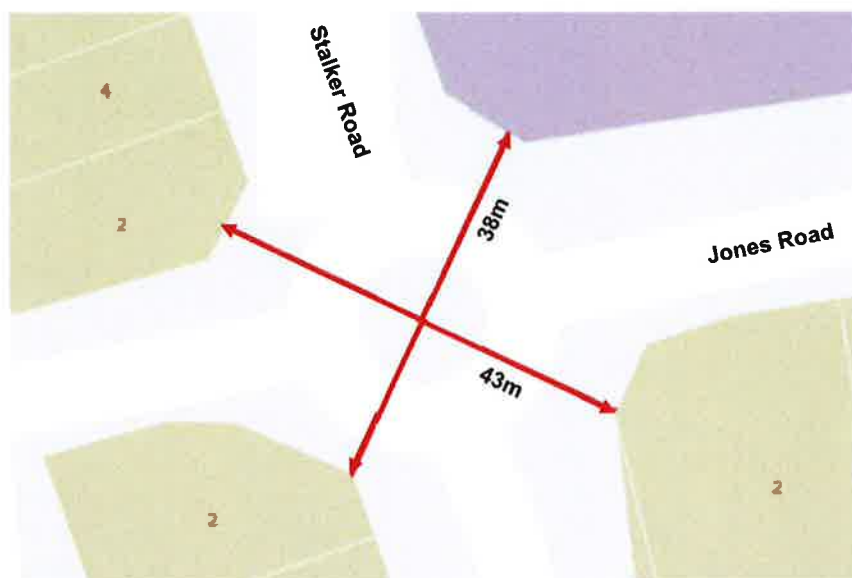


Figure 3: Key Dimensions at the Stalker Road / Jones Avenue Roundabout, Shotover Country

In practice, we expect that there will be some scope to reduce the extent of land required. However allowing for a 10m diameter plus 5m traffic lanes, a nominal 2m footpath on each side plus a 2m verge, the resultant cross-section would be at least 28m wide.

Summary

Overall, we are able to support the proposed revision, and note that a well-designed roundabout will be able to accommodate the expected traffic flows while also enabling the safe and efficient movement of pedestrians and cyclists through the subdivision.

We trust that this is of assistance but please do not hesitate to contact me if you require anything further, or clarification of any matters discussed above.

Kind regards

Carriageway Consulting Limited



Andy Carr
Director | Traffic Engineer

Mobile 027 561 1967
Email andy.carr@carriageway.co.nz

Proposed Private Plan Change 20

Lakeside Developments

Waikato District Plan

RMA Form 5

Submitter

Please print

Name: JENNY KELLY (Mr/Ms/Ms/Miss)

Contact person: (if applying on behalf of an organisation) N/A

Address for correspondence: PO Box 45 Phone: 07 826 7835

TE KAUWHATA 3741 E-mail: jennyk@lycos.com

Fax: —

I could ☐/could not ☒ gain an advantage in trade competition through this submission.

I am ☒/am not ☐ directly affected by an effect of the subject matter of the submission that:

(a) Adversely affects the environment; and

(b) ~~Does not relate to trade competition or the effects of trade competition.~~

This is a submission on Private Plan Change 20

Please use a separate form for each provision of the Plan Change you wish to submit about

The specific provision of the Plan Change that my submission relates to is Amendment Number 21E 2.1.5(b)

Other identification – eg Attachment, Paragraph page 21

I ~~We~~ support ☐ oppose ☒ seek amendments ☒ to the provision named above.

The reasons for my / our views are

SECTIONS AS SMALL AS 250 sq.m. ARE INAPPROPRIATE IN A RURAL
ENVIRONMENT AND DO NOT REFLECT THE "VILLAGE CHARACTER" AS
DISTRICT
PER WAIKATO DISTRICT COUNCIL'S A PLAN 21.63.1(a)

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

TO ABIDE BY ITS OWN RULING IN ORDER TO PROTECT THE VILLAGE
CHARACTER AND RURAL ENVIRONMENT. A DENSER POPULATION
WILL LEAD TO GREATER TRANSPORT INFRASTRUCTURE PROBLEMS AS
WELL AS REDUCING THE QUALITY OF VILLAGE LIFE.
WALKWAYS, CYCLEWAYS AND PUBLIC ACCESS 21.63.2 + 15D.3.10 ARE POSITIVE

I ~~We~~ wish to be heard in support of my ~~our~~ submission:

Yes ☐ No ☒

If others make a similar submission, I ~~we~~ will consider presenting a joint case with them at hearing:

Yes ☒ No ☐

Signed: J. L. Kelly

Date: 18th October, 2017

(A signature is not required if you make your submission by electronic means.)

Please return this form no later than 5pm 20 October 2017 4pm to:

Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742; OR
Fax 07 824 8091; OR e-mail districtplan@waikato.govt.nz



Proposed Private Plan Change 20

Lakeside Developments

DISTRICT COUNCIL
Te Kaitiaki o Te Kaitiaki o Waikato

Waikato District Plan

RMA Form 5

Set No 1836957

WAIKATO DISTRICT COUNCIL
20 OCT 2017
Time 10:30a Initials ALG
NGARUAWAHIA

Submission form

ECM Project: DPC20-03
 ECM # ...1836957
 Submission # ...12.....

Submitter

Please print

Name: David Hulme (Mr) Mrs / Ms / Miss)

Contact person: (if applying on behalf of an organisation)

Address for correspondence: 58 Scott rd
 Te Kauhata
 Waikato rd2
 Phone: (01) 8263006
 E-mail: dave.roche@xtra.co.nz
 mob 0211332112

I could ☐ / could not ☒ gain an advantage in trade competition through this submission.

I am ☒ / am not ☐ directly affected by an effect of the subject matter of the submission that:

- (a) Adversely affects the environment; and
- (b) Does not relate to trade competition or the effects of trade competition

This is a submission on Private Plan Change 20

Please use a separate form for each provision of the Plan Change you wish to submit about SEE ATTACHED SHEETS

The specific provision of the Plan Change that my submission relates to is Amendment Number 21.63.1 (a)

Other identification – eg Attachment, Paragraph SHEET ① e ② e ③

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

The reasons for my / our views are

This is urban size living sections not rural village feel. Please see attached sheets
 ① e ② e ③

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

That the allotment sizes are brought more into line with the Waikato council district plan and the other points raised on sheet ① e ② e ③ attached are mitigated or actioned appropriately.

I / We wish to be heard in support of my / our submission:

Yes ☒ No ☐

If others make a similar submission, I / we will consider presenting a joint case with them at hearing:

Yes ☐ No ☒

Signed: D Hulme Date: 17/10/17

(A signature is not required if you make your submission by electronic means.)

Please return this form no later than 5pm 20 October 2017 4pm to:
 Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742; OR
 Fax 07 824 8091; OR e-mail districtplan@waikato.govt.nz

Lot size

1) The current proposed plan of having minimum size allotments of 200 m^2 does not meet the current Waikato District Plan (W.D.P.). The District plan states every allotment must have a net size of at least 450 m^2 with a percentage of 550 m^2 ranging to 600 m^2 .

2) On the W.D.P. Te Kauwhata is designated a rural village with village character. This is not an urban area & these lot sizes do not promote or enhance a village feel. All this is doing in this form is adding another suburb to the village. These problems are outlined in 15A.2 of the Te Kauwhata structure plan in the W.D.P.

We request that:

- 1) Lot sizing is brought into line with the Waikato District Plan
- 2) That the area designated for the retirement village be used for that purpose and not be re-designated to normal high density living.

Traffic

1) Scott rd in its current form is unable to cope with the proposed amount of traffic that this development will create. A survey by Carriage way consulting stated it can only service 400 lots.

We request that:

- 1) The road is upgraded with foot paths for pedestrian safety.
- 2) The intersection of Scott rd & Main rd is designed to handle the total amount of traffic proposed, to avoid congestion.

Environment

1) This development will disturb soil that is possibly contaminated by animal effluent and Fertilizer, which could create dust. As a rural property we collect our drinking water from our roof, this could contaminate our drinking supply

We request that:

- 1) Our house & roof be cleaned at least once a year while development takes place. Or more often if it so requires
- 2) That our tank for water collection annually be drained & cleaned and refilled - all of above at developers expense

Neighbour Sensitivity (ie Reverse Sensitivity)

1) As there are animals on these properties ie roosters, chickens and pigs, also activities such as fertilizing and use of farm type equipment

We request:

- 1) That adjacent sections are of a larger size or are green belt areas to avoid any problems with the for mentioned issues
- 2) That the section between 58 Scott rd & 74 Scott rd be kept as a green belt as per two of the three proposed maps

We at 58 Scott rd are a small rural property bordering the lakeside Development. This development

has major impact on our rural outlook & way of life. We purchased this property with the expectation after many due diligence searches that we were on the border of an agricultural service village, marketed as a rural feel, and that this area being rural would one day be developed into country living (ie 5000m²) properties. This would be more to the keeping with the village feel and District plan.

We do however support the building of walking tracks & cycle ways to open up the lake areas for public use.



Proposed Private Plan Change 20

Lakeside Developments

Waikato District Plan

SCANNED

Set No 1836945

Submission form

RMA Form 5

20 OCT 2017

Time 10:30am Initials Ale

NGARUAWAHIA

ECM Project: DPC20-03

ECM # 1836945

Submission # 13

Submitter

Please print

Name: Rochelle Hulme (Mr / Mrs / Ms / Miss)

Contact person: (if applying on behalf of an organisation)

Address for correspondence: 58 Scott Road, RD2, Te Kauwhata 3782

Phone: 8263006

E-mail: dave.roche@xtra.co.nz

Fax: 027411143

I could / could not gain an advantage in trade competition through this submission.

I am / am not directly affected by an effect of the subject matter of the submission that:

- (a) Adversely affects the environment; and
- (b) Does not relate to trade competition or the effects of trade competition

This is a submission on Private Plan Change 20

Please use a separate form for each provision of the Plan Change you wish to submit about

The specific provision of the Plan Change that my submission relates to is Amendment Number 21.63.1(a)

Other identification - eg Attachment, Paragraph pages 1, 2, 3

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

The reasons for my / our views are

This Development does not comply with the district plan of a Village with a country feel and environment.

Please see attached sheets 1, 2, 3

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

That the lakeside development is brought up to district plan as per attached sheets 1, 2, 3

I / We wish to be heard in support of my / our submission:

Yes No

If others make a similar submission, I / we will consider presenting a joint case with them at hearing:

Yes No

Signed: Rochelle Hulme

(A signature is not required if you make your submission by electronic means.)

Date: 19/10/17

Please return this form no later than 5pm 20 October 2017 4pm to:

Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742; OR

Fax 07 824 8091; OR e-mail districtplan@waikato.govt.nz

*Lot Size

The existing proposal does not comply with the district plan, with minimum allotment size being 450m^2 , 550m^2 and 600m^2 sections.

In the District Plan Te Kauhata is designated as a rural village not a urban living zone.

This Lakeside development is to higher density living. It does not promote a village feel or living environment as outlined in ISA.2 of the Te Kauhata Structure plan in the W.D.P.

- We request that the lot sizes be made larger more inline with the existing district plan.

- We also request that the area set aside for the retirement village is used for that purpose and not redesigned to anything else at a further date.

- We also would like our property rezoned as residential if this development goes ahead.

- We request that the field between 58-74 Scott Rd remains a green belt as per proposal map.

* Traffic

Scott Road is not designed to cope with the traffic proposed.

Carriageway consulting stated that it is only fit to service 400 lots.

There is also no footpaths for pedestrian safety.

- We request total upgrade of pedestrian and road to avoid ~~any~~ congestion onto TK main road.

* Reverse Sensitivity - for New neighbours

There are rural properties which still have animals of farm origin. Also certain types of rural equipment is used on these properties. There are trees bordering fence lines and septic tank systems close to bordering land.

We purchased this property of 58 Scott Rd with expectation that it was in rural land with possible later development of area into lifestyle blocks ie ($5000m^2$) so that we could have animals and carry out rural activities with our daughter.

- We request that there are larger sections or green belt land bordering these rural properties.

*Environment

We are concerned about drainage at the lower point of our section as it does have minor flooding in heavy rain. That reshaping of adjacent land might affect this in an adverse manner.

The district plan - 15A.2.28

Risk of flooding and poor drainage are avoided, - 15A.2:29 Subdivision use and development must not increase flood hazards - 15:A.2.30 Subdivision use and development should not be located in areas subject to flooding or natural seepage areas.

20 OCT 2017

Time 10:30am Initials MK

NGARUAWAHIA

Name: 136360

Submitter

Please print

Name: ROBYN & SCOTT McGUIRE

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

(Mr) (Mrs) / Ms / Miss

Contact person: (if applying on behalf of an organisation)

Address for correspondence:

Phone: 027 231 5990

56 SCOTT ROAD, TE KAHUWATA

E-mail: Sreanmquire@yahoo.co.nz

Fax:

I could ☐ / could not ☒ gain an advantage in trade competition through this submission.

I am ☒ / am not ☐ directly affected by an effect of the subject matter of the submission that:

- (a) Adversely affects the environment; and
- (b) Does not relate to trade competition or the effects of trade competition

This is a submission on Private Plan Change 20

Please use a separate form for each provision of the Plan Change you wish to submit about

The specific provision of the Plan Change that my submission relates to is Amendment Number 21.63.1 (a)

Other identification – eg Attachment, Paragraph PAGES 1 2 3

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

The reasons for my / our views are

WE DO NOT BELIEVE A DEVELOPMENT OF THIS INTENSITY REFLECTS T.K VILLAGE CHARACTER. WE ARE ALSO CONCERNED WITH VARIOUS OTHER ASPECTS THAT WILL EFFECT US - PLEASE SEE ATTACHED

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

WE SEEK THAT THE WAIKATO DISTRICT COUNCIL ENFORCE DISTRICT PLAN 21.63.1 (a) AT A MINIMUM AS WELL AS VARIOUS OTHER CONDITIONS SPECIFIED AS ATTACHED.

I / We wish to be heard in support of my / our submission:

Yes ☒ No ☐

If others make a similar submission, I / we will consider presenting a joint case with them at hearing:

Yes ☐ No ☒

Signed:

Date:

(A signature is not required if you make your submission by electronic means.)

Environment / Community Identity

Te Kauwhata is currently a low density, relaxed village of likeminded helpful people. Although I am not opposed to development I feel that country living lots or low density lots are more appropriate in the rural setting. I like the ideas of walkways/ cycle ways and the lookout proposal. The ideas around our sewerage are great too.

However our concerns are;

- a) Our community identity that recently has seen Te Kauwhata explode in population size will be lost and the proposal for 1600 dwellings will become stagnant and there will be urgency to move them at cheaper or bulk rates. By bringing in nearly three times the population in high density housing that would surely outweigh a rural village in appearance?
- b) Schooling is at capacity and building will start before there is an active plan to alleviate school numbers.
- c) There is limited commercial zoning for Te Kauwhata with very little planned for the new development. How are we supposed to attract the right people to TK when all they see is shell houses being left all day to work in the cities and after their travel have very little time or interest in community focused activities. Leaving the proposed communal areas vacant but no personal spaces for people to come home and relax.
- d) That land contouring near our boundary with less lawn space on the other side will cause an already flooded area to become unmanageable and have a negative flow on effect to our property.
- e) The proposed dwellings are very unattractive modular designed homes made to look farm like but actually appear cheaply constructed.
- f) Our carbon footprint of 4000 more resident and a lot more commuting is of concern.
- g) The proposed development will create such a busy urban atmosphere that the village drawcard is lost. We are not like Pokeno, we currently have our own identity and services which will all be lost or strained by creating another rabbit warren of housing to accommodate city overflows. Te Kauwhata is not an outer limit last choice, it is the best choice to the right people.

I propose that the following conditions be put in place;

- a) The Lakeside Precinct Plan for intensified development not be accepted and that standard medium density housing currently used in Te Kauwhata with minimum lot sizes of 450m² be adopted in its place to reduce the urban feel that this kind of high density development would create. All developments in Te Kauwhata should be complementary to the existing Village character. TK is characterised by – Its rural location with a spacious low rise built environment.
- b) We have some kind of assurances that the proposed land used for Retirement village cannot be re appropriate down the line and its intended purpose of rest home with independent living of 168 dwellings be upheld.
- c) With the plan there should be a lot more tree planting to address some of the carbon foot print that this size development is going to cause.
- d) A revamp of the house designs, more in line with Te Kauwhatas values. House sizes matching 450m²+ sections of low maintenance brick instead of the very high maintenance style timber Bach or pioneer style homes currently on the plan.
- e) With the increase construction and road dust could we have our house washed at appropriate intervals?

Rural Lifestyle

We are currently zoned rural at the South end of Scott Road. The proposal for Lakeside Developments is a far cry from complementing the existing rural village feel in Te Kauwhata.

Our regions current 30 year plan does see the need for more housing, however Lakeside developments 1600 dwellings proposal far exceeds the required 578 to meet our district plan.

For my family this leads to the following concerns;

- a) Our rural outlook will change to high density urban landscape which is not what draws people to come live in beautiful Te Kauwhata.
- b) Our noisy, smelly animals will cause tension from our new neighbours towards my family and we will be severely out numbered. We fear for our current peace and tranquillity that our rural residency gives us.
- c) With the diverse housing that is proposed there is a variety of people that will accommodate these. We fear this will attract a very low setting on our street causing our own house values to be effected.
- d) Although I am not opposed to rental properties, I have seen in our previous homes where new sub divisions especially "affordable housing" gets sold in bulk to landlords or housing New Zealand. We fear us and our belongings will be more likely to be the target of thefts and safety issues due to the dense concentration of people.
- e) An understated average of 2.5 people per dwelling as per the 2013 census means a population of 4000 people, nearly three times that of Te Kauwhata currently. This is the second area which shows that it would be impossible to keep the "village" feel of Te Kauwhata by placing 2 storey, high density housing.
- f) Privacy – we currently have very large trees along our perimeter which in a rural setting is acceptable. These trees would limit sun for the four properties running along our boundary and we are concerned that the development will have some effect on our trees either through development or through angry neighbours.

I propose that the following conditions be put in place;

- a) The Lakeside Precinct Plan for intensified development not be accepted and that standard medium density housing currently used in Te Kauwhata with minimum lot sizes of 450m2 be adopted in its place to reduce the urban feel that this kind of high density development would create. All developments in Te Kauwhata should be complementary to the existing Village character. The Lakeside Precinct plan does not accommodate growth in a manner of lifestyle that current Scott Road residents have.
- b) We have some guarantee that excavation is not going to cause our mature trees root systems to be damaged.
- c) There be cctv monitoring of Scott Road and the possible future access point to deter any criminal activity.
- d) Current residents of Scott Road have some kind of condition applied to rezone there properties to living if all plans are adopted with no remedy to our concerns.
- e) There be some control by the developers to have a maximum number of rental dwellings and overseas investment. Say 15%?
- f) We request that if building commences can it be started further South and East of our location to prevent perimeter neighbours for as long as possible.

Transport

An increase of 1600 dwellings on Scott Road has many negative transport effects. With an average of 8-10 vehicle movements per dwelling a day (taken from the traffic studies), totalling a potential of 12,800 movements. Even at 50% **IF** a second access point opens it is still 6400 up from our current estimation of 150. Add to these movements the increased foot and cycle traffic that this kind of development will attract leads me to the following concerns;

- a) Safety – My children walk to and from school as well as social walks to the village regularly. With these estimated vehicle movements they are 42 times more likely to be involved in a traffic related incident.
- b) With one intersection at the bottom of Scott Road including an active rail with the potential to become commuter rail way within 50m of the intersection it is reported by traffic studies to be level D roads with a stable flow but approaching unstable. This is deemed appropriate for urban living. This is the first sign that Te Kauwhata is losing its village character identity.
- c) We currently live in a rural land setting that has minimal traffic, dust and noise. The potential traffic could mean constant noise, vibration and dust from the roads especially during development.

I propose the following conditions be implemented prior to the start of development;

- a) The Lakeside Precinct Plan for intensified development not be accepted and that standard medium density housing currently used in Te Kauwhata as per the District Plan with minimum lot sizes of 450m² be adopted in its place to reduce traffic.
- b) That a change in speed limit for Scott Road of 50km maximum speed to reduce dust, noise, vibration and some safety concerns.
- c) Kerbing, footpaths and a crossing on Scott Road be established.
- d) Guarantee of the second access point into Lakeside development and that it be established as soon as possible. Before the proposed 400 dwelling suggestion.
- e) Widening of the exit at Scott Road/Te Kauwhata Road intersection to allow an independent left free turn lane out of Scott Road.
- f) Yellow no parking lines at least 6m long on both sides of Scott Road entrance
- g) Keep clear zone on Te Kauwhata Road so Scott Road traffic has an opportunity to cross and merge with traffic as well as keep railway clear during peak hours.
- h) If roads are widened and our hedge of feijoa trees is damaged, that a suitable replacement to our fencing will be provided

#15
ECM
1837030



Statutory managers of freshwater sports fish, gamebirds and their habitats.

Submission by

Auckland Waikato Fish and Game

on

Proposed Private Plan Change 20 to the Waikato District Plan

Auckland/Waikato Region
156 Brymer Rd, RD 9, Hamilton 3289, New Zealand. Telephone (07) 849 1666 Facsimile (07) 849 1648
Email: admin@awfg.org.nz www.fishandgame.org.nz



Statutory managers of freshwater sports fish, gamebirds and their habitats.

Form 5 - Submission on publically notified proposal for policy statement or plan, change or variation

To: Waikato District Council

Submitter: Auckland Waikato Fish and Game

This is a submission on a change proposed to the following plan, Proposed Plan Change 20 (the **Proposal**): **Waikato District Plan**

The specific provisions of the Proposal my submission relates to are: contained in the following pages (pp3-9).

My submission and reasons: contained in the following pages (pp3-9).

Decision sought: contained in the following pages (pp3-9).

Trade competition: Pursuant to Clause 6 of Schedule 1 of the Resource Management Act 1991, Auckland Waikato Fish and Game confirm that they could **not** gain an advantage in trade competition through this submission.

Hearing: I **wish to be heard** in support of my submission and will consider presenting a joint case at any hearing with other parties presenting on similar matters.

Signed by:

A handwritten signature in blue ink, appearing to read 'Anna Sintenie'.

Anna Sintenie
Environmental Officer
Auckland Waikato Fish and Game

Address for service: Auckland Waikato Fish and Game
156 Brymer Road
RD 9
Hamilton 3289

Date:

18/10/2017

Telephone: 07 849 1666
Email: asintenie@awfg.org.nz



Statutory managers of freshwater sports fish, gamebirds and their habitats.

A. INTRODUCTION

1. Auckland Waikato Fish and Game (Fish and Game) appreciates the opportunity to submit on the Proposal.

2. Fish and Game Councils are crown entities established under the Conservation Act 1987 with functions to:

26Q (1) ... manage, maintain and enhance the sports fish and game resource in the recreational interests of anglers and hunters...

(a) to assess and monitor-...

(iii) the condition and trend of ecosystems as habitats for sports fish and game:

(b) to maintain and improve the sports fish and game resource -

(i) by maintaining and improving access; and ...

(iv) by ensuring there are sufficient resources to enforce fishing and hunting season conditions; and

(v) by undertaking such works as may be necessary to maintain and enhance the habitat of sports fish and game, subject to the approval of the Minister, the land owner, or the administering authority, as the case may require:

(c) to promote and educate - ...

(ii) by promoting recreation based on sports fish and game; ...

(e) in relation to planning,-

(i) to represent the interests and aspirations of anglers and hunters in the statutory planning process; and ...

(iii) to prepare sports fish and game management plans in accordance with this Act; and...

(vii) to advocate the interests of the Council, including its interests in habitats...

3. The resource managed by Fish and Game in the Lake Waikare and Whangamarino Wetland is of increasing significance to a growing population, while simultaneously facing mounting habitat pressures.



Statutory managers of freshwater sports fish, gamebirds and their habitats.

4. The experience sought by hunters in the area includes the wilderness experience, the opportunity to engage in hunting for food and enjoyment in a natural/non-built environment with minimal restriction. This is a significant recreational and cultural aspect of the area, particularly given the projected increased settlement in the Waikato District. It constitutes an essential public amenity for an increasingly densely populated area.

B. SUBMISSION, REASONS AND DECISIONS SOUGHT

B.1 Reverse sensitivity and gamebird hunting activities			
Specific Provisions	Submission	Reasons	Decision sought
Part C Amendments to Living Zone rules and Part E Amendments to Rural Zone rules	1. Amendment sought to address reverse sensitivity issues for gamebird hunting activities.	2. Lake Waikare is listed as a recreational site of regional significance for game bird hunting in the Auckland Waikato Sports Fish and Game Bird Management Plan. There are maimai locations along the western shore of the Lake including on the lake margin covered by PPC20, and immediately below the area of PPC20 encapsulated by the culture and heritage overlay. 3. New dwellings and public places in close proximity to areas of recreational significance to hunters can have implications on the future of hunting in these areas, for example, through complaints under s 48 of the Arms Act (the discharge of a firearm in or near a dwelling, house or public place so as to “annoy or frighten any persons”). 4. Despite zoning including the rural buffer, the design and layout of the proposal may result in land use inconsistent with some effects associated with shooting activities at Lake Waikare, ie noise. 5. Noise may be a particular issue for public places such as any equestrian arena (a proposed permitted activity) in the vicinity of maimais used during the gamebird hunting season.	6. Incorporate reverse sensitivity provisions listed below at paragraphs 7-9 or other similar provisions to enable continuation of gamebird hunting on the margins of Lake Waikare. 7. Amend restricted discretionary and controlled activities under 25H and 21E to include discretion and control over reverse sensitivity issues related to gamebird hunting. 8. Rule 25H.5.1 provides for an equestrian arena as a permitted activity. Amend as follows: ... (d) <i>an equestrian arena (provided any buildings comply with the</i>



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			<i>building and effects rules of the plan <u>and issues of reverse sensitivity as a result of gamebird hunting activities are met.</u></i> 9. Include an additional provision at 21E.4: <u>Reverse sensitivity: Gamebird hunting:</u> <i>The extent to which issues of noise as a result of shooting during the gamebird hunting season that would otherwise exceed permitted activity status in the WDP are addressed. Methods include no complaints covenants and/or consent notices.</i>
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B.2 Lake Waikare water quality			
Specific Provisions	Submission	Reasons	Decision sought
Entire Proposal	1. Oppose any increase in contaminants into Lake Waikare from any development	2. Lake Waikare is listed in the Auckland Waikato Sports Fish and Game Bird Management Plan as regionally significant. Whangamarino Wetland complex is listed as nationally significant. Lake Waikare was once considered “the heart of the Waikato duck factory”. These lake and wetland ecosystems are rarely found in New Zealand and are recognised elsewhere as being of international significance.	7. The Proposal should only be approved as operational to the extent that it does not enable development in the rezoned area which increases the total contaminant loading on Lake Waikare



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	enabled by PPC20.	3. Fish and Game owns and manages 730ha in the Whangamarino Wetland and 75ha on the western shores of Lake Waikare, south of the Proposal. Fish and Game has undertaken and continues to undertake work on Lake Waikare and the Whangamarino complex, including: • creating and maintaining new ponds and wetlands; • advocating for wetland protection and access; • establishing and maintaining the Whangamarino weir in partnership with DOC (designed to retain groundwater and surface water levels which had been affected by surrounding flood protection works and land uses causing loss of wildlife habitat); • controlling plant pests; • trapping animal pests; • restoring areas bordering Lake Waikare and the Whangamarino Wetland that have been retired from grazing. 4. Any increase of contaminants from any development enabled by the Proposal would be undesirable in light of Fish and Game's considerable efforts pursuant to s 26Q(1) of the Conservation Act in managing maintaining and enhancing the resource at those sites. 5. The Vision and Strategy applies to all activities in the Waikato catchment. It prevails over ss 72-77 of the RMA. 6. Any increase of contaminants into Lake Waikare from any development enabled by the Proposal would not be consistent with the Vision and Strategy, RPS, and National Policy Statement for Freshwater Management.	from current levels. 8. Amend 15D.3.16 as follows: <i>Stormwater and wastewater from the Lakeside Precinct Plan Area is managed in a way which minimises the environmental effects on Lake Waikare including by reducing in contaminant load on Lake Waikare.</i> 9. Development should be enabled by the Proposal only where it minimises stormwater generation at source. This includes an emphasis on Water Sensitive Design principles (used in the Auckland Unitary Plan), including, but not limited to: minimising impervious area on sites by site design; clustering houses; use of pervious paving; minimising generation of contaminants, including by the use of building materials that have a low contaminant yield; and
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			sediment and nutrient traps.
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B.3 Environmental effects of subdivision and land uses			
Specific Provisions	Submission	Reasons	Decision sought
Part B Objectives, Policies and Methods	1. Support objective 15D.3.9 subject to amendment to the associated policies and amendment to the methods.	1. The Proposal does not recognise the effects of increased cat, dog and animal pests on Lake Waikare and Lake Kopuera avifauna as a result of increased housing densities in the Living Zone. 2. Predators associated with human habitation can travel large distances and would not be confined to the Living Zone marked out in the Proposal, nor the boundaries of the Proposal itself. Avifauna in Lakes Kopuera and Waikare would be subjected to increased predation as a result of subdivision and landuses enabled. 3. Lake Waikare and its wetland margins are recognised in the Waikato Regional Plan (WRP) (Table 3.7.7) as habitat for: <i>Australasian Bittern</i>, <i>North Island Fernbird</i>, <i>common waterfowl</i>. 4. Lake Rangiriri (Kopuera) Wildlife Management Reserve is a wildlife refuge which is recognised in the WRP (Table 3.7.7) as a habitat for: <i>Australasian bittern</i>, <i>North Island Fernbird</i>, <i>spotless crane</i> and <i>common waterfowl</i>... <i>Good quality wetland habitat</i>. Lake Kopuera is immediately adjacent to the Proposal, separated by the Main Trunk Line. 5. A resulting loss of avifauna is inconsistent with the internal reasons of the Proposal ie: 15D.4.1 and 15D.4.5. Given the values and significance of surrounding avifauna (some with conservation statuses including threatened – nationally critical, at risk – declining and at risk), protection	9. Include an additional policy under objective 15D.3.9: <u>POLICY 15D.3.19 Effects of increased cat, dog and animal pest densities on Lake Waikare and Lake Kopuera avifauna as a result of increased local housing densities are mitigated.</u> 10. Amend method 15D.5.3 as follows: <i>Information, Education and Advocacy: ...</i> <u>Promote within the community the significance of avifauna in surrounding water bodies and the need to control pests and limit cat and dog numbers and their ability to roam.</u> 11. Amend 15D.6.4 as follows:



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		and enhancement should include these species. 6. The focus in the Proposal on planting as environmental restoration without consideration for the effects of the subdivision and activities on fauna will not result in maintained or enhanced ecological value (the Proposal), maintenance or enhancement of indigenous biodiversity (Waikato District Plan), or protection of habitat (RMA, s 6(c)). 7. Waikato District Plan Policy 2.2.5 states <i>Areas of significant indigenous vegetation and significant habitats of indigenous fauna managed in a way that protects long term ecological functioning including: ...</i> <i>(b) undertaking plant and animal pest control ...</i> <i>(ea) avoiding housing development close to such areas.</i> 8. While alternative measures may be supported by Fish and Game, an appropriate approach to address avifauna predation is at a minimum to: a) encourage communities to value and protect nearby wildlife, paired with; b) require consents to be conditional on a financial contribution, services or works by the developer (towards animal pest management in similar, less populated areas elsewhere on Lake Waikare or in Whangamarino Wetland).	<i>Information, Education and Advocacy ... This may include encouraging the community to enhance and protect lake environment and ecologically sensitive areas and species, particularly <u>avifauna, including through trapping programmes, limiting cat and dog numbers, and by encouraging high-quality design within development.</u></i> 12. Amend 15D.5.1 Regulatory Methods to include an additional point: • <u>Through the comprehensive subdivision require financial contribution, services or works on the Lake Waikare margin or in the Whangamarino Wetland which mitigate the effects of predation on avifauna through animal pest control.</u>
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Statutory managers of freshwater sports fish, gamebirds and their habitats.

			13. Or other amendment to address pet and pest predation of avifauna around the subdivision.
Comprehensive subdivision consents (21E2.1; 23C.3; 25H.3)	14. Amendment sought.	15. Reasons listed in paras 1 to 8 above.	16. Amend subdivision consents to include condition(s) that financial contribution or services or works be provided at time of consent to mitigate the effects on avifauna elsewhere on the Lake Waikare margin or in the Whangamarino Wetland. 13. Or other amendment to address pet and pest predation of avifauna around the subdivision.

B.4 Lakeside Walkway			
Specific Provisions	Submission	Reasons	Decision sought
Rule 25H.4.3 Comprehensive Land Development Consent	1. Opposed to the development of a lakeside walkway being non-notified.	2. The walkway mapped in the Lakeside Precinct Plan overlaps with wetland and vegetated areas as well as some areas which are at times inundated with water. Affected parties should have the opportunity to respond to a detailed application for consent of a lakeside walkway to ensure effects are avoided, remedied and mitigated.	3. Provide for applications for a lakeside walkway to be determined as a restricted discretionary activity with provision for notification.

Submission ends.



Department of
Conservation
Te Papa Atawhai



(16)
#1837401

DOCM-3190915

20 October 2017

Waikato District Council
Private Bag 544
Ngaruawahia
3742

Dear Sir/Madam

Waikato District Council – Proposed Private Plan Change 20 Lakeside Developments

Please find enclosed the submission by the Director-General of Conservation in respect of Proposed Private Plan Change 20. The submission identifies the Director-General's concerns.

Please contact Jacob Williams in the first instance if you wish to discuss any of the matters raised in this submission (027 578 4094, jwilliams@doc.govt.nz).

Yours sincerely

Ray Scrimgeour
Operations Manager
Waikato

Form 13: Submission on publicly notified application concerning a plan change

Resource Management Act 1991

To: Waikato District Council

Name of submitter: Lou Sanson, Director-General of Conservation (Director-General)

Applicant: Lakeside Developments 2017 Limited

Submission on: Waikato District Plan Proposed Private Plan Change 20 Lakeside Developments.

Trade competition: I am not a trade competitor for the purposes of section 308B of the Resource Management Act 1991

My submission relates to: The proposed plan changes generally, and specifically the effects of any future planned development on stormwater runoff and any development of a waste water treatment plan

My submission is: I am opposed to any increase in discharge of wastewater and stormwater to Lake Waikare.

The reasons for my submission are that:

1. The township of Te Kauwhata is located adjacent to Lake Waikare. Water from Lake Waikare flows into the Whangamarino Wetland through the Pungarehu Stream and then into the Waikato River. Any contaminants that enter Lake Waikare are likely to end up in the Whangamarino Wetland and ultimately the Waikato River.
2. The Whangamarino Wetland is a wetland of international importance and has been a Ramsar site since 1989. Many threatened plant and animal species have been recorded in the wetland including the Australasian bittern, marsh crake, North Island fernbird, black mudfish and the swamp helmet orchid.
3. The proposed plan change will lead to an increase in the population of Te Kauwhata and a subsequent increase in wastewater. If current treatment processes are not changed, the wastewater and additional nutrients and contaminants will flow into Lake Waikare and eventually the Whangamarino Wetland and the Waikato River.
4. The current proposals contained with the application include the creation of a Membrane Bioreactor (MBR) Treatment Plant to treat the current townships (including the proposed increase in population) wastewater. The Director-General is opposed to the proposal as any increase in contaminants into Lake Waikare (including diffuse discharges) is undesirable and contrary to the Waikato Regional Council Regional Policy Statement and the Vision and Strategy for the Waikato River.

5. The Director-General is also opposed to any increase in the level of contaminants into Lake Waikare associated with stormwater runoff. Development should be undertaken in such a way as to reduce the amount of stormwater runoff such as incorporating sediment and nutrient traps, a decrease in impervious surfaces, and increasing the amount of low impact urban design and developments.
6. The Director-General is opposed to having the building of the Lakeside Walkway as a controlled activity with no notification or without the need to obtain written approval of any affected persons.
7. The Director-General currently undertakes weed control activities in Lake Waikare and the Whangamarino Wetland to control pest plants such as Alligator Weed. The Director-General is opposed to any activities that may exacerbate or spread pest plants without adequate controls in place.

Decision sought:

- a) The proposed plan change should only be approved if the total contaminant loading on Lake Waikare from stormwater and wastewater is reduced.
- b) The objectives and policies need to recognise the internationally significant values of the Whangamarino Wetland and take a precautionary approach to likely adverse environmental effects on the wetland.
- c) Proposed Rule 25H.3.3 should be amended to state that the creation of the Lakeside Walkway is a restricted discretionary activity subject to the normal tests for notification and affected party approval.
- d) The proposed plan change should only be approved if a biosecurity plan is created that provides management options, raises awareness, and does not exacerbate the spread of pest plants.

The Director-General reserves the right to be heard



.....
Ray Scrimgeour
Operations Manager, Waikato
Acting pursuant to delegated authority

20 October 2017

.....
Date

Note: A copy of the Instrument of Delegation may be inspected at the Director-General's office at Conservation House Whare Kaupapa Atawhai, 18/32 Manners Street, Wellington 6011

Address for service:

RMA Shared Services
Department of Conservation
Private Bag 3072
Hamilton 3240
Attn: Jacob Williams

Report: Summary of Submissions by Submitter Number/Name

Submitter Number:	17	Submitter:	Melissa Epiha
Address:	,Ngaruawahia,New Zealand,3720		
Email:	summerhaylee@msn.com	Phone:	,0211652425
ECM Numbers:	;;		
Point Number	17.1		
Category:	1-Proposed Private Plan Change 20 Lakeside Developments > 1.3-15D Te Kauwhata Lakeside Precinct Plan > 1.3.2-15D.2 Issue - Te Kauwhata Lakeside Development		
Source	Online	Wishes to be heard	Yes
Reporting Tags			
Support/Oppose/Neutral:	Not Stated		
Summary of Submission			
Decision sought:	I welcome development that aligns with the Te Kauwhata character that requires a minimum property size of 450m2 as per the Waikato District Plan. I strongly oppose Allotment Sizes as outlined in 21E.2.23 proposing medium density housing of a minumum size of 300m2 and more so of high density house sizing of a minimum 200m2. The Te Kauwhata Village Character is formed, in part, by lower density housing with larger property sizes and I would strongly encourage this to be retained both currently and for the foreseeable future. I believe this is an achievable outcome that can be mitigated with developers adhering to the minimum 450m2 property size guidelines that would still allow development and without detriment to the Te Kauwhata Village Character.		
Decision reason:	I would support and amendment be made to 21E.2.23 that Allotment Sizes be a minimum size of 450m2		
Point Number	17.2		
Category:	1-Proposed Private Plan Change 20 Lakeside Developments > 1.3-15D Te Kauwhata Lakeside Precinct Plan > 1.3.2-15D.2 Issue - Te Kauwhata Lakeside Development		
Source	Online	Wishes to be heard	Yes
Reporting Tags			

Support/Oppose/Neutral: Not Stated

Summary of Submission

Decision sought: I support this development and see the need for this and consider it to be a high priority.

Decision reason: I would support this be an action of high priority

Point Number 17.3

Category: 1-Proposed Private Plan Change 20 Lakeside Developments > 1.3-15D Te Kauwhata Lakeside Precinct Plan > 1.3.2-15D.2 Issue - Te Kauwhata Lakeside Development

Source	Online	Wishes to be heard	Yes
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Reporting Tags

Support/Oppose/Neutral: Not Stated

Summary of Submission

Decision sought: It is important to remember while providing for new residents and new developments are a part of change and progression, that many current residents have lived in Te Kauwhata for several generations and these people are responsible for creating the unique 'TK' Village Character we speak of today. Many residents chose to live in Te Kauwhata to be a part of the Village and Community, not due to a current demand

Decision reason: I ask proceedings and developments continue with respect to those that have lived there and welcome the intent to diversify but not change our 'TK' character to accommodate those that would prefer to live in Auckland but see Te Kauwhata as a 'second or third' option.

Report: Summary of Submissions by Submitter Number/Name

Submitter Number: 18

Submitter: ian Hartley

ECM Numbers:

Point Number 18.1

Category 1-Proposed Private Plan
Change 20 Lakeside
Developments > 1.1-
Planning Map - Zoning Map:
Map 1

Reporting Tags

Support/Oppose/Neutral: Support

Retained/Deleted/Amended: Retained

Summary of Submission

**Accept/Reject/Accept in
Part**

Council Decision

**Council Reason for
Decision**

**Amendment/Alteration to
Plan**

Point Number 18.2

Category 1-Proposed Private Plan
Change 20 Lakeside
Developments > 1.1-
Planning Map - Zoning Map:
Map 1

Reporting Tags

Support/Oppose/Neutral: Support

Retained/Deleted/Amended: Retained

Summary of Submission

**Accept/Reject/Accept in
Part**

Council Decision

**Council Reason for
Decision**

**Amendment/Alteration to
Plan**

Point Number	18.3	Category	1-Proposed Private Plan Change 20 Lakeside Developments > 1.1- Planning Map - Zoning Map: Map 1
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Reporting Tags

Support/Oppose/Neutral: Support

Retained/Deleted/Amended: Retained

Summary of Submission

**Accept/Reject/Accept in
Part**

Council Decision

**Council Reason for
Decision**

**Amendment/Alteration to
Plan**

Point Number	18.4	Category	1-Proposed Private Plan Change 20 Lakeside Developments > 1.1- Planning Map - Zoning Map: Map 1
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Reporting Tags

Support/Oppose/Neutral: Support

Retained/Deleted/Amended: Retained

Summary of Submission

**Accept/Reject/Accept in
Part**

Council Decision

**Council Reason for
Decision**

**Amendment/Alteration to
Plan**

Point Number	18.5	Category	1-Proposed Private Plan Change 20 Lakeside Developments > 1.1- Planning Map - Zoning Map: Map 1
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Reporting Tags

Support/Oppose/Neutral: Support

Retained/Deleted/Amended: Retained

Summary of Submission

**Accept/Reject/Accept in
Part**

Council Decision

**Council Reason for
Decision**

**Amendment/Alteration to
Plan**

Sandra Kelly

From: Ian and Sara Hartley <hartleysnz@hotmail.com>
Sent: Friday, 27 October 2017 1:15 p.m.
To: Sandra Kelly
Subject: Re: Private Plan Change 20 - submission comments

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for the opportunity to submit regarding Lakeside development

I am having difficulty with the electronic submission form regarding Lakeside development. the form did not include comments or adjustments. I have therefor manually written out my concerns.

I believe we need development in Te Kauwhata. Many elements of the plan are quite good

I am concerned regarding the size of the properties allocated to dwellings. Original District plan states minimum 450sqm.

I believe that the property sizes are too small at 200sqm min - appropriate for urban city but not in this setting This increases hard surface area increasing water flow and drainage with the area being very low lying (below sea level) and having a high water table already prone to flooding., I believe this would be detrimental to the development with increased possibility of further and more extensive flooding, subsidence and an adverse impact on the local environment in water absorption and run off.

Also the number of developments exceeds current and proposed *service* development for the area sewerage and water reticulation/ supply. and puts stress on community services provision which exceed that proposed by the district plans previously designated.

This would also be aesthetically detrimental to the local area (semi rural / rural thus possibly reducing value of current and future dwellings and would definitely reduce the value of the area itself as a place to live.

I believe that to adequately accommodate the environment an average of 450sqm - 500sqm is a more viable option.

Thank you

Ian Hartley

From: Sandra Kelly <Sandra.Kelly@waidc.govt.nz>
Sent: Thursday, 26 October 2017 11:27 p.m.
To: 'hartleysnz@hotmail.com'
Subject: Private Plan Change 20 - submission comments

Hi Ian

As discussed can you please add your comments regarding the maps you submitted through our online submission tool.

Kind regards

Sandra

Sandra Kelly

District Plan Administrator

Waikato District Council

■ P 07 824 8633 ■ F 07 824 8091 ■ Call Free 0800 492 452

Private Bag 544, Ngaruawahia 3742

www.waikatodistrict.govt.nz



Waikato District Council

www.waikatodistrict.govt.nz

Contains information for residents and visitors to the Waikato District. Includes news items on tourism, events and community services.



Please consider the environment before printing this e-mail

Report: Summary of Submissions by Submitter Number/Name

Submitter Number:	19	Submitter:	Esther Pilbrow
Address:	54 Scott Road, RD 2, Te Kauwhata, New Zealand, 3782		
Email:	estherpilbrow@gmail.com	Phone:	(07)8264227,
ECM Numbers:	;;		

Point Number 19.1

Category: 1-Proposed Private Plan Change 20 Lakeside Developments > 1.3-15D Te Kauwhata Lakeside Precinct Plan > 1.3.5-15D.5 Methods of Implementation > 1.3.5.2-15D.5.2 Council Works and Services

Source	Online	Wishes to be heard	No
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Reporting Tags

Support/Oppose/Neutral: Not Stated

Summary of Submission

Decision sought: That the council agree to the proposed change on the condition that Scott Road is made safe for pedestrians, cyclists and children walking to school. And that this road be made safe with a reduced speed limit and a footpath, before works begin.

Decision reason: Whilst Scott Rd has a 100K speed limit, it is also a road used by the residents to walk to schools and shops. Construction traffic using this road do not need to travel at 100 km/h to get to the site at the end of the road. Construction traffic and all traffic need to be careful of pedestrians who will be using this road at all times of the day.



Proposed Private Plan Change 20
Lakeside Developments
Waikato District Plan

RMA Form 5



ECM Project: DPC20-03
ECM # 1837344
Submission # 20

Submitter

Please print

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

Name: Nga Muka Development Trust (Mr / Mrs / Ms / Miss)

Contact person: (if applying on behalf of an organisation) Glen Tupuhi

Address for correspondence: 16 Riverview Terrace Phone: 0212844440

Fairfield Hamilton 3214

E-mail: _____

Fax: _____

I could ☐/could not ☒ gain an advantage in trade competition through this submission.

I am ☐/am not ☒ directly affected by an effect of the subject matter of the submission that:

- (a) Adversely affects the environment; and
- (b) Does not relate to trade competition or the effects of trade competition

This is a submission on Private Plan Change 20

Please use a separate form for each provision of the Plan Change you wish to submit about

The specific provision of the Plan Change that my submission relates to is Amendment Number _____

Other identification – eg Attachment, Paragraph Plan Change 20

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

The reasons for my / our views are

Refer attached report

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

I / We wish to be heard in support of my / our submission:

Yes ☒ No ☐

If others make a similar submission, I / we will consider presenting a joint case with them at hearing:

Yes ☐ No ☐

Signed: _____ Date: 20/10/17

(A signature is not required if you make your submission by electronic means.)

Please return this form **no later than 5pm 20 October 2017** to:
Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742; OR
Fax 07 824 8091; OR e-mail districtplan@waidc.govt.nz



20 October 2017

Waikato District Council
15 Galileo Street, Private Bag 544,
Ngaruawahia 3742

Name of submitter: Nga Muka Development Trust ("Nga Muka")

This is a submission on the Lakeside Proposed Plan Change 20 to the Waikato District Plan.

We could not gain an advantage in trade competition through this submission.

Nga Muka is a representation of 5 marae in the Rangiriri, Te Kauwhata, Waerenga area being Maurea, Horahora, Waikare, Okarea, Taniwha. We are directly, affected as mana whenua.

The specific provisions that this submission relates to is the whole plan change and particularly issues of wastewater, storm water, earthworks and the cultural overlay on the Lake Waikare foreshore.

Find support attachments

1. Waikato River Settlement – Refer sections: Te Ture Whaimana o Te Awa o Waikato vision and strategy and co management principles.
2. Waikato Tainui Environment Plan - Tai Timu Tai Pari Tai Ao.

Nga Muka support in full Plan Change 20 to the Waikato District Plan.

Our submission is:

- (a) Nga Muka acknowledges the need for the provision of growth within the northern Waikato region.
- (b) The Te Kauwhata area is a suitable and logical place for this growth to occur.
- (c) Nga Muka has been extensively consulted by Lakeside Developments 2017 Limited over the plan change and associated works.
- (d) Nga Muka has spent considerable time with Lakeside Developments 2017 Limited working through matters of wastewater, stormwater, environmental and cultural considerations along the foreshore of Lake Waikare.
- (e) Nga Muka have provided two letters of support towards the Lakeside Private Plan Change.

application. We are aware that the approved Housing Infrastructure Fund funding includes a proposal for a wastewater pipeline to be constructed to Huntly. Nga Muka has only had limited engagement with the Council over this proposal which will in effect transfer our heightened cultural and environmental vigilance to the downstream effects on the Waikato river. We look forward to a mana enhancing engagement and transparent disclosure of the councils plans and recommendations in relation to the Huntly plant proposal. We attach the copy of Waikato River settlement and draw attention to the co-management and vision and strategy principles therein.

We seek the following decision from the local authority:
Approve the plan change in full.

We wish to be heard in support of our submission



Signature of submitter
(on behalf of Nga Muka Development Trust)

20 October 2017

Address for service of Nga Muka Development Trust:
Contact person: Glen Tupuhi
Address: 16 Riverview Terrace Fairfield Hamilton 3214
Telephone: 0212844440
email: tupuhiglen@gmail.com



Proposed Private Plan Change 20 Lakeside Developments

Waikato District Plan

RMA Form 5

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BY:

Submission form

ECM Project: DPC20-03

ECM # 1837341

Submission # 21

Submitter

Please print

Name:

Tony Cox

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

(Mr / Mrs / Ms / Miss)

Contact person: (if applying on behalf of an organisation)

Address for correspondence:

PO Box 27
Te Kauwhata

Phone:

0212808018

E-mail:

tesro@gmail.com

Fax:

I could ☐/could not ☒ gain an advantage in trade competition through this submission.

I am ☒/am not ☐ directly affected by an effect of the subject matter of the submission that:

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(b) Does not relate to trade competition or the effects of trade competition

This is a submission on Private Plan Change 20

Please use a separate form for each provision of the Plan Change you wish to submit about

21E 2.1

The specific provision of the Plan Change that my submission relates to is Amendment Number

Other identification – eg Attachment, Paragraph

Ste Density Control

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

The reasons for my / our views are

amend minimum section size
to 450m²

Small 200 to 300 m² sections oppose the village life
style we have. And have the potential to create a ghetto!

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

Require minimum section size of 450m²

I / We wish to be heard in support of my / our submission:

Yes ☐

No ☒

If others make a similar submission, I / we will consider presenting a joint case with them at hearing:

Yes ☒

No ☐

Signed:

(A signature is not required if you make your submission by electronic means.)

20/10/17

Date:

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Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742; OR
Fax 07 824 8091; OR e-mail districtplan@waikato.govt.nz

**TRANSPORT AGENCY SUBMISSION ON:****PROPOSED PRIVATE PLAN CHANGE 20 – LAKESIDE DEVELOPMENTS**

In accordance with Schedule 1 of the Resource Management Act 1991

TO: Waikato District Council
Private Bag 544
NGĀRUAWĀHIA 3742

REFERENCE: ECM Project: DPC20-03

SUBMITTER: NZ Transport Agency
PO BOX 973
Waikato Mail Centre
HAMILTON 3240

ATTENTION: Jenni Fitzgerald
PHONE: 07 958 7957
E-MAIL: jenni.fitzgerald@nzta.govt.nz

Introduction

1. This submission relates to **Proposed Private Plan Change 20 – Lakeside Developments (PPPC20)** notified by the Waikato District Council on the 22 September 2017.

The NZ Transport Agency's Role

2. The NZ Transport Agency (the Transport Agency) is a Crown entity with the sole powers of control for all purposes of all State Highways. The Transport Agency is also a significant investor in the local road network. The Transport Agency's objective, functions, powers and responsibilities are derived from the Land Transport Management Act 2003 (LTMA), and the Government Rounding Powers Act 1989 (GRPA).

The statutory objective of the Transport Agency is to undertake its functions in a way that contributes to an effective, efficient and safe land transport system in the public interest¹.

The Transport Agency's Submission

3. The NZ Transport Agency notes that PPPC20 may be inconsistent with the Waikato Regional Policy Statement 2016 (RPS) and the Future Proof Growth Strategy (Future Proof). The NZ Transport Agency supports these documents and the processes that led to their development, having invested significant resources in both. Both of these documents look to ensure an integrated approach is taken to managing growth within the Waikato Region.
4. North Waikato is experiencing unprecedented growth in population and demand for housing and other development. This growth is largely driven by the growth being experienced in Auckland. Auckland has a current population of 1.6 million people and this is expected to grow by an additional million people over the next 30 years. This continued growth will increase pressure and demand in north Waikato. The pace of growth is challenging the ability of service providers (including Waikato District Council) to future proof decision making.
5. As Waikato District Council staff will be aware there are currently multiple processes underway to better understand the scope, scale and impact of growth on north Waikato. These include:
 - the North Waikato Integrated Growth Management Programme Business Case (North Waikato PBC) is currently being developed jointly by the Transport Agency, Waikato District Council, Waikato Regional Council, Hamilton City Council, Auckland Council and Auckland Transport. The purpose of this piece of work includes developing a high level land use strategy for north Waikato and to use this to identify future essential community services, local transport needs, and inter-regional transport infrastructure. This project is expected to be recommended to the respective organisations for adoption later in 2017.
 - the Future Proof Strategy Review (Future Proof Review). One of the key information streams is the review of population projections for the Future Proof area which have led to recommendations for changes to the Future Proof settlement pattern, including expansion in Te Kauwhata.
6. The Transport Agency acknowledges that changes to the land use pattern for Te Kauwhata are currently being proposed through the Future Proof Review and the North Waikato PBC; but these are not yet

¹ LTMA Section 94

finalised. Notwithstanding these are not finalised, the Agency considers that the broader strategic framework and development principles are well understood and accepted. The Agency notes that growth beyond that signalled in the RPS and Future Proof is anticipated and considers that PPC20 is generally consistent with the expected outcomes of these two projects.

7. Both of the projects identified in paragraph 5 above will produce information that is highly relevant, if not critical, to effective planning for growth and land use change. At the same time WDC is progressing its full district plan review. The Transport Agency considers that it will be important to test the assumptions used to develop PPC20 against the updated information once available.
8. We acknowledge that the plan change subject area does not include any state highway infrastructure, however, development in this area has the potential to impact on the function of the nationally significant Waikato Expressway. In addition, the Transport Agency has an interest in this plan change as a co-investor in the local transport network. The NZ Transport Agency requests that the Hearings Committee ensure it is satisfied that the plan change promotes an integrated approach to managing growth and infrastructure generally.
9. For these reasons, whilst the NZ Transport Agency generally supports Proposed Private Plan Change 20 we request that the Council remains open to revisiting the decisions made through this plan change process following the conclusion of the projects listed above. The Waikato District Plan review process would be an ideal vehicle to re-test the development plan proposed in PPC20 against any new information derived.

The Transport Agency does wish to be heard in support of this submission.

The Transport Agency does not wish to present joint evidence.



Signed by Jenni Fitzgerald
Under delegated authority of
The NZ Transport Agency

Date: 20 October 2017



**Proposed Private Plan Change 20
Lakeside Developments**

Waikato District Plan

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Submission form

ECM Project: DPC20-03

ECM # 1837334

Submission # 23

Submitter

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

Name: Te Kauhata Community Committee (Mr / Mrs / Ms / Miss)

Contact person: (if applying on behalf of an organisation) Toni Grace - Chairperson

Address for correspondence: 94 Swan Rd Phone: 021 393 073

RD 1

E-mail: toni@actrix.co.nz

Te Kauhata 3781

Fax: _____

I could ☐ / could not ☒ gain an advantage in trade competition through this submission.

I am ☐ / am not ☒ directly affected by an effect of the subject matter of the submission that:

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- (b) Does not relate to trade competition or the effects of trade competition

This is a submission on Private Plan Change 20

Please use a separate form for each provision of the Plan Change you wish to submit about

The specific provision of the Plan Change that my submission relates to is Amendment Number _____

Other identification – eg Attachment, Paragraph _____

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

The reasons for my / our views are

See attached submission

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

See attached submission

I / We wish to be heard in support of my / our submission:

If others make a similar submission, I / we will consider presenting a joint case with them at hearing:

Yes ☒ No ☐
Yes ☒ No ☐

Signed: _____

Date: 19.10.17

(A signature is not required if you make your submission by electronic means.)

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Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742; OR
Fax 07 824 8091; OR e-mail districtplan@waikato.govt.nz

This is a submission by the Te Kauwhata Community Committee (TKCC) on behalf of the community of Te Kauwhata.

1. We are **neutral** on the proposed private plan change by Lakeside Developments Ltd (LDL) in the Scott Rd area, however we have concerns as to how this will impact on the existing village.
2. We are **neutral** on the proposal to create a primary school on the Lakeside development, in place of the existing school.
3. We are **supportive** of the proposal to limit the size of the commercial area, to remain as an adjunct to the existing village
4. We are **supportive** of the interconnectivity of walkways and cycleways to connect the Lakeside development with the Te Kauwhata village
5. We are **neutral** on the development on the grounds of Future Proof provisions and the identification of Te Kauwhata as a growth node and acknowledging the NPS-UDC.
6. We are **opposed** to the allotment sizes creating high density living and outline the reasons below.
7. We are **opposed** to introducing this density of housing into a rural village and are also opposed to the allotment sizes for the medium density living.
8. We are **neutral** on density relating to the retirement village proposal

We note the following as an over-riding principle of Waikato District Council (WDC) District Plan 1.6 Towns and villages

(a) the amenity, quality of life and wellbeing of the residents and their communities will be maintained and improved, and,

(g) town centres will retain their social and commercial focus.

And WDC DP 15A2.1

Objective: that the Te Kauwhata village characteristics are maintained and enhanced.

Our submission outlines the following points in opposition and requests the stated mitigation measures and relief be sought.

1. ALLOTMENT SIZE:

density of housing, created due to section size.

- (i) We recognise the government directive to open up more and affordable housing under the NPS-UDC but do not feel that this is appropriate in this rural village on the following grounds.

WE object to the proposed allotment size as follows:

- (a) The proposed minimum section size of 200 sq m does not comply with the Waikato District Council's District Plan (21.63.1 (a): *Every allotment has a net site area of at least 450 sq m*

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;

- (b) The proposed minimum section size of 200m² is also in direct contradiction to the Waikato District Council's District Plan to "*protect the village character of Te Kauwhata*".

15A.3.1 Te Kauwhata village character

Te Kauwhata is a distinctive rural village connected to the surrounding rural landscape, lakes, wetlands and with clear views to the surrounding hills.

An important element of the Structure Plan is to ensure that this Te Kauwhata village character is not lost as the village expands.

The objectives and policies aim to ensure that:

- * residential lots are of a size, shape and orientation to provide high quality private open space,*
- * streetscapes are attractive,*
- * trees associated with previous development are retained,*
- * public open space is conveniently located,*
- * views to, and connections with, the surrounding natural features are retained,*
- * buildings integrate into natural landforms, and*
- * the town centre is developed as an integral part of the community.*

Development in Te Kauwhata will be encouraged to achieve a well-defined live, work and play environment for the residents.

Rules will ensure that the Te Kauwhata village character is taken into account when developments are considered.

Developments should be designed to achieve the Te Kauwhata village character presented here.

Development proposals should be based on a site analysis that considers such things as topography and landforms, natural features, wetlands and streams, views and orientation,

solar access, possible road connections and opportunities for existing or proposed connections for cycleway and walkway linkages

- (ii) The community's concern over section sizes was appealed to the Environment Court (C192, 2012) which ruled that, in the Te Kauwhata Structure Plan, Variation 13), now incorporated into the District Plan rules for Te Kauwhata West Living Zone :

"The boundary adjoining the Country Living Zone: a 30m wide boundary width adjoining the Country Living Zone has been imposed, and,

"Six m setbacks front and rear are required as follows: 6 m from the road boundary for those lots 600-800m and greater, and

"The allotments abutting the Living Zone are required to be at least 800 m² in size to achieve the required width. Allotments greater than 800m² must have a 6m setback from the rear boundary"... Judge Smith, The Environment Court, Decision No. (2012) NZEnvC 192.

Noting also the emphasis given in the WDC District Plan on the special characteristics of the Te Kauwhata Village

15A.2 Issue –Te Kauwhata effects of growth

Poorly managed urban growth within the Te Kauwhata Structure Plan area can result in adverse environmental effects including: a loss of village character; a lack of community or neighbourhood identity; a loss of landscape values; low residential amenity; conflicts with heavy and through traffic; poor connectivity and a lack of transport options; inefficient development of infrastructure; conflicts between land uses; degraded water quality and loss of natural habitat and ecosystems; and a lack of quality open space and amenity, including streetscapes.

RELIEF SOUGHT

1. We ask that these issues are addressed as follows:
 - (a) the **section size be increased** above what is currently shown as "medium density" in the LDL proposal, to comply with the WDC District Plan.
 - That the section sizes meet WDC DP rule on allotment size (21.63.1 (a): *Every allotment,.....has a net site area of at least 450 sq m be taken as the minimum allotment size*
 - (b) that the layout follow the example set by the Environment Court's desire to "protect the village character" by ensuring any sections near rural or country living boundaries are larger than usual and placed in such a way that they

minimise contact with the neighbouring rural or country living properties.
(see ruling above)

2. PROPOSED COMMERCIAL FACILITIES:

We have the following comments relating to 15D3.7

WDC District Plan 15A2.4 "" Development of the town centre and its expansion into its immediate surrounds should involve the integration of:

- (a) Pedestrian -oriented retail development that provides active frontages –**support**
- (b) Community facilities (support provided provisions are made to avoid duplication of those presently existing in the town centre - **support**
- (c) Conveniently located parking including park and ride: we do not see any provision being addressed for this in the proposal
- (d) Medium density residential development: we **oppose** the section sizes which create high density living and medium density residential that is contrary to the WDC District Plan. The allotment sizes as proposed are more in keeping with urban rather than village environment.

RELIEF SOUGHT:

We ask that the density throughout remain as per the medium density in the WDC District Plan as outlined above.

3. REVERSE SENSITIVITY; WE OPPOSE THE ALLOTMENT SIZE AND PLACING

There are a small number of rural houses in Scott Rd. However, these properties provide their owners with enjoyment of their rural property with rurally appropriate activities such as keeping animals, chickens and roosters, spraying and fertilising their grounds, using motorised mowers and tractors, sporting equipment etc.

The current LDL plan shows intensive housing on the boundaries of rural zoned properties

RELIEF SOUGHT

We request that this be addressed as follows:

Sections near and abutting rural or country living boundaries are larger than usual (size) and placed in such a way that they minimise contact with the neighbouring rural or country living properties to avoid reverse sensitivity. (See Environment Court ruling)

4. We OPPOSE THE PLANNING LAYOUT AS PRESENTED BY LDL FOR HOUSING DENSITY AND AMENITIES

LDL initially presented at a community open day, showing minimal high density houses close to rural boundaries, AND showing a greater proportion of neighbourhood “pocket parks”.

As a community, we felt this reflected the village character of rural Te Kauwhata and consequently at that time we supported this approach in principle.

We note that there is now a significant reduction in the number of “pocket parks”, and that the original claim of all houses being able to view a park, is now not achievable.

The community was not consulted at any stage in the reduction of these open spaces from the original application

We note also that there are two differing Precinct plans relating to subdivision layout; we have sought but failed to achieve clarification as to which is the most current version P 41 diagram 5, and P 11 Lakeside Master Plan

We also note that Lakeside: P32, 21E 2.16.1 (b): *communal open space is accessible from all dwellings, and if there is no habitable room on the ground floor then a balcony is provided.*

This is urban living, not village living and is contrary to the rules and principles in the Waikato District Plan.

RELIEF SOUGHT

That the “pocket parks” are reinstated as per the original plan, as consulted on by LDL and future maintenance is determined via a variety of funding mechanisms not necessarily that of WDC itself.

5. WE OPPOSE LAKESIDE 21E2.1.1: COMPREHENSIVE SUBDIVISION DEVELOPMENT CONSENT

Site Density control – residentially zoned land

(b) Higher density, a maximum size of 200sqm with a minimum average size of 250 sqm.

We are opposed to the following comment:

“when a site has legal access to communal open space, the percentage of the communal open space related to the number of properties with legal rights to use the communal open space will count towards average site size (but not minimum site size)”.

RELIEF SOUGHT:

We believe this is contrary to the Te Kauwhata village character and request that the communal open space is not included in the calculations to create average site size but achieved on their own size merit.

Note: WDC District Plan 15A2.13 (d) requires developers to “provide high quality private outdoor living areas for each dwelling” (medium density)

6. WE OPPOSE THE CARPARKING PROVISION PROPOSAL

LDL P27: 21E2.6 1(a)

“For a residential activity on sites of 300sqm or less, a minimum of one car parking space per dwelling...be provided”.

RELIEF SOUGHT

There is no public transport option for residents of Te Kauwhata, therefore residents wishing to work or access services out of the village must provide their own transport.

We ask that provision is given to additional onsite parking to avoid street congestion

7. WE OPPOSE THE OUTDOOR LIVING AREA PROPOSAL

LDL 21E2.15.1 (p32) (d) (outdoor living area)

- (i) *On the ground floor the living court has a minimum area of 60 sqm.....and*
- (ii) *If the dwelling does not have a habitable room on the ground floor, a balcony is provided containing at least 10 sq m.*

RELIEF SOUGHT

We ask that this complies with the WDC District Plan rules 21.47.1D

- (i) a minimum area of 80 sq m, and,
- (ii) A balcony containing at least 15 sq m.

ECM Project: DPC20-03
ECM # 183800
Submission # 24

Submitter

Please print

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

Name: Nicola Jane PATERSON (Mr ☒ Mrs / Ms / Miss)

Contact person: (if applying on behalf of an organisation)

Address for correspondence: 62a Wayside Rd Phone: 0275466204
R02 E-mail: njrisp@xplora.co.nz
Te Kauhata Fax:

I could ☐ / could not ☒ gain an advantage in trade competition through this submission.

I am ☐ / am not ☒ directly affected by an effect of the subject matter of the submission that:

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(b) Does not relate to trade competition or the effects of trade competition

This is a submission on Private Plan Change 20

Please use a separate form for each provision of the Plan Change you wish to submit about

The specific provision of the Plan Change that my submission relates to is Amendment Number 21E.2.23.2

Other identification – eg Attachment, Paragraph

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

The reasons for my / our views are

Attachment shows 200sqm is very small
for a rural town with existing minimums
of 450 sqm.

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

I would like the WDC to stick within
the current district plan of minimum
section sizes of 450 sqm. This is
consistent with a rural village and
not an urban centre. eg Auckland.

I / We wish to be heard in support of my / our submission:

Yes ☐ No ☒

If others make a similar submission, I / we will consider presenting a joint case with them at hearing:

Yes ☐ No ☒

Signed: Watt
(A signature is not required if you make your submission by electronic means.)

Date: 24/10/17

#1837937

25



HERITAGE NEW ZEALAND
POUHERE TAONGA

18/10/2017

File ref: LAO61

Waikato District Council
Private Bag 544
Ngaruawahia, 3742

Dear Sir/Madam

SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA TO A PRIVATE PLAN CHANGE APPLICATION

To: Waikato District Council

Name of submitter: Heritage New Zealand Pouhere Taonga

1. Heritage New Zealand Pouhere Taonga is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage. Heritage New Zealand is New Zealand's lead historic heritage agency.
2. **This is a submission on an application from Lakeside Developments to:**
 - Rezone a block of land immediately south of Te Kauwhata Village and on the western foreshore of Lake Waikare, from Rural and Countryside Living zone to mostly Living zone. A portion of the land will be retained in Rural zoning. Part of the Rural zoned land, abutting Lake Waikare will contain either an Open Space Overlay, or a Cultural and Heritage overlay. A small block is zoned Business to provide for a community hub.
3. **The specific parts of the application that this Heritage New Zealand submission relates to are:**
 - Earthworks and the need for the protection of recorded and unrecorded Archaeology.
4. **Heritage New Zealand submission is:**
 - That it **supports in part** the application as it contains an archaeological assessment (Addendum to "Proposed Residential Development, 64 and 95 Scott Road, Te Kauwhata: Archaeological assessment, by E Cameron and S. Phear October 2016) for the area of proposed residential development advising of the potential effects of the application on possible unrecorded archaeological sites and recommends that an archaeological authority is obtained from Heritage New Zealand.
 - However, the assessment does not appear to pertain to the land zoned Rural. A portion of the Rural zoned land will be retained for rural purposes, with the remainder of the Rural land proposed to have an Open Space overlay or a Heritage and Cultural overlay. Based on current information, there is reasonable cause to suspect the presence of unrecorded archaeological sites.

5. The reasons for Heritage New Zealand's position are as follows:

- An archaeological site is defined in the *Heritage New Zealand Pouhere Taonga Act 2014* as any place in New Zealand (including buildings, structures or shipwrecks) that was associated with pre-1900 human activity, where there is evidence relating to the history of New Zealand that can be investigated using archaeological methods.
- The *Heritage New Zealand Pouhere Taonga Act 2014* makes it unlawful for any person to modify or destroy, or cause to be modified or destroyed, the whole or any part of an archaeological site without the prior authority of Heritage New Zealand.
- The Limitations section (pg.10) of the Archaeological assessment clearly advises that all the Rural zoned land, including the rural land with the overlays has not been investigated to the same level as the land proposed for Residential development. This section of the assessment notes an NZAA recorded site, S13/213 to the south of the Rural zoned land, where time limitations precluded investigation to confirm if this recorded site extended into the subject site.
- In addition an area within the Open Space Overlay contains notation SS24 from the Waikato District Plan Heritage Schedule-Lake Waikare Marginal strips, recognising Lake Waikare as one of the historical food baskets for the Waikato Hapu and an area where people fled after the Rangiriri battle.
- Within these overlay areas substantial development is proposed including a sports field, equestrian centre, walkway, installation of a monument and associated parking and roading.
- Heritage New Zealand therefore concludes that there is reasonable cause to suspect the presence of recorded and unrecorded archaeology within the Rural zoned land and that the archaeological assessment should be extended to include all the Rural zoned land to determine the need for an archaeological authority.

6. Heritage New Zealand seeks the following decision:

- That an archaeological assessment for the area to be zoned Rural, including the Rural zoned land with the Open Space and Cultural and Heritage overlay, is undertaken prior to the determination of the resource consent to determine the presence of recorded and unrecorded sites and need for an archaeological authority.
- In the event that the application is approved, and the archaeological assessment recommends an archaeological authority is obtained from Heritage New Zealand this must be included as part of the advice notes in the conditions and advice notes section. This advice note will have to state the need for the applicant to supply the archaeological assessment to Heritage New Zealand for them to confirm the requirement for an archaeological authority.

7. Heritage New Zealand does wish to be heard in support of our submission.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P.P. B/R' followed by a stylized flourish.

Sherry Reynolds, General Manager, Northern

Address for service

Heritage New Zealand Pouhere Taonga

Lower Northern Office

P O Box 13339

Tauranga 3141

Attn: Carolyn McAlley

PH: 07 577 4535

Email cmcalley@heritage.org.nz

RMA Form 5

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24 OCT 2017

ECM Project: DPC20-03

ECM #

Submission #26.....

Submitter

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Waikato District Council This form will be copied. Please do not print outside the frame.

Name: F. I. & J. F. S. RAA (Mr / Mrs / Ms / Miss)

Contact person: (if applying on behalf of an organisation)

Address for correspondence: 23A MOOREFIELD RD Phone: 07-826 34174

RD 2 E-mail:

TE KAUWHATA 3782 Fax:

I could ☐ / could not ☒ gain an advantage in trade competition through this submission.

I am ☐ / am not ☒ directly affected by an effect of the subject matter of the submission that:

(a) Adversely affects the environment; and

(b) Does not relate to trade competition or the effects of trade competition

This is a submission on Private Plan Change 20

Please use a separate form for each provision of the Plan Change you wish to submit about

The specific provision of the Plan Change that my submission relates to is Amendment Number

Other identification – eg Attachment, Paragraph

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

The reasons for my / our views are

Lakeside Developments
Proposed private plan change 20 not available at Te
Kauwhata library on 18 October. Why? So making a
submission not possible for us.

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

Whatever the outcome is - we hope that all Te Kauwhata are
treated the same where rezoning is concerned.

I / We wish to be heard in support of my / our submission:

Yes ☐ No ☒

If others make a similar submission, I / we will consider presenting a joint case with them at hearing:

Yes ☐ No ☒

Signed: J. F. S. RAA Date: 19-10-2017
(A signature is not required if you make your submission by electronic means.)



Proposed Private Plan Change 20

Lakeside Developments

Waikato District Plan

Submission form

ECM Project: DPC20-03
ECM # 1838528
Submission # 27

AMA Form 5

Submitter

Please print

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

Name: Philip John Castles

(Mr) Mrs / Ms / Miss

Contact person: (if applying on behalf of an organisation)

Address for correspondence: 50 Travers Rd

Phone: 078264575

E-mail: pbcastles@xtra.co.nz

Tekamahata

Fax:

I could/could not gain an advantage in trade competition through this submission.

I am/am not directly affected by an effect of the subject matter of the submission that

(a) Adversely affects the environment; and

(b) Does not relate to trade competition or the effects of trade competition

This is a submission on Private Plan Change 20

Please use a separate form for each provision of the Plan Change you wish to submit about

The specific provision of the Plan Change that my submission relates to is Amendment Number

Other identification - eg Attachment, Paragraph

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

The reasons for my / our views are

Section sizes of 200sqmeters; I am concerned about such small section sizes in a rural village like Tekamahata. As a resident here I am not opposed to what I see as good urban development but I do have serious reservations about such high density terraced housing in a small town setting like Tekamahata.

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

For reasons as stated above I would like to see minimum section sizes stay in line with the existing district plan of 450 sqm

I / We wish to be heard in support of my / our submission:

Yes ☐ No ☒

If others make a similar submission, I / we will consider presenting a joint case with them at hearing

Yes ☒ No ☐

Signed:

Date: 26 Oct 2017

(A signature is not required if you make your submission by electronic means.)

Please return this form no later than 5pm 20 October 2017 4pm to:

Waikato District Council, 15 Galileo Street, Private Bag 544, Ngauruhia 3742; OR

Fax 07 824 8091; OR e-mail districtplan@waikato.govt.nz

Proposed Private Plan Change 20

Lakeside Developments

Waikato District Plan

RMA Form 5

SCANNED

Set No. _____

Submission form

ECM Project: DPC20-03
ECM # 19188552.....
Submission # 28.....

Submitter

Please print

Name: Wendy Peach (Mr / Mrs / Ms / Miss)

Contact person: (if applying on behalf of an organisation) _____

Address for correspondence: 628 Lakeside Road RD2 Phone: 07-8264210

Te Kaitiaki E-mail: wendy@3mail.co.nz

Fax: _____

I could ☐ / could not ☒ gain an advantage in trade competition through this submission.

I am ☐ / am not ☒ directly affected by an effect of the subject matter of the submission that:

- (a) Adversely affects the environment; and
- (b) Does not relate to trade competition or the effects of trade competition

This is a submission on Private Plan Change 20

Please use a separate form for each provision of the Plan Change you wish to submit about

The specific provision of the Plan Change that my submission relates to is Amendment Number 21E.3.2

Other identification – eg Attachment, Paragraph _____

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

The reasons for my / our views are

21E.3.2. Primary Road Network

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

The Waikato District Council needs to ensure the alternate road is built prior to housing construction for trucks usage not after 100 houses.

Also needs to look at a solution to the end of Scott Road meeting Te Kaitiaki road & congestion problems for town.

I / We wish to be heard in support of my / our submission:

Yes ☒ No ☐

If others make a similar submission, I / we will consider presenting a joint case with them at hearing:

Yes ☒ No ☐

Signed: Wendy Peach Date: 26.10.17

(A signature is not required if you make your submission by electronic means.)

Please return this form **no later than 5pm 20 October 2017 4pm** to:
Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742; OR
Fax 07 824 8091; OR e-mail districtplan@waidc.govt.nz

RMA Form 5

ECM Project: DPC20-03

ECM # 1988557

Submission # 29

PH 43057 148918

Submitter

Please print

Name: COURTNEY HOWELLS
OR MARLENE RAUMATI

Contact person: (if applying on behalf of an organisation)

Address for correspondence: 57 BRUCE RD

Phone: 078267854

R.D. 1

E-mail: ainsleydowns@

TE KAUWHATA

actrix.co.nz

Fax:

I could ☐/could not ☒ gain an advantage in trade competition through this submission.

I am ☐/am not ☒ directly affected by an effect of the subject matter of the submission that:

(a) Adversely affects the environment; and

(b) Does not relate to trade competition or the effects of trade competition

This is a submission on Private Plan Change 20

Please use a separate form for each provision of the Plan Change you wish to submit about

The specific provision of the Plan Change that my submission relates to is Amendment Number

Other identification – eg Attachment, Paragraph

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

The reasons for my / our views are

THE DEVELOPMENT COMPANY HAS BEEN VERY
SUPPORTIVE IN ENHANCING THE PROPOSED HERITAGE
TRAIL FROM THE RANGIRIRI PA SITE ALONG THE
EDGE OF LAKE KOPUEKA AND TO JOIN WITH THE
PROPOSED WALK/CYCLE WAY TO LAKE WAIKARE

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

ALONG WITH MARLENE RAUMATI,

I / We wish to be heard in support of my / our submission:

Yes ☒ No ☐

If others make a similar submission, I / we will consider presenting a joint case with them at hearing:

Yes ☐ No ☐

Signed: C. P. Howells

Date: 20/10/17

(A signature is not required if you make your submission by electronic means.)

**Proposed Private Plan Change 20
Lakeside Developments**

Waikato District Plan

RMA Form 5

SCANNED
Ref No



Submission form

ECM Project: DPC20-03
ECM # ...1988587
Submission # ...30.....

Submitter

Please print

Name: TE KAUWHATA PONY CLUB (Mr / Mrs / Ms / Miss)

Contact person: (if applying on behalf of an organisation) MANDY HOWELLS

Address for correspondence: 57 BRUCE RD. Phone: 078267854

R.D. 1 E-mail: mandyhowells14@gmail.com

TE KAUWHATA Fax: _____

I could ☐ / could not ☒ gain an advantage in trade competition through this submission.

I am ☐ / am not ☒ directly affected by an effect of the subject matter of the submission that:

- (a) Adversely affects the environment; and
- (b) Does not relate to trade competition or the effects of trade competition

This is a submission on Private Plan Change 20

Please use a separate form for each provision of the Plan Change you wish to submit about

The specific provision of the Plan Change that my submission relates to is Amendment Number _____

Other identification – eg Attachment, Paragraph _____

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

The reasons for my / our views are

Equestrian is a popular and growing sport in the North Waikato that desperately needs security of Tenure for its grounds. The proposed Equestrian Park fulfills this need.

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

I / We wish to be heard in support of my / our submission:

Yes ☒ No ☐

If others make a similar submission, I / we will consider presenting a joint case with them at hearing:

Yes ☒ No ☐

Signed: Mandy Howells Okel Cooper (Treasurer) Date: 16-10-17

(A signature is not required if you make your submission by electronic means.)



ECM Project: DPC20-03
ECM # 183 1988597
Submission # 31

P#30148 66271

Submitter

Please print

Name: JASON AND TARINA MOORFIELD

(Mr / Mrs / Ms / Miss)

Contact person: (if applying on behalf of an organisation)

Address for correspondence: 75 SCOTT RD, RD2
TE KAUNHATA 3782.

Phone: 074870662

E-mail: moorfieldsextra.co.nz

Fax: —

I could ☐ / could not ☒ gain an advantage in trade competition through this submission.

I am ☒ / am not ☐ directly affected by an effect of the subject matter of the submission that:

- (a) Adversely affects the environment; and
- (b) Does not relate to trade competition or the effects of trade competition

This is a submission on Private Plan Change 20

Please use a separate form for each provision of the Plan Change you wish to submit about

The specific provision of the Plan Change that my submission relates to is Amendment Number

Other identification – eg Attachment, Paragraph

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

The reasons for my / our views are

- * We oppose the proposed section sizes of ²⁸⁰ ~~250~~ in the high density zone.
- * We believe the proposed section sizes fail to protect the village character.
- * We believe the rural properties surrounding will be inhibited.

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

- * We believe the proposed section sizes are in contrary to the District Plan (21.63.1(a)), therefore the District Plan should be complied to.
- * We believe the Tekauwhata Village character must be protected.
- * Green belts and larger section allotments neighbour the rural properties.

I / We wish to be heard in support of my / our submission:

Yes ☒ No ☐

If others make a similar submission, I / we will consider presenting a joint case with them at hearing:

Yes ☐ No ☐

Signed:

[Signature]

Date: 19-10-17

(A signature is not required if you make your submission by electronic means.)

SUBMISSION FOR PROPOSED PRIVATE PLAN CHANGE 20

LAKESIDE DEVELOPMENTS

SUBMITTERS: Jason and Katarina (Tarina) Moorfield

DATE: 19th October 2017

WE OPPOSE THE PROPOSED PRIVATE PLAN CHANGE 20 FOR THE FOLLOWING REASONS:

BREACH OF THE DISTRICT PLAN – 21.62.1(A)

The proposed allotment sizes of 200- 250m² are in breach of the District Plan. We would like the District Plan complied with in this instance

TE KAUWHATA VILLAGE CHARACTERISTICS BEING BREACHED. DISTRICT PLAN – 15A2.1

We believe that the proposed plan change will be in contradiction to the Te Kauwhata Village characteristics which are sought to be protected. We believe our community is not urban fringe but rural living therefore the proposed Lakeside Development will affect the village characteristics of Te Kauwhata.

REVERSE SENSITIVITY OF RURAL PROPERTIES

We believe that the proposed plan change will cause reverse sensitivity to the existing rural property owners. We currently enjoy our rural properties in various ways and we wish to continue with this privilege. We would like to propose that greenbelts and larger allotment sizes are allocated to neighbour rural property owners.

WE SUPPORT THE FOLLOWING:

We support the proposed cycle ways, parks and reserves and believe this enhances the Te Kauwhata Village characteristics and rural lifestyle.



Submission form

ECM Project: DPC20-03

ECM # 1988605

Submission # 32

P# 113575

Submitter

Please print

Name: Kimberlee Brown

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

(Mr / Mrs / Ms / Miss)

Contact person: (if applying on behalf of an organisation)

Address for correspondence: 334 Waerenga Road

Phone: 021 618 393

RD1

E-mail: mumof2browns@gmail.com

Te Kauwhata

Fax:

I could ☐ / could not ☒ gain an advantage in trade competition through this submission.

I am ☐ / am not ☒ directly affected by an effect of the subject matter of the submission that:

(a) Adversely affects the environment; and

(b) Does not relate to trade competition or the effects of trade competition

This is a submission on Private Plan Change 20

Please use a separate form for each provision of the Plan Change you wish to submit about

The specific provision of the Plan Change that my submission relates to is Amendment Number 21.63.1(a)

Other identification – eg Attachment, Paragraph

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

The reasons for my / our views are

The proposed section sizes of 200m² do not comply with the current town plan.

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

Please keep minimum section sizes at

the agreed 450m². Medium and low density housing in Te Kauwhata is preferred, rather than Vin-fill housing of Auckland.

I / We wish to be heard in support of my / our submission:

Yes ☒ No ☐

If others make a similar submission, I / we will consider presenting a joint case with them at hearing:

Yes ☐ No ☒

Signed:

K. Bren

Date: 19 Oct 2017

(A signature is not required if you make your submission by electronic means.)

Please return this form no later than 5pm 20 October 2017 4pm to:

Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742; OR

Fax 07 824 8091; OR e-mail districtplan@waikato.govt.nz

**Proposed Private Plan Change 20
Lakeside Developments**

Waikato District Plan

RMA Form 5

SCANNED
Set No _____

Submission form

ECM Project: DPC20-03
ECM #1988610.....
Submission # ...33.....

Submitter

Please print

Name: Wendy Peach

PH 31237

(Mr / Mrs / Ms / Miss)

Contact person: (if applying on behalf of an organisation) _____

Address for correspondence: 62B Waiwaka Road, RD2,

Phone: 07-8264210

Te Kaitiaki

E-mail: waynux@gmail.com

Fax: _____

I could ☐/could not ☒ gain an advantage in trade competition through this submission.

I am ☐/am not ☒ directly affected by an effect of the subject matter of the submission that:

- (a) Adversely affects the environment; and
- (b) Does not relate to trade competition or the effects of trade competition

This is a submission on Private Plan Change 20

Please use a separate form for each provision of the Plan Change you wish to submit about

The specific provision of the Plan Change that my submission relates to is Amendment Number 21E.3.1.

Other identification – eg Attachment, Paragraph _____

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

The reasons for my / our views are

21E.3.1. minimum site size 200m2

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

The minimum Section size should be in keeping with the
remains of the village & the district plan of 450 sqm

I / We wish to be heard in support of my / our submission:

Yes ☒ No ☐

If others make a similar submission, I / we will consider presenting a joint case with them at hearing:

Yes ☒ No ☐

Signed: Wendy Peach

Date: 20.10.17.

(A signature is not required if you make your submission by electronic means.)