

Waikato District Council Proposed Plan Change 20: Lakeside Developments

Summary of Submissions

Submitter number	Submitter	Organisation	Address/Email/Phone	Wish to be heard?	Submission Point	Support/Oppose/Seek Amendment	Plan Provision	Summary	Decision sought
1	Nicola Smith		New Zealand, 3710 nsegsmith@gmail.com	No	1.1	Oppose	General	TK is a small rural village. There are not enough businesses to provide employment for anticipated increase of people in the area. Road infrastructure to Auckland cannot cope with existing commuters, development will exacerbate that problem. Commuters do not contribute to the local community. Target market of proposed housing is unclear as the small 200m ² sections are not desirable for families. Opening paragraphs of the plan change provide an argument for the proposal to not go ahead. Proposed development will ruin the slower, quiet lifestyle of TK. Proposal should wait until housing in current developments in TK are sold. If the land must be developed allow a rural village style of lifestyle sections.	Delete the entire plan change
2	Robin Baird	Te Kauwhata Health Centre (Te Kauwhata Health Services Ltd)	12 Main Road, Te Kauwhata, New Zealand, 3710 robinbaird@gmail.com 0221730956	No	2.1	Support	General	Supports the integrated and sustainable nature of the proposed growth.	No relief sought
					2.2	Support	General	The Health Centre provides essential services to the community. Large unexpected changes to the population are likely to impact their ability to plan for growth and the viability of the service. Growth needs to be planned to provide efficient health care, by either expanding the existing centre or developing a new site.	Seeks cooperation between them and Council to provide and develop appropriate health care for future growth in the area. AND Specify the size of the proposed healthcare site.
3	Allan Ross and Judy Garrick		17 Scott Road, Te Kauwhata 0274 285 279 Judy.garrick@tkcoll.school.nz	No	3.1	Oppose	21E.2.1 21E.2.23	TK is a farming community, building a house on a 200m ² section is not in keeping with the character of the community.	Amend the minimum section size to 650m ² to reflect the current character.
4	David Lloyd			Not stated	4.1	Support	General	Welcomes lakeside development and public access to the lake.	Supports proposed Lakeside development.
					4.2	Seek amendment	General	Seeks that wastewater from TK be discharged into the Waikato River and Tasman sea within 24 hours.	Waste water should not be discharged into Lake Waikare.
5	Mrs Juliet and Mr Ian Sunde		126 Travers Road, RD2, Te Kauwhata ijsunde@xtra.co.nz 0272684838	Yes	5.1	Oppose in part	21E.2.1, 21E.2.23	Proposed section sizes are not in keeping with existing agricultural and rural atmosphere.	Amend minimum lot sizes to be consistent with the existing District Plan rules for Te Kauwhata. AND Amend the provisions to take into consideration the Environment Court ruling for minimum lot sizes in Travers Road/Wayside Road.

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6	Jenni Vernon	Waikato District Council	Private Bag 544, Ngaruawahia 3742	Yes	6.1	Support	General	<p>Supports PPC20 in principle, is consistent with NPS-UDC, the Regional Policy Statement and the sub-regional Future Proof Growth Strategy.</p> <p>Requires a balance between maintaining the existing character of TK and providing a range of opportunities and different living experiences as stated in 15D.1. It is important to Council to maintain the landscape and other environmental values. The rule framework and design guide need to be developed in a way to ensure the integration of Lakeside Development and existing TK.</p>	Amend the plan as sought in other submission points.
					6.2	Seek amendment	21E.4	<p>The matters which Council maintain control over through assessment criteria does not allow for sufficient scrutiny of design and relationship of the proposal with the existing character of TK as Comprehensive Subdivision and Land Development consents must be approved under a 'controlled' activity status.</p> <p>A criteria is a standard that must be achieved and a factor is something that must be taken into consideration. The factors listed in 21E.4 have potential to conflict with each other, however can be weighted according to best practise urban design if considered as factors.</p>	Amend the word "criteria" where used in 21E.4 to read "factors".
					6.2	Seek amendment	21E.4	<p>The matters which Council maintain control over through assessment criteria does not allow for sufficient scrutiny of design and relationship of the proposal with the existing character of TK as Comprehensive Subdivision and Land Development consents must be approved under a 'controlled' activity status.</p>	Amend the assessment criteria in 21E.4 to ensure the amenity and safety of proposed Neighbourhood Parks and Communal Open Space are able to be assessed.
					6.3	Seek amendment	21E.4	<p>The urban design/visual amenity and landscape character assessment factors which are required to be included at time of application should be included as matters which Council reserves control over. Amendments will also ensure that neighbourhood parks and communal open</p>	Add assessment factors in 21E.4 regarding urban design and visual amenity and add assessment factors relating to Neighbourhood parks and communal open space.

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								space are also assessed and CPTED principles are considered.	
					6.4	Seek amendment	21E.2.1, 21E.2.23	Amendments to the site density to include some sections that reflect the existing lot sizes in Te Kauwhata will provide integration between new and existing development.	Amend site density controls to require 5% or areas adjacent to existing development have average lot sizes of 600m ² and minimum lot sizes of 450m ² .
					6.5	Seek amendment	15D.3.6(b)	Amend Policy 15D.3.6(b) to ensure existing streetscape is integrated into new development.	Amend Policy 15D.3.5(b) to integrate existing streetscape into new development by adding “complimentary to other parts of Te Kauwhata” to the end.
					6.6	Seek amendment	15D.3.6(h)	The word ‘highly’ is subjective.	Delete the word “highly” from Policy 15D.3.5(h).
					6.7	Seek amendment	21E.2.23(a)	There is little ability to control the location of lots within a zone but there is an ability to control their size.	Amend Rule 21E.2.23(a) to say “size” rather than “location”.
					6.8	Seek amendment	21E.2.26	Promote walkways and cycleways.	Amend 21E.2.26 to include cycleways as well as walkways.
					6.9	Seek amendment	21E.2.23.1	Rule should be consistent with 21E.2.1.1 and include a minimum average site size alongside minimum site size.	Amend Rule 21E.2.23.1 to include a minimum average site size of 250m ² alongside the minimum site size of 200m ² .
					6.10	Seek amendment	21E.2.1.4, 21E.2.2.4, 23C.3.4, 23C.4.4, 25H.3.4 and 25H.4.4	Distance thresholds in the rules are not contiguous. Where a rule is reliant on the previous rule, the thresholds should be consistent.	Amend thresholds in Rules 21E.2.1.4, 21E.2.2.4, 23C.3.4, 23C.4.4, 25H.3.4 and 25H.4.4 to ensure the measurements are contiguous.
7	Leslie Vyfhuis	Waikato Regional Council	Private Bag 3038, Waikato Mail Centre, Hamilton 3240 Leslie.vyfhuis@waikatoregion.govt.nz (07) 859 0587	Yes	7.1	Neutral	General	PPC20 needs to be assessed against Chapter 6 of the Waikato RPS. Including planned and co-ordinated approach to urban development, particularly in relation to infrastructure delivery. The development is outside of the indicative urban limit and in excess of the residential allocation for TK therefore needs to be assessed against alternative land release criteria. Plan change documents do not provide sufficient clarity and certainty about timing and sequencing of infrastructure.	Amend the proposed plan change to include greater certainty about the timing, staging and delivery of infrastructure, including wastewater, stormwater and roading infrastructure.

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					7.2	Neutral	General	Lack of clarity as to how PPC20 is consistent with existing Waikato District Plan provisions, particularly Te Kauwhata Structure Plan provisions.	Amend the plan to ensure consistency with existing provisions of the District Plan.
					7.3	Support with amendments	15D.1, 15D.3.19, 15D.3.20 15D.4.8	<p>The policy direction for infrastructure is not implemented through activity status therefore timing, staging and sequencing of infrastructure cannot be appropriately scrutinised.</p> <p>Controlled activity status for Comprehensive Subdivision and Land Use consents and permitted activity status for medium density development does not provide robust framework for coordination of infrastructure. If an unacceptable infrastructure proposal is proposed there is no ability to decline it as a controlled activity.</p> <p>A permitted activity for medium density development could allow development without an assessment of infrastructure. A full assessment of an application needs to be undertaken to ensure coordination between development and infrastructure.</p> <p>There are concerns regarding small comprehensive subdivision and land use consents coming together to provide integrated infrastructure solutions. Amendments are required in order for PPC20 to give effect to the RPS.</p>	<p>Amend PPC20 to address the Amend Rules 21E.2.1, 21E.2.2, 21E.2.10 and 21E.2.21 so that discretionary activity status applies.</p> <p>AND/OR</p> <p>Amend PPC20 to address the provision, timing, staging, triggers and the sequencing of infrastructure and land use.</p>
					7.4	Support with amendments	21E.2.1, 21E.1.4, 21E.2.2, 21E.2.10 and 21E.2.21	<p>The policy direction for infrastructure is not implemented through activity status therefore timing, staging and sequencing of infrastructure cannot be appropriately scrutinised.</p> <p>Controlled activity status for Comprehensive Subdivision and Land Use consents and permitted activity status for medium density development does not provide robust framework for coordination of infrastructure. If an unacceptable infrastructure proposal is proposed there is no ability to decline it as a controlled activity.</p>	<p>Amend Rules 21E.2.1, 21E.2.2, 21E.2.10 and 21E.2.21 so that discretionary activity status applies.</p> <p>AND/OR</p> <p>Amend PPC20 to address the provision, timing, staging, triggers and the sequencing of infrastructure and land use.</p>

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								<p>A permitted activity for medium density development could allow development without an assessment of infrastructure. A full assessment of an application needs to be undertaken to ensure coordination between development and infrastructure.</p> <p>There are concerns regarding small comprehensive subdivision and land use consents coming together to provide integrated infrastructure solutions. Amendments are required in order for PPC20 to give effect to the RPS.</p>	
					7.5	Support with amendments	15D.3	PPC20 is broadly consistent with the Waikato RLTP however further consideration needs to be given to provision of public transport in the future and the walking and cycling networks need to be identified on the precinct plans to ensure connections from new development to existing TK settlement.	Add policies/assessment criteria for integration of walking and cycling connections to existing Te Kauwhata settlement.
					7.6	Support	21E.3.2	PPC20 is broadly consistent with the Waikato RLTP however further consideration needs to be given to provision of public transport in the future and the walking and cycling networks need to be identified on the precinct plans to ensure connections from new development to existing TK settlement.	Amend walking and cycling network to ensure connections to existing Te Kauwhata settlement.
					7.7	Support	21E.4	PPC20 is broadly consistent with Waikato RLTP however further consideration needs to be given to provision of public transport in the future and the walking and cycling networks need to be identified on the precinct plans to ensure connections from new development to existing TK settlement.	Add assessment criteria into section 21E.4 regarding design and layout of the road network.
					7.8	Support with amendments	15D.3.9	<p>The intent of Objective 15D.3.9 and its associated policies is supported, however the Permitted/controlled activity status of grazing of stock, earthworks, subdivision and development gives little opportunity for these matters to be considered during consenting process. These matters are not adequately addressed in the assessment criteria and no supporting design guide has been provided.</p> <p>The Stormwater network provides opportunity to achieve multiple outcomes, in addition to storm water functions it provides</p>	<p>Amend rules 21E.2.1, 21E.2.2, 21E.2.10, 21E.2.21 and 21E.2.7.2 to impose a discretionary activity status rather than permitted or controlled to give more consideration to Objective 15D.3.9 and associated policies through consent processes.</p> <p>AND</p> <p>Add assessment criteria in 21E.4 that implements direction of Objective 15.3.9 and associated policies.</p>

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								ecological corridors appropriate to locality.	Add assessment criteria in 21E.4 that implements Policy 15D.3.13 regarding stormwater. AND Add design guidelines that supports achievement of 15D.3.9 and associated policies.
					7.9	Neutral	15D.3.10	Cyanobacteria has been found in Lake Waikare during regular testing of water quality and health warnings have been issued.	Where health warnings are in place, the lake should not be used for activities involving skin contact with lake water.
					7.10	Neutral	General	WRC believe alligator weed (progressive containment plant species) is on the property and this has not been addressed in the ecological report or ecological restoration plans submitted with the application. Invasive characteristic of alligator weed creates high probability of it being spread across/beyond the site through soil disturbance and vehicle movements.	WRC seek to discuss with applicant to ensure compliance with RPMP rules regarding alligator weed.
					7.11	Neutral	General	WRC believe alligator weed (progressive containment plant species) is on the property and this has not been addressed in the ecological report or ecological restoration plans submitted with the application. Invasive characteristic of alligator weed creates high probability of it being spread across/beyond the site through soil disturbance and vehicle movements.	Amend PPC20 to ensure management of alligator weed is addressed – may include amendments to objectives, policies, activity status, rules and assessment criteria.
					7.12	Support	21E.4	The northern boundary of the site is bordered by WRC managed town drain, if the proposal goes ahead it would become an urban stormwater drain and WDC will be responsible for its maintenance. The southern boundary is bordered by the WRC managed lakeside drain. If the proposal goes ahead this should remain a WRC drain as it serves rural land.	Add provision for an easement for the Lakeside Drain and a 7m strip of land along the northern side of the drain – to allow for maintenance and drain cleanings.
					7.13	Support	15D.3.6(g) (All provisions that relate to	Intensive development of land below the 7.37m design flood level for Lake Waikare is not appropriate. It is important to recognise	Amend Policy 15D.3.6(g) to add reference to underlying purpose of the land as flood protection.

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							activities within the floodplain)	the underlying purpose of this land is for flood protection purposes.	
					7.14	Neutral	General	Note that a number of consents are likely to be required from Waikato Regional Council, including stormwater discharge, construction or infilling within the floodplain, earthworks, potential stream diversions or works within or over water courses and wastewater discharge activities.	No specific relief sought.
8	Bill Wasley	Future Proof Implementation Committee	PO Box 13231, Tauranga 3141 bill@wasleyknell.co.nz 0274713006	Yes	8.1	Support	General	TK has always been identified as a growth area in Future Proof and Waikato RPS. It is a key principle for Future Proof Strategy to develop existing settlements and growth areas.	Supports entire plan change and seeks to retain the whole plan change as notified.
					8.2	Support	15D.1	It is important to have a policy cascade from Future Proof and the RPS into the District Plan.	Amend 15D.1 to include reference to RPS in the introduction.
					8.3	Support	15D.3.1 – 15D.3.20	Supports objectives and policies, particularly 15D.3.2 (which promotes a compact urban form).	Retain as notified.
					8.4	Support	15D.4.1	Supports reasons and explanations for objectives and policies, particularly 15D.4.1.	Retain as notified.
					8.5	Support	21E	Supports amendments to Part 21 – Living Zone and the Lakeside Precinct Plan in 21E.3.1-21E.3.3.	Retain as notified.
9	John Cunningham		22 Moorfield Road, Te Kauwhata john@ignitionpartner.com 0274814614	Yes	9.1	Oppose	21E.2.1, 21E.2.23	The District Plan contains minimum section sizes of 450m ² lots which are considered appropriate for a village environment to keep the village amenity and atmosphere.	Amend the proposed minimum lot size from 200m ² in section 21E.2.1 to 450m ² .
10	Simon Ash	Lakeside Development 2017 Limited	Level 2, 33 Shortland Street, Auckland 1010 simon.ash@wintonpartners.co.nz (09) 3777003 or 021996776	Yes	10.1	Seek amendment	“Lakeside Private Plan Change – Plan Change Plans” document, Zone Map – Map 1, Plan 21E.3.1, Plan 21E.3.2, Plan 21E.3.3, Plan 25H.1.1	The road alignment at the Scott Road entrance to the development is currently slightly offset. Realignment of the intersection will improve safety, accessibility, manoeuvring and will not bisect the proposed community hub.	Amend the realignment of the primary road network to align two roads at the Scott Road entrance to the development adjacent to the business zoned community hub as included in the attached diagrams.
					10.2	Seek amendment	“Lakeside Private Plan Change – Plan Change Plans” document, Zone Map – Map 1,	The road alignment at the Scott Road entrance to the development is currently slightly offset. Realignment of the intersection will improve safety, accessibility, manoeuvring and will not bisect the proposed community hub.	Amend the extents of the business zone as shown on the attached map.

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							Plan 21E.3.1, Plan 21E.3.2, Plan 21E.3.3, Plan 25H.1.1		
11	Jenny Kelly		PO Box 45, Te Kauwhata 3741 jennyk@lycos.com (07) 8267835	No	11.1	Oppose	21E.2.1, 21E.2.23	250m ² sections are inappropriate in a rural environment. Denser population will lead to transport infrastructure problems and reduce the quality of village life.	Amend 250m ² lot size to maintain existing lot size in Rule 21.63.1(A) of the Waikato District Plan.
					11.2	Support	15D.3.10	Walkways, cycleways and public access are supported.	No relief sought.
12	David Hulme		58 Scott Road RD 2 Te Kauwhata Waikato Dave.roche@xtra.co.nz (07) 8423006 or 0211332112	Yes	12.1	Oppose	21E.2.1, 21E.2.23	200m ² allotments does not meet the current requirements of the District Plan. Te Kauwhata is not an urban area and the proposed lot sizes do not promote or enhance a village feel.	Amend allotment sizes so they are bought in line with the existing District Plan (i.e. 21.63.1 and 21A.18) lot sizes of 450m ² minimum with a percentage ranging from 550-600m ² .
					12.2	Seek amendment	21E.3.1	The area designated for retirement village be used for that purpose rather than high density living.	Retain retirement village land for development of retirement village.
					12.3	Seek amendment	21E.2.1 21E.2.2	Scott Road is incapable of coping with proposed increase in traffic.	Scott Road to be upgraded with footpaths for pedestrian safety AND Scott Road and Main Road intersection is designed to handle traffic proposed to avoid congestion.
					12.4	Seek amendment	General	Disturbance of possibly contaminated soil could contaminate drinking water supply.	Require house and roof at 58 Scott Road to be cleaned at least once a year or when required while development takes place. (At developer's expense)
					12.5	Seek amendment	General	Disturbance of possibly contaminated soil could contaminate drinking water supply.	Require the water tank at 58 Scott Road to be drained annually, cleaned and refilled while development takes place. (At developer's expense)
					12.6	Seek amendment	General	Reverse sensitivity effects of animals and the use of farm equipment on existing lots is a possibility.	Amend the sections sizes adjacent to existing properties to be of a larger size or are green belt areas.
					12.7	Seek amendment	General	Reverse sensitivity effects of animals and the use of farm equipment on existing lots is a possibility.	Section between 58 Scott Road and 74 Scott Road be kept as a green belt.
					12.8	Support	21E.3.2	Supports opening up the lake area for public use.	No relief sought.
13	Rochelle Hulme		58 Scott Road RD 2 Te Kauwhata 3782 Dave.roche@xtra.co.nz	Yes	13.1	Seek amendment	21E.2.1, 21E.2.23	Proposal does not comply with minimum allotment sizes in the District Plan. Proposal does not promote a village feel. Te Kauwhata is designated as a rural village, not urban	Amend minimum lot sizes to be made larger, more in line with the existing District Plan (i.e. Rule 21.63, Rule 21A.17 and Rule 21A.18)

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			0274111143					living zone.	
					13.2	Seek amendment	21E.3.1	Retain area designated for retirement village to be used for that purpose and not reassigned to anything else.	Retain retirement village land for development of retirement village.
					13.3	Seek amendment	Zoning map 1	Proposal does not comply with minimum allotment sizes in the District Plan. Proposal does not promote a village feel. Should the proposal go ahead rezone 58 Scott Road accordingly to residential.	58 Scott Road to be rezoned Residential if development goes ahead.
					13.4	Seek amendment	General	Proposal does not comply with minimum allotment sizes in the District Plan. Proposals currently show a green belt between 58 and 74 Scott Road and should be retained.	Section between 58 Scott Road and 74 Scott Road be kept as a green belt.
					13.5	Seek amendment	General	Scott Road is not currently designed to cope with the proposed increase in traffic, Carriageway Consulting stated that it is only fit to service 400 lots.	Upgrade Scott Road with footpaths for pedestrian safety AND Scott Road and Main Road intersection is designed to handle traffic proposed and to avoid congestion.
					13.6	Seek amendment	General	Reverse sensitivity effects of animals and the use of farm equipment on existing lots is a possibility.	Sections adjacent to existing properties are of a larger size or are green belt areas.
					13.7	Seek amendment	General	Concerns with reshaping of adjacent land in regards to that causing flooding on 58 Scott Road where minor flooding in heavy rain already occurs.	Subdivision and development should not be located in areas subject to flooding or natural seepage.
14	Robyn and Scott McGuire		56 Scott Road Te Kauwhata srcpamcguire@yahoo.co.nz 0272315990	Yes	14.1	Oppose	21E.2.1, 21E.2.23	Not opposed to proposed development however does not currently reflect Te Kauwhata village character. Supports walkways/cycleways and sewerage ideas. Limited commercial zoning for Te Kauwhata and people will have to commute for work. Concerns with flooding following the contouring of land near the boundary of 56 Scott Road. The proposed development will create a busy urban atmosphere. The Region's current 30 year plan does not include more housing. Rural outlook will change to high density urban development. Reverse sensitivity effects for new neighbours.	Amend lot sizes to enforce District Plan Rule 21.63.1(a) with a minimum of lot size of 450m ² .
					14.2	Oppose	21E.3.1	The land identified for a retirement village should be used for this activity and not be able to be re-appropriated for residential.	Add assurance regarding land proposed to be used for Retirement Village to be developed as retirement village.
					14.3	Oppose	General	A development this size needs to offset its	Requests more tree planting to

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								carbon footprint	address some of the carbon footprint of the development.
					14.4	Oppose	Design Guide	The house designs should reflect the Te Kauwhata context and be of low maintenance. They should	Amend the proposed house designs to be more in line with existing Te Kauwhata values and 450m ² lot sizes
					14.5	Oppose	General	Construction and increased traffic will create dust.	Add requirement to have house at 56 Scott Road washed at appropriate intervals during construction.
					14.6	Oppose	General	Trees planted along the boundary of 56 Scott Road will be affected.	Add provisions that guarantee that excavation will not cause damage to tree roots.
					14.7	Oppose	General	An increase in concentration of people may lead to an increase in theft and safety issues.	Add CCTV monitoring of Scott Road and the possible future access point be implemented to deter any criminal activity.
					14.8	Oppose	Planning Map 1	If the relief sought in the submission is not granted, include the Scott Road properties as Living Zone.	Amend the plan change to enable the existing Scott Road properties able to be rezoned to Living if development goes ahead.
					14.9	Oppose	General	Concern over the diversity of housing proposed.	Add controls imposed around the number of rental dwellings and overseas investments allowed (i.e. 15%).
					14.10	Oppose	General	Concerns about effects of construction on existing residents of Scott Road.	Add requirement that if building commences, it starts further South and East of Scott Road to prevent neighbours for as long as possible.
					14.11	Oppose	General	An increase in population will increase the traffic volume, creating safety issues.	Add requirement for Scott Road to have a reduced speed limit of 50kmph.
					14.12	Oppose	21E.2.1 21E.2.2	An increase in population will increase the traffic volume, creating safety issues.	Add requirement that kerbing, footpaths and a crossing on Scott Road be established.
					14.13	Oppose	21E.3.2	An increase in population will increase the traffic volume, creating safety issues.	Amend the threshold for secondary access point into the Lakeside development be established before the proposed 400 dwelling suggestion.
					14.14	Oppose	21E.2.1 21E.2.2	An increase in population will increase the traffic volume, creating safety issues.	Add requirement for widening the exit at Scott Road/Te Kauwhata Road intersection to allow a left turning lane out of Scott Road.
					14.15	Oppose	21E.2.1 21E.2.2	An increase in population will increase the traffic volume, creating safety issues.	Add requirement for 'no parking lines' at least 6m at the developments entrance on Scott Road.
					14.16	Oppose	21E.2.1 21E.2.2	An increase in population will increase the traffic volume, creating safety issues.	Add requirement for a keep clear zone on Te Kauwhata Road.
					14.17	Oppose	General	An increase in population will increase the traffic volume, creating safety issues.	Add requirement that if roads are widened, a suitable replacement to

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									fencing at 56 Scott Road be provided.
15		Auckland Waikato Fish and Game	156 Brymer Road, RD 9 Hamilton 3289 New Zealand asintenie@awfg.org.nz (07) 8491666	Yes	15.1	Not stated	25H and 21E	Lake Waikare is a regionally significant recreational site with multiple maimai locations near the proposed plan change site. New residential development can create issues of reverse sensitivity with regard to noise and hinder future recreational hunting.	Amend restricted discretionary and controlled activities under 25H and 21E to include discretion and control over reverse sensitivity issues related to gamebird hunting or other similar provisions.
					15.2	Not stated	25H.5.1(d)	The noise associated with hunting may be a particular issue of reverse sensitivity particularly in relation to equestrian activities.	Amend 25H.5.1(d) to include effects of reverse sensitivity from gamebird hunting activities are met when developing an equestrian arena as a permitted activity or similar relief.
					15.3	Not stated	21E.4	Lake Waikare is a regionally significant recreational site with multiple maimai locations near the proposed plan change site. New residential development can create issues of reverse sensitivity with regard to noise and hinder future recreational hunting.	Add additional provision at 21E.4 regarding reverse sensitivity of gamebird hunting to address noise related to game bird shooting that exceeds noise standards in the plan.
					15.4	Support in part	General	Lake Waikare is listed as regionally significant in the Auckland Waikato Sports Fish and Game Bird Management Plan, the Whangamarino Wetland are listed as nationally significant. They are also internationally recognised.	Only approve the proposed plan change if it does not result in an increase in total contaminant loading on Lake Waikare from current levels.
					15.5	Seek amendment	15D.3.16	Fish and Game own and manage large portions of land in Whangamarino and on the western shores of Lake Waikare and have undertaken significant investment in the area. Any increase in contaminants will be detrimental to these efforts and is considered to be inconsistent with the Vision and Strategy for the Waikato River, the Regional Policy Statement and the National Policy Statement for Freshwater Management.	Amend 15D.3.16 to include reducing the contaminant load on Lake Waikare.
					15.6	Support in part	General	Fish and Game own and manage large portions of land in Whangamarino and on the western shores of Lake Waikare and have undertaken significant investment in the area. Any increase in contaminants will be detrimental to these efforts and is considered to be inconsistent with the Vision	Development should only be enabled where it minimises stormwater generation at the source.

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								and Strategy for the Waikato River, the Regional Policy Statement and the National Policy Statement for Freshwater Management.	
					15.7	Support	15D.3.9	The proposal does not recognise the effects of an increased population of cats and dogs and animal pests. The areas surrounding the proposed plan change will be subject to increased levels of predation.	Amend 15D.3.9 to include an additional Policy under Objective 15D.3.9 regarding effects of increased cat, dog and animal pests on Lake Waikare and Lake Kopuera.
					15.8	Support	15D.5.3	The proposal does not recognise the effects of an increased population of cats and dogs and animal pests. The areas surrounding the proposed plan change will be subject to increased levels of predation.	Amend method 15D.5.3 to promote within the community the need to control pests and limit cat and dog number and their ability to roam.
					15.9	Support	15D.6.4	The proposal does not recognise the effects of an increased population of cats and dogs and animal pests. The areas surrounding the proposed plan change will be subject to increased levels of predation.	Amend 15D.6.4 to encourage the community to protect and enhance avifauna through trapping programmes and limiting cat and dog numbers.
					15.10	Support	15D.5.1	Planting as environmental restoration without considering effects of proposed activity on fauna will not promote maintained or enhanced ecological and indigenous biodiversity or protection of habitat.	Amend 15D.5.1 to include requiring financial contributions, services or works on the Lake Waikare margin or Whangamarino Wetland for pet and pest control.
					15.11	Support	21E.2.1, 23C.3 and 25H.3	WDP Policy 2.2.5 requires plant and pest control to be undertaken and housing developments should be avoided near areas of significant indigenous vegetation and significant habitats of indigenous fauna.	Amend comprehensive subdivision consents to include conditions requiring financial contributions, services or works on the Lake Waikare margin or Whangamarino Wetland to mitigate effects on avifauna.
					15.12	Support	General	To address avifauna predation, encourage communities to value and protect wildlife and require resource consents to include financial contributions or services by the developer to contribute to pest management.	Amend the plan provisions to include any other amendments to address pet and pest predation around the subdivision.
					15.13	Oppose	25H.4.3	The walkway mapped in the precinct plan overlaps with wetlands and vegetated areas as well as areas that are inundated with water. Affected parties should have the opportunity to respond to resource consent applications.	Amend the activity status for the lakeside walkway to become a restricted discretionary activity with provision for notification.
16	Lou Sanson – Director-General of Conservation	Department of Conservation	RMA Shared Services, Department of Conservation Private Bag 3072, Hamilton 3240, attn: Jacob Williams	Yes	16.1	Oppose in part	General	Te Kauwhata is located adjacent to Lake Waikare and water from the lake flows into the Whangamarino Wetland to the Waikato River. Contaminants that end up in the lake	Only approve proposed plan change if total contaminant loading on Lake Waikare from stormwater and wastewater is reduced.

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			jwilliams@doc.govt.nz 0275784094					will ultimately end up in the river. The creation of an MBR plant is undesirable and contrary to the Regional Policy Statement and the Vision and Strategy for the Waikato River. Any increase in contaminants as a result of stormwater runoff is also opposed.	
					16.2	Seek amendment	15D	Whangamarino wetland is of international importance and has been a RAMSAR site since 1989 it is home to many threatened plant and animal species and there need to be amendments to the objectives and policies to reflect this.	Amend the objectives and policies to consider significant values of Whangamarino Wetland and take a precautionary approach to effects on the wetland.
					16.3	Seek amendment	25H.3.3	The construction of the lakeside walkway as a controlled activity without notification or the need to obtain written approval is opposed.	Amend Rule 25H.3.3 to make the creation of a lakeside walkway a restricted discretionary activity with provision for notification and affected party approval.
					16.4	Oppose in part	General	DoC currently undertakes weed control in Lake Waikare and the Whangamarino Wetland to control pest species. Any activities that may exacerbate or spread pest plants without adequate controls in place is opposed.	Only approve the proposed plan change if a biosecurity plan is created to provide management options, raise awareness and not exacerbate the spread of pest plants.
17	Melisssa Epiha		Ngaruawahia, New Zealand, 3720 summerhaylee@msn.com 0211652425	Yes	17.1	Support	21E.2.23	Higher density development is strongly opposed. Development in line with the 450m ² lot sizes will allow development without detriment to the character of Te Kauwhata	Amend the minimum allotment sizes to 450m ² as per Rules in the District Plan. (i.e. 21.63, 21A.17 and 21A.18).
					17.2	Support	General	Support development and consider it to be a high priority.	No relief sought
					17.3	Neutral	General	It is important to remember that while providing for new development and residents that there are current residents that have lived in Te Kauwhata for generations and are responsible for creating the village character.	Requests development proceeds with respect to current residents and that the existing environment only diversifies but does not change the character of Te Kauwhata
18	Ian Hartley		hartleysnz@hotmail.com	Not stated	18.1	Suport	21E.2.1, 21E.2.23	Development is needed in Te Kauwhata, however there is concern with the size of the properties allocated to the dwellings. The small section sizes are appropriate for an urban city but not Te Kauwhata. An increase in hard surfaces will have a detrimental effect on the development as	Amend the minimum lot size to an average of 450m ² -500m ² as per Rules in the District Plan. (i.e. 21.63, 21A.17 and 21A.18)

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								<p>the increased water run-off and increase the possibility and scale of flooding subsidence and have an adverse effect on the local environment.</p> <p>The development proposed exceeds current and proposed service development for sewerage and water reticulation, putting stress on community services.</p> <p>The density will be aesthetically detrimental to the local area.</p>	
19	Esther Pilbrow		54 Scott Road, RD 2, Te Kauwhata, New Zealand, 3782 estherpilbrow@gmail.com (07) 8264227	No	19.1	Not stated	General	Scott Road has a 100 km/h speed limit and is used by residents to walk to school, shops. Construction traffic does not need to travel 100 km/h and needs to be careful of pedestrians.	Council to agree the proposed plan change on the condition that Scott road is made safe for pedestrians and cyclists before works begin, including a reduced speed limit and construction of a footpath.
20	Nga Muka Development Trust – Glen Tupuhi		16 Riverview Terrace, Fairfield, Hamilton 3214 tupuhiglen@gmail.com 0212844440	Yes	20.1	Support	General	The need for growth in the northern Waikato is acknowledged, Te Kauwhata is a suitable and logical place for this to occur. Nga Muka have been extensively consulted with over the plan change and associated works.	Approve the plan change in full.
21	Tony Cox		Po Box 27, Te Kauwhata tesrof@gmail.com 0212808018	No	21.1	Seek amendment	21E.2.1	The small sections proposed oppose the village life style and have the potential to create a ghetto.	Amend the provisions to require minimum section size of 450m ² .
22	Jenni Fitzgerald	New Zealand Transport Agency	PO Box 973, Waikato Mail Centre, Hamilton 3240 Jenni.fitzgerald@nzta.govt.nz (07) 9587957	Yes	22.1	Not stated	General	Development in the area has the potential to impact on the function of the nationally significant Waikato Expressway. NZTA also has an interest as co-investor in the local transport network.	Requests Hearings Committee to ensure it is satisfied the plan change promotes an integrated approach to managing growth and infrastructure.
					22.2	Support	General	<p>It is considered that PPC 20 may be inconsistent with the Waikato Regional Policy Statement 2016 and Future Proof. There are a number of processes underway to address growth management in the north Waikato. NZTA notes that growth beyond that signalled in the RPA and Future Proof is anticipated and PPC20 is considered to be generally consistent with the expected outcomes of these projects.</p> <p>There are a number of processes underway that will inform growth management in the North Waikato and NZTA considers that the assumptions used in the development of PPC20 should be tested against the updated information when available.</p>	Requests Waikato District Council remains open to revisiting decisions made through this plan change following the conclusion of and information derived from the North Waikato Integrated Growth Management Programme and the Future Proof Strategy Review, potentially as part of the Waikato District Plan review process.

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23	Toni Grace	Te Kauwhata Community Committee	94 Swan Road, RD1 Te Kauwhata tonz@actrix.co.nz 021393073	Yes	23.1	Neutral	General	Neutral on the proposed private plan change however there are some concerns with the impact on the existing village.	Relief as per points below.
					23.2	Neutral	General	Neutral on the proposal to create a primary school in the Lakeside Development.	No relief sought.
					23.3	Support	23C.10 23C.11	Support the proposal to limit the size of the commercial area.	Retain commercial area as notified.
					23.4	Support	21E.3.2	Support the interconnectivity of walkways and cycleways to connect Lakeside development with Te Kauwhata.	Retain the walkways and cycleways as notified.
					23.5	Neutral	General	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.	No relief sought.
					23.6	Oppose	21E.2.1 21E.2.23	Recognise the government directive to open up more and affordable housing under the NPS-UDC but do not feel that this is appropriate in Te Kauwhata. The proposed lot sizes are in direct contradiction of the Waikato District Plan “protect the village character of Te Kauwhata”	Amend and increase the minimum section size to 450m ² as per Rule 21.63.1 (a) of the District Plan.
					23.7	Neutral	General	Neutral on the density related to the retirement village proposal.	No relief sought.
					23.8	Seek amendment	15A2.4 15D3.7	In relation to the town centre, pedestrian orientated retail development is supported. Community facilities should not duplicate those previously existing in the town centre. Seeks provisions that relate to a park and ride. The high and medium density residential are contrary to the WDC Plan and are in line with urban rather than village environment.	Amend the proposed medium density, this should remain as per Rule 21.63 of the district plan.
					23.9	Oppose	21E.2.1 21E.2.23	There are a number of established rural properties on Scott Rd which carry out activities appropriate to a rural zone sections near these properties should be larger to minimise contact with rural/country living properties, avoiding reverse sensitivity.	Amend and increase the size of sections near rural or country living boundaries and arrange these in such a way as to minimise contact with these properties to avoid reverse sensitivity.
					23.10	Oppose	General	The plan has been amended from what was originally shown at the community open day. It no longer provides sufficient open space throughout the development for all houses to have a view of a park.	Amend the plan to provide more pocket parks in the Lakeside Development in line with the original plan. Provide a variety of funding mechanisms for future maintenance, not necessarily WDC itself.
					23.11	Oppose	21E.2.1.1	Believe that the inclusion of communal open space in the calculation of average site size is	Delete the provision that allows communal open space to be included

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								contrary to the Te Kauwhata Village character.	in average site size calculations.
					23.12	Oppose	21E.2.6	There is no public transport option for residents of Te Kauwhata therefore residents must provide their own transport. More onsite parking should be provided to avoid street congestion.	Amend and increase the minimum number of on-site carparks required for dwellings on lots under 300m ² from one.
					23.13	Oppose	21E2.15.1	Outdoor living areas should be consistent with 21.47.1D	Amend the outdoor living area requirements to 80m ² and a balcony of at least 15m ²
24	FT and JF Siraa		23A Moorfield Road RD2 Te Kauwhata 07 826 3474	No	24.1	Not stated	General	Whatever the outcome of the plan change, all of Te Kauwhata is treated the same in regards to zoning.	Treat all of Te Kauwhata the same where re-zoning is concerned.
25	Sherry Reynolds	Heritage New Zealand Pouhere Taonga	Heritage New Zealand Pouhere Taonga Lower Northern Office PO Box 13339 Tauranga 3141 Attn Carolyn McAlley cmcalley@heritage.org.nz 07 577 4535	Yes	25.1	Seek amendment	25H	The archaeological assessment of the proposed plan change area doesn't appear to pertain to the land zoned rural. Based on current information there is reasonable cause to suspect the presence of unrecorded archaeological sites. As substantial development is proposed in the area, it is reasonable to extend the assessment to include the rural zone to determine the need for an archaeological assessment.	Amend the provisions to include a requirement for an archaeological assessment to be undertaken prior to the determination of resource consent for the area to be zoned rural including the open space and cultural and heritage overlay.
					25.2	Seek amendment	General	If 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 note in the conditions and advice notes section.	Amend the provisions to include a requirement for advice notes to state the need for the applicant to supply the archaeological assessment to HNZ for confirmation of the requirement to obtain an archaeological authority.
26	Nicola Jane Patterson		62A Wayside Road RD2 Te Tauwhata njnjp@yahoo.co.nz 0278466204	No	26.1	Oppose	21E.2.23.2	200m ² is very small for a rural town with existing minimums of 450m ² . The current district plan minimums should be retained as they are consistent with a rural village not an urban centre.	Amend minimum section size to 450m ² as per those established in the district plan. (i.e. Rule 21.63 and 21A.17 and 21A.18)
27	Phillip John Castles		50 Travers Road RD2 Te Kauwhata pbcastles@xtra.co.nz 07 826 4575	No	27.1	Oppose	21E.2.1 21E.2.23	Concern is raised regarding small sections in a small town setting.	Amend minimum section size to 450m ² as per those established in the district plan. (i.e. Rule 21.63 and 21A.17 and 21A.18)
28	Wendy Peach		62B Wayside Road RD2 TE Kauwhata 07 826 4210	Yes	28.1	Not stated	21E.3.2 Primary Rd Network	Council needs to ensure the alternative road is built prior to housing construction for trucks usage not after 400 houses. Council also needs to explore solutions to Scott Road/Te Kauwhata Road intersection to address congestion.	Amend rules to require the alternative road to be built prior to housing construction and not after 400 houses. AND Amend the rules to require an upgrade Scott Road/Te Kauwhata Road intersection to address congestion

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29	Courtney Howells OR Marlene Raumati		57 Bruce Road RD1 Te Kauwhata ainsleydowns@actrix.co.nz 07 826 7854	Yes	29.1	Support	21E.3.2 Lakeside Precinct Plan 2: Public Transport, Primary Network and Walkways	The development company has been supportive in enhancing the proposed heritage trail from Rangiriri Pa along the edge of Lake Kopuera and to join with the Proposed Walk/Cycle way to Lake Waikare.	Support the proposed heritage trail from Rangiriri Pa along the edge of Lake Kopuera and to join with the Proposed Walk/Cycle way to Lake Waikare.
30	Mandy Howells	Te Kauwhata Pony Club	57 Bruce Road RD 1 Te Kauwhata Mandyhowells14@gmail.com 07 826 7854	Yes	30.1	Support	25H.5	Equestrian is a popular and growing sport in the North Waikato and needs security of tenure for its grounds. The proposed Equestrian Park fulfils this need.	Support the provision of an equestrian centre.
31	Jason and Tarina Moorfield		75 Scott Road RD2 Te Kauwhata moorfields@xtra.co.nz 0274870662	Yes	31.1	Oppose	21E.2.1 21E.2.23	The proposed allotment sizes of 200-250m ² are contrary to the established standards in the district plan and fail to protect the village character.	Amend the minimum section size to reflect those established in Rule 21.63.1(a) of the Waikato District Plan (min of 450m ²) to better protect the village character.
					31.2	Oppose	21E.2.1 21E.2.23	The proposed plan change will be in contradiction to the Te Kauwhata Village characteristics which are sought to be protected. The community is rural living not urban fringe. Th rural properties surrounding the development will be inhibited.	Amend the provisions to provide for greenbelts and larger lot sizes adjacent to rural properties to address issues of reverse sensitivity.
					31.3	Support	21E.3.2 Lakeside Precinct Plan 2: Public Transport, Primary Network and Walkways	Support the proposed cycleways, parks and reserves and believe this enhances the Te Kauwhata Village characteristics and rural lifestyle	Support proposed cycleways, parks and reserves.
32	Kimberlee Brown		334 Waerenga Road RD1 Te Kauwhata mumof2browns@gmail.com 021618393	Yes	32.1	Not stated	21E.2.1 21E.2.23	The proposed section sizes are not aligned with the current plan. Medium and low density housing is preferred in Te Kauwhata over in-fill density similar to Auckland.	Amend minimum section size to 450m ² as per those established in the district plan. (i.e. Rule 21.63 and 21A.17 and 21A.18)
33	Wendy Peach		62B Wayside Road RD2 Te Kauwhata waynuv@gmail.com 07 8264210	Yes	33.1	Not stated	21E.2.23	The minimum section size should be in keeping with the remainder of the village and the district plan.	Amend minimum section size to 450m ² as per those established in the district plan. (i.e. Rule 21.63 and 21A.17 and 21A.18)

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34	Pam Butler	KiwiRail Holdings Limited (KiwiRail)	Level 1 Wellington Railway Station Bunny Street PO Box 593 WELLINGTON 6140 04 498 2127 Pam.butler@kiwirail.co.nz	Y	34.1	Seek amendment	15D.1	The proposed precinct plan should specify the strategic nature and importance of the existing North Island Main Trunk Railway (NIMT). The plan change should reinforce and recognise the need to address reverse sensitivity, and the need to avoid or mitigate road safety issues.	Amend 15D.1 to include reference to the NIMT and the need to avoid or mitigate issues associated with reverse sensitivity and issues of level crossing safety.
					34.2	Seek amendment	15D	The Waikato Regional Policy Statement notes that new development should not compromise the safe, efficient and effective operation and use of infrastructure. Development should not result in incompatible adjacent land uses, including those that may result in reverse sensitivity. Reverse sensitivity is an important RMA issue and needs to be addressed. The integration of the proposed development can be addressed through high quality urban design and a focus on internal residential amenity.	Amend 15D to include reference to avoiding reverse sensitivity issues impacting on existing transport networks, including level crossings, noise and vibration.
					34.3	Support in part and seek amendment	15D.3	Development adjacent a rail corridor can create safety issues from residents entering the corridor for maintenance purposes.	Amend 15D.3 to include new objectives that address the safety of users of the transportation network at level crossings, and the potential effects of reverse sensitivity on the NIMT including noise and vibration. AND Add new policies that require effects of subdivision on road/rail level crossings to be avoided remedied or

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									mitigated and the location of subdivision to be controlled to address issues of noise, vibration and safety.
					34.4	Support	21E3.1	The proposed density and 5m setback from the NIMT is supported as a way of addressing reverse sensitivity.	Retain the precinct plan as shown.
					34.5	Support	21E.2.1	The proposed density and 5m setback from the NIMT is supported as a way of addressing reverse sensitivity.	Retain site density controls which provide for a lower density development adjacent to the railway corridor (300m ² minimum).
					34.6	Support in part	21E.2.18, 21E.2.18.1, 21E.2.18.2	<p>The 5m setback from the NIMT is supported as it ensures access to buildings without needing to enter into the rail corridor.</p> <p>The proposed 10m setback from habitable buildings is also supported as a potential method. KiwiRail's preferred approach is a performance based system that is required for all permitted activities. It is considered that the benefits of such a system outweigh the costs.</p>	<p>Amend the provisions that relate to the NIMT to remove the 10m setback rule and replace this with an internal noise standard for buildings within 100m of the railway corridor.</p> <p>AND</p> <p>Add provisions that require compliance with vibration and shock standards for buildings within 60m of the rail corridor boundary.</p> <p>AND</p> <p>Amend the activity status for failure of these standards to become a restricted discretionary activity with discretion restricted to new assessment criteria proposed that relate to reverse sensitivity issues related to the NIMT.</p>
					34.7	Seek amendment	21E.4	Reverse sensitivity is an important RMA issue and needs to be addressed. The integration of the proposed development can be addressed through high quality urban design and a focus on internal residential amenity.	Add to robustness of lot design a new point 6 to require subdivision to address reverse sensitivity including traffic, noise and vibration where adjacent to the NIMT
					34.8	Support in part, seek amendment	23C.4.1	Reverse sensitivity is an important issue and needs to be addressed. The integration of the proposed development can be addressed through high quality urban design and a focus on internal residential amenity.	Amend (d) to include control is reserved over the railway network (including level crossing)
					34.9	Oppose it part and seek amendment	25H.3.5	Reverse sensitivity is an important issue and needs to be addressed. The integration of the proposed development can be addressed through high quality urban design and a	Amend (d) to include control is reserved over the railway network (including level crossing)

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								focus on internal residential amenity.	
					34.10	Seek amendment	21E.5	Add a requirement that a Level Crossing Safety Impact Assessment (LCSIA) be supplied or used when seeking comprehensive subdivision or land use consent	Add a new item to information requirements to require a LCSIA assessment that is less than 3 years old.
					34.11	Seek amendment	15.D.4.8. 21E.2.1, 21E2.2.1, 15A.3.10	<p>There are currently 180-200 trains per week using the NIMT through Te Kauwhata, this is likely to increase.</p> <p>A risk assessment of the effects of the Plan Change should have been undertaken as part of the Transport Assessment. A Level Crossing Safety Impact Assessment (LCSIA) would assess the adequacy of the Te Kauwhata Road level crossing for all modes of transport generated by the new development. This would enable Council to consider whether any mitigation measures are required now or could be staged as part of further development.</p> <p>The 400 lot threshold before a secondary access is required is noted and supported however this may not fully address all transportation issues, particularly those affecting the safe operation of the level crossing for the anticipated growth in population.</p> <p>The efficient and effective use and development of the rail network is promoted through Part 2 of the RMA. An appropriate balance is required between ensuring the rail network can be used, and development being facilitated without compromising the safety of people and communities.</p>	<p>Complete a LCSIA for the Plan Change before decisions are made.</p> <p>AND</p> <p>Amend the Precinct Plan in regard to level crossing safety to have regard to the LCSIA that has been completed for the proposed plan change area. The LCSIA will confirm the need for any phasing of infrastructure provision and possible level crossing upgrade and may have an impact on the 400 lot threshold that triggers the secondary route.</p>