

Lakeside Private Plan Change Request

**by Lakeside Developments 2017 Limited
in respect of land at Scott Road, Te Kauwhata**



Updated 17 August 2017

TABLE OF CONTENTS

1.0	INTRODUCTION	4
2.0	OVERVIEW	7
3.0	PRIVATE PLAN CHANGE REQUEST	15
4.0	KEY PLANNING CONSIDERATIONS	23
5.0	LAND COMPRISING THIS PRIVATE PLAN CHANGE REQUEST.....	28
6.0	PROPOSAL.....	38
7.0	TE KAUWHATA CONTEXT	43
8.0	WAIKATO REGIONAL STRATEGY	50
9.0	WAIKATO DISTRICT STRATEGIES.....	61
10.0	TE KAUWHATA STRUCTURE PLAN	65
11.0	TE KAUWHATA STRUCTURE PLAN ENVIRONMENT COURT CASE	74
12.0	PLANNING INFORMATION	76
13.0	PLANNING ANALYSIS	78
14.0	STATUTORY ASSESSMENT	91
15.0	SECTION 32 ANALYSIS.....	104
16.0	CONSULTATION.....	114
17.0	CONCLUSION.....	118
	APPENDICES.....	120

1.0 INTRODUCTION

- 1.1 This is a Private Plan Change request by Lakeside Developments 2017 Limited (“**Lakeside Developments**”) to rezone a block of land immediately south of the Te Kauwhata village and on the western foreshore of Lake Waikare, from Rural and Countryside Living to essentially Living.
- 1.2 A portion of the land is retained in Rural zoning and a small block is zoned Business to provide for a community hub.
- 1.3 A “**Lakeside Precinct Plan**” is introduced to ensure comprehensive integrated development of this 194ha block.
- 1.4 The Lakeside Precinct Plan sees some 132.5ha developed for a variety of housing typologies with 43.4ha committed to open space and 17.0ha remaining as rural zoned land. The community hub is 1.1ha.
- 1.5 The density controls for the Lakeside Precinct Plan provides for three main forms of development:
 - (a) Medium density housing generally consistent with the current lot sizes in the Living zone.
 - (b) A higher density form of housing associated with communal open space and providing a diversity of housing choice within the Te Kauwhata area. This housing is still medium density housing, but at a higher level of intensity than the traditional medium density housing of Te Kauwhata.
 - (c) The opportunity for a retirement village in the north-western part of the site.
- 1.6 Particular objectives, policies and rules are introduced for the Lakeside Precinct Plan to complement the provisions of the Living and Rural zones. These particular Lakeside provisions ensure the objectives of the Lakeside Precinct Plan will be delivered, a high quality of development is achieved, the integration of the Lakeside development with the existing Te Kauwhata centre, and the provision of infrastructure to fully service the new development.
- 1.7 Importantly and for the first time, the public will have direct access to a substantial portion of the Lake Waikare foreshore. This land will be zoned Rural with overlays in relation to open space and culture and heritage. It will also enable an extensive walkway and cycleway network designed to complement current initiatives within the Te Kauwhata area.
- 1.8 This planning report:

- (a) Gives an overview of the Private Plan Change and the Lakeside proposal.
- (b) Outlines the Private Plan Change request.
- (c) Highlights the key planning considerations addressed in this report.
- (d) Gives a description and analysis of the site.
- (e) Sets out the proposal for development.
- (f) Outlines the development in the context of Te Kauwhata.
- (g) Addresses the Waikato Regional Strategy and Regional Policy Statement.
- (h) Addresses the Waikato District Strategies.
- (i) Outlines how this development fits in with the Te Kauwhata Structure Plan (“**Structure Plan**”) and the changes proposed consequential upon the Lakeside Precinct Plan.
- (j) Undertakes a planning analysis of the key features of the development
- (k) Undertakes a planning analysis of the Lakeside plan provisions.
- (l) Sets out the statutory assessment.
- (m) Summarises the section 32 analysis.
- (n) Outlines the consultation undertaken as part of this request.

1.9 This report should be read in conjunction with the Private Plan Change request package lodged with the Waikato District Council. This includes:

- (a) The formal request for a private plan change.
- (b) The requested private plan change provisions.
- (c) The requested private plan change maps
- (d) This planning report by Tattico.
- (e) An economic and growth analysis report by Property Economics.
- (f) An infrastructure report by Candor3.
- (g) Peer review of the proposed wastewater treatment plant solution by Mott MacDonald.
- (h) A cultural engagement overview by Boffa Miskell.
- (i) A landscape report by Boffa Miskell.
- (j) A land and soil report by Natural Knowledge Limited.
- (k) A transportation report by Carriageway Consulting.

- (l) A geotechnical assessment by Earthtech
- (m) A rural impact analysis by Fergusson Lockwood and Associates
- (n) An archaeological report by Clough & Associates and addendum by Warren Gumbley Limited.
- (o) The masterplan, concept plans and design report by Baxter Design Limited.
- (p) The Lakeside Design Controls
- (q) A peer review of the design report by Studio Pacific.
- (r) An ecology report by Boffa Miskell.
- (s) An ecological restoration plan by Boffa Miskell.
- (t) A preliminary site investigation report by Pattle Delamore.
- (u) The section 32 analysis.
- (v) Letters of support to this private plan change request or elements of this private plan change request.

2.0 OVERVIEW

- 2.1 This section provides a high level planning overview of the proposed Lakeside development at Te Kauwhata and this plan change.
- 2.2 The proposal is to rezone the 179ha Scott Road farm and adjacent 14ha Northland Property block and develop approximately 132.5ha of it for housing with the remaining land being the flood plain. The flood plain will be retained in part for open space and in part farming.
- 2.3 The land is currently zoned either Rural or Country Living and is intended to be rezoned Living to enable the form and intensity of development envisaged. A small block is retained as Rural zoning and a small area is zoned Business to enable a neighbourhood community hub.
- 2.4 The fundamental planning issues are:
 - (a) There is a need for additional zoned land for housing at Te Kauwhata beyond the current provision under the Te Kauwhata Structure Plan and Waikato District Plan (**District Plan**). This is set out in the report of Property Economics and summarised in section 12 of this report.
 - (b) The best location for this growth is the southern corridor (land south of the village between Lake Waikare and the railway embankment) because of proximity to the village, the opportunity to open up access to Lake Waikare and the minimal impact on neighbours.
 - (c) The land can be serviced by infrastructure to enable residential development. In fact, a key element of this proposal is the significant ecological improvement offered by new technologies to address wastewater infrastructure. This is set out in the report by Candor3.
 - (d) The land is intrinsically suitable for residential development. It has good access, suitable contour and views across the lake.
 - (e) There is no material detrimental rural economic impact from the loss of the rural zoned land. This is set out in the report by Natural Knowledge and Fergusson Lockwood and Assoc.

Te Kauwhata Growth

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

- 2.5 Lakeside is currently outside the area identified by the Te Kauwhata Structure Plan as the 'urban limit'. The following table sets out the provision for existing and potential housing / population that is provided for in the Structure Plan. This is based on 2016 Waikato Regional Policy Statement (RPS), and does not take account of the very significant recent change in population growth.

Location	Existing dwellings	Potential additional dwellings	Population provided for (includes existing and potential dwellings)
Existing Village	532	389	2,302
Te Kauwhata Ecological Living	2	348	875
Te Kauwhata West	78	494	1430
Sub Total	612	1,229	4,607
Country living	46	47	232
Total	658	1,278	4,839

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

- 2.6 The RPS predicts growth equivalent to 3,430 population by 2021, 5,825 population by 2041 and 7,675 population by 2061.
- 2.7 The RPS gives the Council two years from 2016 (which is the operative date of the RPS) to put in place zonings to provide for 30 years of growth in Te Kauwhata. Thirty years of growth

equates to a population of 6,287 or 2,515 dwellings (based on 2.5 people per dwelling as identified in the 2013 Census).

2.8 An analysis of zoned capacity within Te Kauwhata reveals that:

- (a) There is potential for an additional 389 sites within the existing village.
- (b) There is provision for an additional 348 houses in terms of the zoned land north of the existing village.
- (c) There is provision for a further 541 houses west of the rail line (Country Living and Te Kauwhata West zoned land).
- (d) Even under the RPS and District Plan growth targets, and assuming all land is developed to its maximum zoned potential, there is a shortage of approximately 578 properties in terms of the 30 year planning horizon set out in the RPS¹.
- (e) Development of the Lakeside would deliver approximately 1,600 residential lots which would meet this target.

2.9 However, this target does not take account of the very significant recent changes in growth trends in Te Kauwhata. There is a material shortage of residentially zoned land to meet the current trends in population growth.

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

The Property Economics report identifies that:

- (a) Te Kauwhata has experienced “a surge in residential consents over the last 2 years with consent counts in the township at similar levels to the demand experienced in the 2007 boom period”;
- (b) Like Pokeno, Te Kauwhata has “the opportunity to tap into the escalating overflow demand for Auckland urban fringe locations with more affordability due to many buyers being priced out of the Auckland market”;

¹ The assumptions for this calculation are set out in Appendix 3

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

Where should Te Kauwhata expand?

- 2.10 The RPS outlines a set of criteria by which additional land outside the agreed settlement areas can be rezoned for urban village development if there is a demonstrable demand.
- 2.11 Lakeside would meet those criteria because:
 - (a) It is close to and would reinforce the retail village centre.
 - (b) It would enable fulfilment of the Regional and Precinct Plan policies to open up access to Lake Waikare. This is seen as a key amenity opportunity.
 - (c) The topography aspect of the property is conducive to residential development.
 - (d) This land would be a similar distance from the village centre as would further expansion to the east or west.
 - (e) Expansion to the north is prevented by the Whangamarino wetlands.
 - (f) There are practical difficulties with expanding west given the significant Country Living zone west of the rail line and the difficulty of assembling logical parcels of land to provide for the form of development typical of urban Te Kauwhata.

- (g) It would reinforce a walkable catchment population close to any future Te Kauwhata Train Station. The policy position of the Council is to reinforce future options for recommissioning this passenger line.

Rural Impact

- 2.12 As part of this analysis, the applicant has commissioned reports on the rural economic impact of this proposal, and on the impact on prime soils.
- 2.13 The report by Fergusson Lockwood & Associates identifies that the rural impact of this development will be minimal on the rural economy, and neutral or positive on services offered to the rural community.
- 2.14 The relatively small amount of high quality farmland on the subject site will have a minimal impact in terms of the broader Waikato rural economy. There will be some small proportionate reduction in milk production but this is minimal.
- 2.15 In terms of rural servicing, there are no major significant rural service industries in Te Kauwhata itself. Most farms rely on services offered from other towns and cities within the Waikato region. However, the population increase will help sustain the general services needed by the rural community including shops, mechanical services, schools etc.
- 2.16 In terms of the impact of the proposal on the loss of high quality soils, Natural Knowledge Limited have undertaken analysis of the soils on the site and have identified the following:
- (a) There is a significant difference between the definition of high quality soils under the RPS and under the District Plan. This makes a material difference to the extent of high quality soils on the site. Essentially the RPS includes Class 1 and 2 soils. The District Plan includes Class 1 and 2 soils as well as some Class 3 soils in the definition of “prime soils”.
 - (b) There are no Class 1 soils on the site. It contains a mix of Class 2, 3 and 4 soils.
 - (c) The extent of high class soils identified under the RPS is much less than the District Plan at approximately 27% (under the District Plan it is 46%). Furthermore, rather than being a continuous logical block of land, the high class soils are present in small separate pockets throughout the land. This is shown on the diagram in section 8.1.6. The key point is that this rezoning would not represent the loss of a contiguous block of high quality soils.

Rather it is a dissipated block interspersed amongst soils defined under the RPS as not high quality.

- (d) There is 40,000ha of high quality soils (under the RPS definition) within 30km of Te Kauwhata. This loss of high quality soils represents only 0.1% of this area. It is a minor loss.

Design

- 2.17 The proposed Lakeside masterplan will yield about 1600 residential lots. The development will be staged.
- 2.18 The intensity of development proposed at Lakeside is greater than elsewhere within the Te Kauwhata zones if site size is simply considered. Lakeside sites will range from 200m² up to the large block retirement village site. The range in other Te Kauwhata zones has a minimum of 450m² with an average of 600m² or more.
- 2.19 The fundamental difference with Lakeside is the extent of communal open space, recreation and other green space which equates to 34% of the total development or 65.2ha. Spaciousness and amenity is provided at both a neighbourhood and a site level. On average across the entire block of land, the density is at the lower end of the zoning pattern under the Te Kauwhata Structure Plan. Average density across the whole site equates to one unit per 969m² even allowing for 20% of the land in roads and parks. This is a lower density than the Te Kauwhata West zone (1:875m²).
- 2.20 This is a superior urban design and planning response. It keeps a similar intensity of development as the Te Kauwhata village as a whole; but also provides a range of housing typology options so as to give greater housing choice and assist in affordability. It also has the significant benefit of providing quality open space not only for residents of the development but also for the wider Te Kauwhata community.

Zoning

- 2.21 There is no existing package of zoning and development controls which would readily apply to the proposed Lakeside development. Customised provisions are required.
- 2.22 There are already four residential zones within the urban portion of Te Kauwhata. This plan change takes the Living zone as the base and then provides an overlay for the subject land of particular additional provisions.
- 2.23 This Private Plan Change:

- (a) rezones the majority of the subject land “Living”;
- (b) introduces particular “Precinct Plan” provisions for Lakeside;
- (c) introduces Rural zone overlays in respect of open space and culture and heritage;
- (d) proposes consequential amendments to the Te Kauwhata Structure Plan provisions.

2.24 The following map highlights the key planning factors relating to the subject land. It shows:





- the subject site;
- Lake Waikare and Lake Kopuera;
- the town centre or village hub;
- the rural lifestyle blocks to the west;
- the rail line;
- the Whangamarino wetlands;
- the urban portion of Te Kauwhata;
- the wastewater plant.

2.28 The current District Plan and Council documents refer to Te Kauwhata as a “village”. This represents the built up area of Te Kauwhata. Consequently this report calls the built up area the village, the core retail street as the town centre and the broader area to the rural lifestyle blocks as Te Kauwhata.

Diagram 1: Map of Key Planning Issues



LEGEND

-  Subject Site
-  Rural Intensity Block
-  Village Hub
-  Railway Embankment

3.0 PLAN CHANGE REQUEST

3.1 This section sets out a summary of the core elements of this Private Plan Change. It does not constitute a comprehensive list of the detailed provisions. Reference should be made to the requested plan change provisions set out in Part B of this request.

3.2 Plan Change Structure

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

3.2.2 This is a Private Plan Change request.

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

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

3.3 Zones

3.3.1 This Private Plan Change:

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

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

- (a) Residential Living Zone: This is the primary portion of the Property. It applies extensively throughout the property apart from an area along the southern boundary and a substantial area on the eastern edge of the property where it adjoins Lake Waikare.
- (c) Business Zone: A business zone applies to the community hub. The intention will be to identify an existing zone which will provide for limited floor area for retail and food and beverage and a range of community and support services. The key outcome is to select a zone (modified if necessary) so that it does not directly compete with the Te Kauwhata retail village.
- (d) Rural: Effectively the rural zoning will remain on 60.4ha. The land along the southern boundary will be farmed. The remaining Rural zoned land will be subject to either the open space overlay or the cultural heritage overlay. The open space overlay enables the subject land to be used for recreation uses while the cultural heritage overlay applies to an area of iwi reserve which adjoins the lake.

3.4 **Lakeside Precinct Plan Approach and Plans**

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

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

- (a) The flood plain. This overlay would clearly define the new boundary of the flood plain and severely restrict development in the flood plain to those provided for in the rural zone and the two overlays.

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

3.5 **General text provisions**

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

3.6 **Lakeside Precinct Plan Provisions**

- 3.6.1 There are specific provisions for Lakeside. These are in substitution for or in addition to specific zone rules.
- 3.6.2 The key provisions are described below.
- 3.6.3 **Objectives and policies:**

The Private Plan Change has eight objectives:

- (a) Objective 15D.3.1 addresses growth and requires the Te Kauwhata Lakeside Precinct Plan to make a significant contribution to providing and managing

growth in Te Kauwhata and the wider northern Waikato area. Policies provide for the creation of additional land at medium density and a higher density level. This is intended to provide a broader range of housing types to the residents of Te Kauwhata.

- (b) The second objective is about integrating the Lakeside area with the existing town centre and lake. This provides significant areas of open space, connections back to the town centre, both potential future and existing roading, cycling and walkways, and provides for a community hub which complements the existing town centre.
- (c) The third objective ensures a high level of amenity and sense of place within the development. Policies address streetscapes, orientation, the mix of public and communal open space, and the general design of the roads and public infrastructure.
- (d) The fourth objective relates to the community hub. It is particularly targeted at ensuring the community hub provides for local services for the local community but does not generate significant adverse effects on the role, amenity and social function of the town centre.
- (e) The fifth objective deals with the environmental values of the development. It is particularly focused on Lake Waikare and the ecological corridors developed as part of the overall development including stormwater management. It addresses issues of landscaping and planting within the open space areas.
- (f) The sixth objective deals with the cultural importance and historic heritage of the area. The policies particularly relate to the importance of Lake Waikare foreshore to iwi and managing the environmental effects of development.
- (g) The seventh objective deals with transport. The policies set up the primary road network as well as futureproofing additional connections through to the town centre. It ensures local roads pursue a low impact design. It provides for a cycling and walkway network throughout the development.
- (h) The eighth objective is a process objective dealing with structure planning. It is intended to ensure the integrated comprehensive nature of development.

3.6.4 **Comprehensive Subdivision Consent and Comprehensive Land Development Consent**

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

A CS provides for the comprehensive subdivision of land. A CLDC is a bundled package of various land use consents that enable land development and facilitate subdivision. This includes earthworks, roading, all utilities and infrastructure, creation of open space, landscaping, decontamination (if required) and other activities necessary for the development of housing.

Later subdivision that does not comply with a CS/CLDC is a discretionary activity.

3.6.5 **Activity**

Generally the land use activities of the underlying zone apply.

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

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

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

Grazing and pastoral farming is provided for on sites greater than 5ha as interim activity. This recognises that the land will be developed in stages and farming will continue on those parts of the land awaiting development.

3.6.6 Development Rules

(a) Density

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

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

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

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

(b) Building height

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

(c) Building coverage

Building coverage controls will be set taking into account the provision of communal open space and its benefits to residents. In the higher density precinct, building coverage can be up to 65%. The current plan definition of site and the arrangement of building coverage does not enable the communal open space to be factored into this coverage control. The plan provisions provide the opportunity for communal open space to be developed as part of a higher density housing area. A CS will ensure the appropriate arrangement of communal open space and development sites where a communal open space development is proposed.

(d) Daylight admission control

A daylight admission control applies in the Residential zones. In the medium density zone this is set at 2.5m + 45 degrees. In the higher density zone

towards the street frontage, this is increased to 3.5m + 45 degrees. This is to allow a range of developments and recognises the opportunity for a more intensive form of development in the higher density precinct which are supported by communal open space.

(e) Impermeable surface

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

(f) Living court requirements

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

(g) Reverse sensitivity rail line

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

(h) Earthworks

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

3.7 Design guidelines

3.7.1 The Comprehensive Subdivision criteria will ensure a high quality design of the neighbourhoods, public open space and communal open space which will comprise the Lakeside development.

- 3.7.2 In addition, a series of design and landscape guidelines apply through the contractual 'sale and purchase agreements'. The guidelines are controlled via a land covenant that is registered against the title of each residential lot. A design review panel is established to review all designs of new homes. Some of these are preapproved through an extensive catalogue. Others will be specifically approved at the time of development. The indicative Design Control Guidelines for Lakeside is included within this submission.

4.0 KEY PLANNING CONSIDERATIONS

4.1 The following sets out the key planning considerations for the Lakeside development. These are elaborated on in other sections of this report.

4.2 Demonstrable need for additional growth in Te Kauwhata

4.2.1 There is a demonstrable need for additional residentially zoned land at Te Kauwhata.

4.2.2 The Regional and District Council planning policies are based on a slow but gradual growth rate for Te Kauwhata; rising to 7,500 people by 2061 (up from the current 1,473). This equates to 6,027 over 45 years or 133 people per year.

4.2.3 The existing Structure Plan for Te Kauwhata and associated zones make provision for part of this growth.

4.2.4 However, the recent significant growth in Te Kauwhata means that the demand for housing has far outstripped the Regional and District Council growth modelling.

4.2.5 The conclusion of this planning analysis, taking into account the Property Economics evaluation of growth and economic impact within Te Kauwhata, is that the District Plan does not provide for sufficient growth within the planning horizon set by the RPS. Further residential rezoning at Te Kauwhata is needed. This is set out in section 13.

4.3 Preferred location

4.3.1 Expansion to the south of the Te Kauwhata village is the next logical location for this growth. Growth to the south is favoured because of:

- (a) walkability to the village centre;
- (b) accessibility of the new community to the rest of Te Kauwhata;
- (c) access to social infrastructure;
- (d) public access to Lake Waikare;
- (e) the economic impact of development of the site;
- (f) accessibility to any future rail connection.

- 4.3.2 The conclusion of this report is that this southern corridor is the logical next expansion for Te Kauwhata. This is set out in section 13.

4.4 **Site suitability**

- 4.4.1 The site is suitable for residential development. In particular the site:

- (a) has topography suitable for housing;
- (b) has good existing and potential connectivity to the Te Kauwhata Village;
- (c) enables a quality masterplanned development providing housing choice, an open space network, and local services for the community; and
- (d) opens up public access to Lake Waikare for the first time .

- 4.4.2 This is also addressed in section 13.

4.5 **Infrastructure**

- 4.5.1 The site and the adjacent area have or are capable of having adequate physical and social infrastructure to meet growth demands.

- 4.5.2 A new wastewater treatment plant using advanced membrane filter technologies will be built. Wastewater will be treated to a very high quality. Treated wastewater will be discharged from the plant to reed beds and wetlands.

- 4.5.3 The plant is designed to deal with all of the wastewater volumes generated from the Lakeside development. The significant advantage of the plant is it is easily scalable so it can address all the wastewater infrastructure issues of the Te Kauwhata area, including the connection to Springhill Prison.

- 4.5.4 The consents for the existing Te Kauwhata wastewater treatment plant are nearing their expiry and will need renewal. This Lakeside development and the associated infrastructure, provides a key opportunity for WDC to significantly upgrade the current wastewater treatment plant infrastructure. The Lakeside proposal includes effectively 3 options for an overall wastewater solution for Te Kauwhata:

- (a) A MBR plant to service Lakeside only. An MBR plant is a membrane based wastewater treatment facility which achieves very high wastewater quality by removing pathogens and other chemicals through a sophisticated filtration system.

- (b) A MBR plant that can service both Lakeside and the whole of the Te Kauwhata urban area, including the existing connections to Hampton Downs and Springfield prison.
- (c) A pipeline to Huntly with all wastewater treated at Huntly. There may be some preliminary treatment prior to wastewater entering the pipeline.
- (d) A pipeline to Tuakau.

These options are still being worked through with the Council. The key point is that this plan change retains the ability to utilise each of the above options. It also futureproofs the infrastructure solution. An MBR plant could be established to treat Lakeside and subsequently connect to (say) a Huntly pipeline.

- 4.5.6 The functionality of this plant and the opportunities to service the Te Kauwhata area are outlined in detail in the infrastructure report prepared by Candor3.
- 4.5.7 The project successfully deals with stormwater, overland flow path, and management within the flood plain.
- 4.5.8 The flood plain bordering Lake Waikare is an important part of the Waikato flood management scheme. This scheme was developed following the key 1958 floods within the Waikato tributary area.
- 4.5.9 While there is some re-contouring of the flood plain and hence flood catchment area, this is managed in such a way that there is no net change in the flood carrying capacity of the subject land.
- 4.5.10 Te Kauwhata is well serviced by schools (both primary and secondary), libraries, shops, service stations, golf club and rugby club etc.
- 4.5.11 Lakeside is uniquely positioned to resolve the existing wastewater infrastructure issues, improve stormwater quality, retain the contribution of the flood plain bordering Lake Waikare to the Waikato flood management scheme, and take advantage of the social infrastructure within the Te Kauwhata village.

4.6 Effects on neighbours

- 4.6.1 The location of this site means the effects of the development on neighbouring properties are minimal.
- 4.6.2 The subject site is particularly beneficial as:

- (a) the eastern boundary adjoins Lake Waikare;
- (b) the southern boundary adjoins farm land but with a buffer of rural land preserved on the subject site;
- (c) the western boundary adjoins the railway embankment;
- (d) it is only the northern boundaries that have potentially affected neighbours. These properties are zoned a combination of Country Living, Living, Rural, Open Space and Industrial.

4.6.3 The northern boundary of the site adjoins housing on large sections on the western side of Scott Road, and the land formerly designated for the bypass and in rural use on the eastern side of Scott Road.

4.7 **Rural economic impact**

4.7.1 The loss of a 179ha farm in this location will have minimal impact on the rural economy. The 14ha Northland Property Concepts Limited land has already been zoned Countryside Living and therefore it no longer rural land.

4.7.2 This report considers a range of issues including:

- (a) the loss of high quality soil;
- (b) relative impact of the loss of economic production from this farm;
- (c) impact on rural services due to the loss of the farm.

4.7.3 These aspects are largely addressed in the reports on soil quality and rural economic impact. The planning aspects of these considerations is addressed in section 13 of this report.

4.8 **Type of residential development**

4.8.1 The land is better used for medium density residential development rather than rural lifestyle blocks. The form of the development at Lakeside, and the transition into adjacent rural land, are critical features of this proposal.

4.8.2 Overall the intensity of development of this site (as shown on the masterplan) is consistent with the intensity levels set out in the RPS and District Plan. However, when broken down on to a site by site basis, the intensity of development is greater than elsewhere in Te Kauwhata and provided for in the District Plan.

- 4.8.3 The fundamental difference is the urban design principle of a more intensive form of development with extensive communal and public open space, to create a high quality spacious neighbourhood. This in contrast to a traditional larger site where the primarily open space is private open space.
- 4.8.4 The urban design form proposed for Lakeside gives good planning and urban design outcomes, provides high quality neighbourhoods with extensive communal and public open space, and enables broad housing and lifestyle choices. These issues are addressed in section 13.

5.0 LAND COMPRISING THIS PRIVATE PLAN CHANGE REQUEST

5.1 Land Titles

5.1.1 The land comprising this Private Plan Change request is made up of six properties with a combined area of 193.866ha. Of the six properties, five are currently owned by Lakeside Farms 1993 Limited. Four of these properties have been contracted to be sold to Lakeside Developments. Property 5 (as detailed below) is to be retained by Lakeside Farms 1993 Limited.

5.1.2 The primary site is a 179ha dairy farm located to the south of Te Kauwahata village. The other property (Property 6) included within this plan change is immediately north of this dairy farm on Scott Road, is zoned Countryside Living and owned by Northland Property Concepts Limited.

5.1.3 The table below sets out the properties, titles and site area subject to this plan change.

Diagram 1: Land Titles

Lakeside Private Plan Change – Property Titles Schedule

<u>Property</u>	<u>Identifier</u>	<u>Legal Description</u>	<u>Land Registration District</u>	<u>Area</u>	<u>Ownership</u>
1	SA870/89	Section 52 Block XV Maramarua Survey District	South Auckland	63.4067 hectares more or less	<ul style="list-style-type: none"> Owned by Lakeside Farms (1993) Limited Under contract to Lakeside Developments 2017 Limited
2	SA922/186	Lot 1 Deposited Plan 35516	South Auckland	20.9172 hectares more or less	<ul style="list-style-type: none"> Owned by Lakeside Farms (1993) Limited Under contract to Lakeside Developments 2017 Limited
3	771203	Lot 2 Deposited Plan South Auckland 85308 and Lot 1 Deposited Plan South Auckland 85309 and Section 90 Block XV Maramarua Survey District	South Auckland	47.1616 hectares more or less	<ul style="list-style-type: none"> Owned by Lakeside Farms (1993) Limited Under contract to Lakeside Developments 2017 Limited
4	705543	Lot 3 Deposited Plan 489788	South Auckland	47.4940 hectares more or less	<ul style="list-style-type: none"> Owned by Lakeside Farms (1993) Limited Under contract to Lakeside Developments 2017 Limited
5	705541	Lot 1 Deposited Plan 489788	South Auckland	0.7640 hectares more or less	<ul style="list-style-type: none"> Lakeside Farms (1993) Limited
6	705542	Lot 2 Deposited Plan 489788	South Auckland	14.1225 hectares more or less	<ul style="list-style-type: none"> Northland Property Concepts Limited

<u>Total</u>				<u>193.8660</u> <u>hectares more</u> <u>or less</u>	
--------------	--	--	--	---	--

5.2 The landscape is one of pastoral rolling hills and small gullies leading to lowlands and floodplains along the edge of Lake Waikare.

5.3 It has been and remains an active dairy farm. Consequently, it is largely grassed.

5.4 The land has existing farmhouses, farm buildings and clusters of exotic vegetation. Each of the titles essentially has one farmhouse within the boundary.

5.5 A ridge runs along the western side of the site in a north south direction.

5.6 Access to all sites is from Scott Road and all properties have frontage to Scott Road.

5.7 Diagram 3 is an aerial photograph illustrating the site and its connections through to Te Kauwhata.

5.8 The key aspects of the site which have planning implications are set out below.

5.9 **Proximity to Te Kauwhata village**

5.9.1 The site lies immediately south of the Te Kauwhata village. In terms of the other potential growth areas within Te Kauwhata, the subject block is one of the closest potential areas within walking distance to the village. This is addressed in detail later in this report. The key issue is that this land is best able to support a walkable catchment from the village.

5.9.2 Much of the land is within a 1km walking distance of the town centre. The southernmost portion of the site is 1,800 metres from the town centre; still a walkable distance.

5.10 **Connectivity**

5.10.1 In terms of connectivity, the site has significant advantages given its proximity to Te Kauwhata village.

5.10.2 However, at present the only road connection between the site and Te Kauwhata village is by Scott Road.

5.10.3 In order to realise the full potential of the site, and maximise connectivity, a new secondary access is proposed on the eastern side of the block.

- 5.10.4 One option for this second entrance is through the Council owned land where the wastewater treatment ponds are currently located and connect onto Rata Street.
- 5.10.5 A second option for a roading connection would connect from the north of the site through the domain (immediately east of the existing playing fields) and connect onto Mahi Street. It should be noted that this option would require the road to cross a small strip of private land which had previously been designated as part of a proposed heavy vehicle bypass (designation since withdrawn).
- 5.10.7 Whether or not this second option access can be constructed depends on the willingness of the existing owner, at some stage in the future, to have this road through their property.
- 5.10.8 The transport analysis completed by Carriageway Consulting, concludes that only one additional connection is required and then, only when the Lakeside development is advanced to 400 lots. Up until that time, all traffic can be managed within Scott Road.
- 5.10.9 One of these access points is certain because it goes through Council land and is part of the proposed wastewater treatment plant solution in that once the existing treatment ponds are decommissioned and removed a reserve would be development in its place. This reserve would act as the starting point to the public pedestrian network which would be developed along Lake Waikare.
- 5.10.10 However, the second option is retained because it provides a more direct link into Te Kauwhata Village.
- 5.10.11 In addition, there is a designation for a walkway/cycleway but to date this has not been given effect to. This proposal will facilitate this cycleway.

5.11 **Adjacent land**

- 5.11.1 Put simplistically, the subject land is bounded to the east by Lake Waikare and by the North Island Main Trunk Railway to the west. These features mean that there are no particular neighbours affected along significant lengths of the property boundaries.
- 5.11.2 To the south of the site is farmland. The potential effects of the development on this farmland are mitigated by the flood plain which will provide a “built in” separation distance between the buffer/interface to this farmland on the subject site.

5.11.3 The only area where the site adjoins residential neighbours is on Scott Road. The main effect on these properties will be traffic effects. The report of Carriageway Consulting identifies that these effects can be managed through good design.

5.11.4 The residential neighbours to the north on Scott Road will adjoin the medium density housing proposed within the Lakeside development. The character of the land that they currently look across will obviously change from rural to urban.

5.12 Floodplain

5.12.1 The floodplain is a key planning factor for this site.

5.12.2 There is some re-contouring to address access issues and create a logical boundary to the flood plain. However, the majority of the floodplain area will remain largely undeveloped.

5.12.3 While there is some reconfiguration of the floodplain, there is no reduction in the net capacity of the floodplain. Effectively there is a slight redistribution of flood waters in extreme events. This is addressed in the infrastructure report prepared by Candor3.

5.12.4 The prime area of change to the flood plain is the north-eastern corner. The purpose of this is to create a strong connection to the existing village; particularly the retail centre. To do this a new road is proposed to the north-east. The reconfiguration enables this road and creates a residential catchment within walking distance of the town centre.

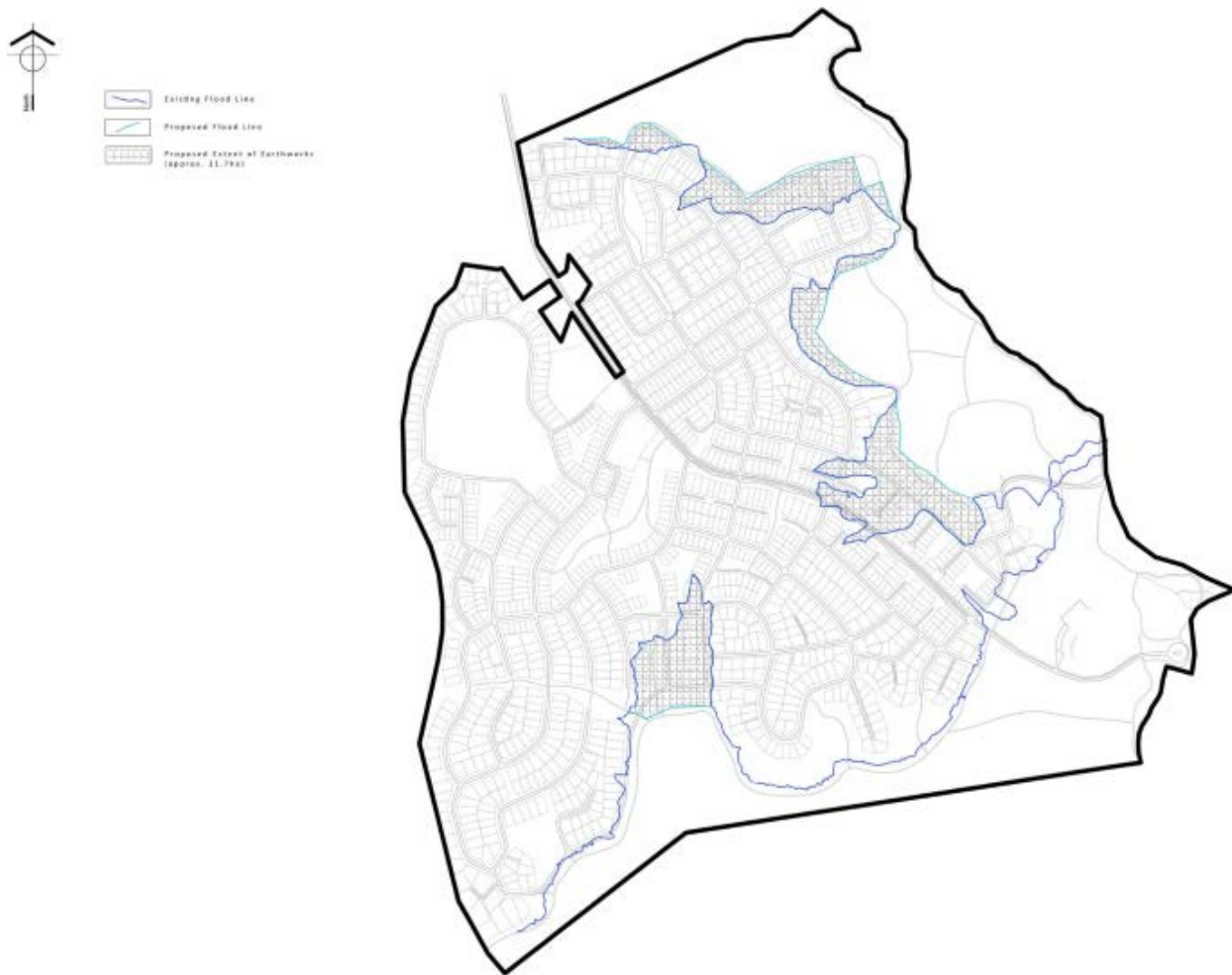
5.12.5 A significant part of the flood plain will also be available for public open space along the lake edge.

5.12.6 Part will be retained as rural land.

5.12.7 The key point is that the proposal is an appropriate and sensible response to the extensive floodplain.

5.12.8 Diagram 2 shows the changes to the floodplain.

Diagram 2: Flood Plain Reconfiguration



5.13 Rail embankment

5.13.1 The North Island Main Trunk railway and rail embankment is on the western side of the site.

5.13.2 The masterplan addresses noise attenuation and amenity issues. Provisions include a special yard setback of 5m with an additional 5m exclusion for habitable rooms.

5.13.3 This proposed plan change has addressed the issues raised by KiwiRail in consultation. In particular, for sites adjoining the North Island Main Trunk Railway:

- Special yards are set along the railway embankment.

- The standard noise controls in the living zone are adopted. Particular noise criteria relevant to the railway apply as part of the assessment of a Comprehensive Subdivision. It recognises that the sound attenuation within the buildings themselves will have to be of a higher standard, because of the higher background noise generated from the railway.

5.14 Cultural Dimensions

- 5.14.1 The area has high significance to mana whenua associated with the escape of iwi during the Maaori land wars from the Rangiriri Pa, and the battle that ensued around Lake Waikare.
- 5.14.2 Lakeside Developments assisted by its strategic adviser, Norman Hill, undertook extensive iwi engagement. This was with both Nga Muka Development Trust who is the mandated hapu that has manu whenua status for the Te Kauwhata area, and the Waikato Raupatu River Trust. Lakeside Developments met with iwi and hapu leaders through ‘Kanohi ka te kanohi’ (face to face dialogue).
- 5.14.3 The Trusts reaffirmed and raised a number of cultural and environmental issues associated with the Lakeside Development. Lakeside Developments 2017 Limited have prepared appropriate mitigation options to address these issues. The identified cultural issues and Lakeside Developments 2017 Limited proposed mitigates are detailed below.

Identified Cultural Issue	Mitigant
<ul style="list-style-type: none"> • <i>Te Kauwhata’s Wastewater Infrastructure</i> 	<ul style="list-style-type: none"> • <i>The Lakeside development proposal includes an overall wastewater treatment solution for the township of Te Kauwhata that will see the removal of the existing wastewater treatment ponds and the elimination of the discharging that is currently occurring into Lake Waikare.</i> • <i>The proposed wastewater treatment solutions will have an extremely positive impact on the water quality of Lake Waikare and the surrounding environment.</i>
<ul style="list-style-type: none"> • <i>Access to Lake Waikare and its surrounds</i> 	<ul style="list-style-type: none"> • <i>The Lakeside development proposal will see the creation of a formal public access to Lake Waikare, and its edge, for the first time.</i>

Identified Cultural Issue	Mitigant
	<ul style="list-style-type: none"> <i>Lakeside Developments has included within the Lakeside master plan an Iwi Reserve which is to be located on the most eastern point of the development. This reserve will include memorial site and lookout over Lake Waikare.</i>
Cultural significance of whenua (land) Lake Waikare and Lake Kopuera	<ul style="list-style-type: none"> <i>Lakeside Developments has included within the Lakeside master plan an Iwi Reserve to be located on the most eastern point of the development. This reserve will include memorial site and lookout over Lake Waikare.</i> <i>Naming of roads within the Lakeside development to reaffirm and support the culturally significant individuals or events.</i> <i>Lakeside Developments has commissioned an additional archaeological review of the area by a local archaeological expert Warren Gumbley.</i> <i>Provision to employ competent local iwi members from the tribal and local employment database.</i>
Environmental significance of Lake Waikare	<ul style="list-style-type: none"> <i>Lakeside Developments are exploring the opportunity to contribute towards Lake Waikare Catchment Management Plan (CMP).</i>

5.14.4 Other matters of importance raised during engagement hui and discussions are set out in the report of Mr Norman Hill forming part of this plan change application. These covered issues including:

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

- Reaffirmation of roles and responsibilities of the iwi and hapuu to uphold, support and achieve the objectives of the Waikato Tainui Environmental Plan called Tai Timu, Tai Pari, Tai Ao.
- Management of Lake Waikare.
- Housing affordability for local iwi.
- The opportunities to build tribal capacity through employment opportunities.

5.14.5 As identified in section 16 of this report, the Nga Muka Development Trust and Waikato Raupatau Trust have both provided letters of support for this plan change.

5.14 **Site topography**

5.15.1 The contour of the site is varied and includes valleys, flat plateaus, flood plains and rolling hill country.

5.15.2 The masterplan responds carefully to this topography.

5.15.3 The natural streams are retained and these form an important part of the open space linkages.

5.15.4 Development occurs on the slightly elevated and rolling portions of the site. The floodplain to a large extent is left in its natural state, although there is some recontouring.

5.15 **Overview**

5.16.1 Diagram 3 below illustrates those above planning factors which have been given particular focus in the development of the masterplan.

Diagram 3: AERIAL PHOTO SHOWING CONNECTIONS FROM SITE TO TE KAUWHATA



LEGEND





-  Subject Site
-  Proposed Primary Connection
-  Proposed Secondary Connections
-  Railway Embankment

Diagram 4: KEY PLANNING PARAMETERS



LEGEND

-  Subject Site
-  Flood Plain
-  Village Hub
-  Point of Significance
-  Railway Embankment
-  Proposed Primary Connection
-  Proposed Secondary Connections

6.0 PROPOSAL

- 6.1 This is a Private Plan Change request for rezoning and the implementation of a Precinct Plan for the Lakeside area of Te Kauwhata. While this is not a proposal for a specific development, nevertheless the process used in preparation of this plan change has been to develop and test a masterplan for the area. From this masterplan, the consultant team have developed the planning provisions, and incorporated these within this Private Plan Change request.
- 6.2 This Private Plan Change will facilitate the development of Lakeside in accordance with the indicative masterplan set out in Diagram 5. While in the final analysis there may be changes in detail to this masterplan, nevertheless the key principles embodied within this masterplan and set out below are enshrined within the plan change in general, and the Lakeside Precinct Plan in particular.
- 6.3 One of the fundamental rationales for a masterplan is that it ensures comprehensive integrated development of the area, and avoids a plethora of independent unrelated development proposals for the land.
- 6.4 This integrated comprehensive planning framework is required through the 'Comprehensive Subdivision Consent' and 'Comprehensive Land Development Consent' which the plan change requires as the first step to any development of the land.
- 6.5 The Lakeside development in essence will see:
 - i. The inclusion of the 179ha Scott Road farm and the 14ha Countryside Living block into the Lakeside Precinct Plan.
 - ii. The floodplain (approximately 75ha) will be slightly reduced by land recontouring but will be zoned Rural or Rural with open space and culture and heritage overlays. The southern portion of this land will continue to be farmed while the remainder will be developed for open space purposes or in the case of the Iwi reserve will be vested in mana whenua.
 - iii. The approximately 132.5ha of developable land will be masterplanned for notionally 723 medium density lots and 657 higher density lots. The retirement village is designed around 148 independent dwelling units. This will be complemented by a community hub.
 - iv. The concept is to place a medium density housing typology through the central spine with higher density sites of (200m²-320m²) surrounded by lower density sites (450m²-550m²).

- v. The development will include a variety of open spaces including shared spaces for the medium density development, recreational grounds and managed farmland. Collectively, these open spaces will provide high amenity for those living in the development and significantly increase the recreational options for those living in Te Kauwhata generally. The open spaces within the development are shown on the plan prepared by Baxter Design.
- vi. Scott Road will be the primary access into the new block, although there is provision for opening up a second road connecting into the Te Kauwhata village.
- vii. A small community hub will be established with some local food and beverage and retail service, although carefully scaled so as not to undermine the Te Kauwhata village.
- viii. There is a target of 1,600 residential lots to be developed at Lakeside.
- ix. Provision for a retirement village in the north-west corner of the development.

6.6 The key elements of the masterplan are embodied within the Lakeside Precinct Plan.

6.7 The core arrangement between open space, the rural buffer, the residential development land and the community business hub is reflected in the zoning adopted through this plan change.

6.8 The key elements relating to:

- the higher density residential development;
- the primary road network;
- the potential future connections through to the town centre;
- the extensive public walkway and cycleway network,

are identified through the Lakeside Precinct Plan maps.

6.9 The particular development controls around:

- density;
- stormwater management;
- environmental effects from earthworks and land recontouring;

- limitations on the community hub size so as to complement the Te Kauwhata town centre;
- provision of wastewater;
- provision for a retirement village,

are provided for within the specific provisions of the Lakeside Precinct Plan.

- 6.10 The combination of the zoning Precinct Plan maps and Precinct Plan provisions will ensure that the key principles of the masterplan are delivered.
- 6.11 The specific lot arrangement and local road arrangement may change as the different stages of development are rolled out. However, the core planning aspects are protected and enshrined through the Precinct Plan proposed by this plan change.

Diagram 5: Masterplan



Diagram 6: Open Space Network



7.0 TE KAUWHATA CONTEXT

7.1 Te Kauwhata Village

- 7.1.1 Te Kauwhata is small rural village located in the northern portion of the Waikato Region as shown on Diagram 7 below.
- 7.1.2 The location of the village adjoining the Waikato Expressway means that it has high connectivity to Pukekohe (39km) and Auckland (77km) to the north and Hamilton to the south (51km). The North Island Main Trunk Railway line is also located to the west of the village.
- 7.1.3 The population of Te Kauwhata in the 2013 census was 1,473 people, which is an increase of 23% since the 2006 census and represents 2.3% of the Waikato District's population. The average number of people per household was 2.5 at the last census.
- 7.1.4 This population statistic significantly understates the population growth in Te Kauwhata over recent years.
- 7.1.5 The report by Property Economics illustrates that there is a demonstrable demand for additional housing within the Te Kauwhata area and that this is beyond what the current zoned land can provide for. If no additional land is rezoned to Living, then Te Kauwhata will face property price distortions as demand exceeds the supply of land.
- 7.1.6 The village itself is comprised of a range of activities including residential living, retail, and various community based activities such as childcare, medical, education (primary to secondary), elderly care, library and many sports clubs including golf, rugby, netball and swimming. The commercial/light industrial uses on the edge of the village include vehicle repairs, light engineering, agricultural supplies and an eel and salmon processing plant. An aerial photograph of the village of Te Kauwhata is contained in Diagram 8 below:

Diagram 7: Waikato District – sub-regional context, Source Waikato District Development Strategy 2015

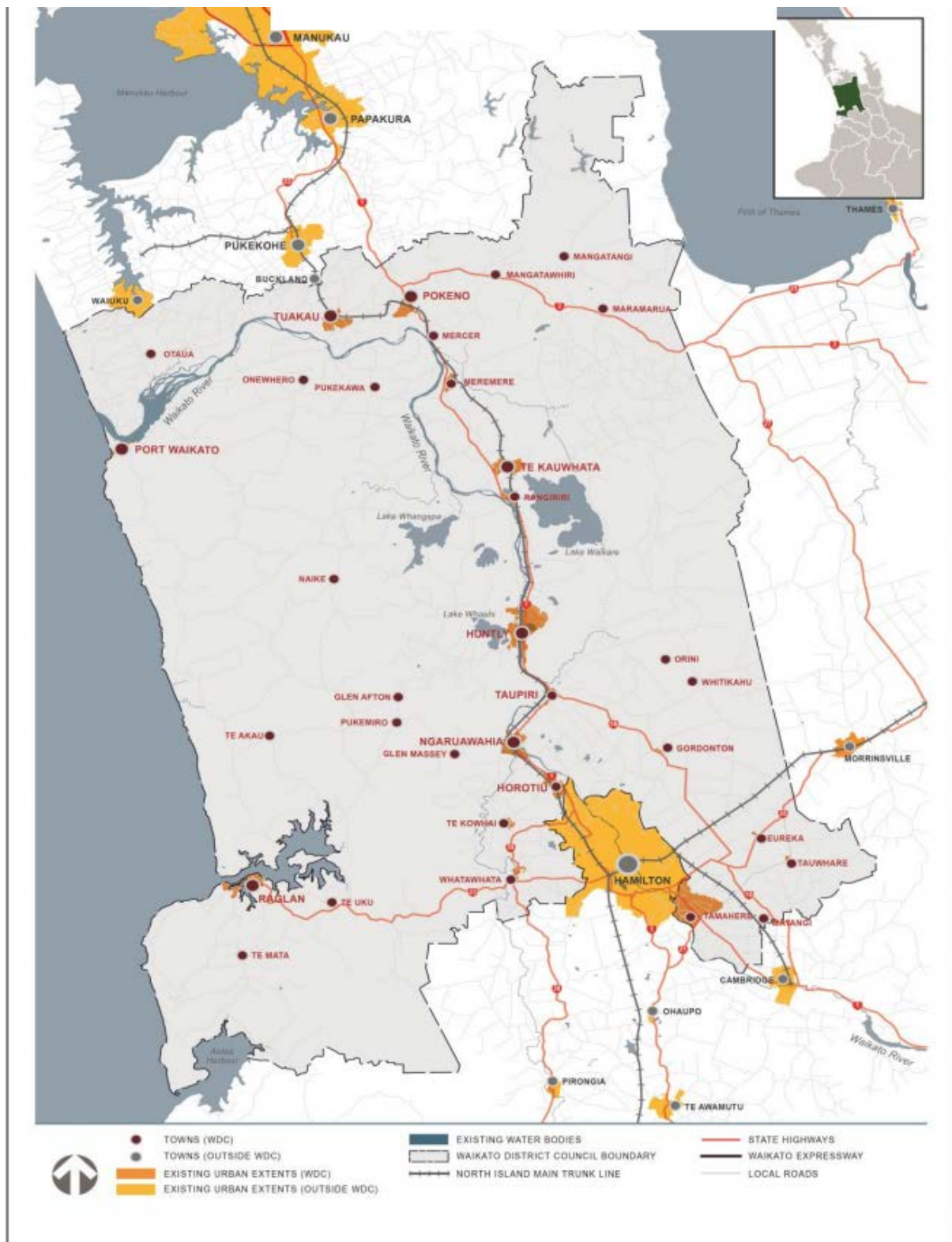


Diagram 8: Aerial photo of Te Kauwhata



Diagram 9: Location of Whangamarino Wetlands (Source Waikato Regional Council)



7.1.5 The range of activities provided in Te Kauwhata means that the village plays a key role in servicing the surrounding rural areas including Onewhero, Maramarua, Meremere, Waerenga, Ohinewai, Rangiriri and Naikē.

7.1.6 Te Kauwhata sits alongside Lake Waikare which is the second largest shallow lake in the North Island and plays a key role in the Waikato Valley Flood Management Scheme. The lake also feeds the Whangamarino Wetlands which is the second largest peat bog and swamp complex in the North Island (5,923ha) and is recognised as a RAMSAR site (which is a convention promoting the international conservation of wetlands). The location of the Whangamarino Wetlands relative to Te Kauwhata, the site and Lake Waikare is shown on Diagram 9 above.

7.2 Existing Character and Housing Choice

7.2.1 Te Kauwhata Community Plan (2003) describes the urban area as having a village character which is proud of its “viticultural heritage, stunning scenery, unique flora and local wildlife, numerous talented craftspeople and strong horticultural and agricultural base”.

7.2.2 There is a limited range of housing options within the village which include the traditional residential sections (adjoining the retail area), the more recent suburban subdivisions to the north and east and the lifestyle blocks to the west. In addition, there is a retirement village on Waerenga Road adjoining the retail centre.

7.3 Growth Plan for Te Kauwhata

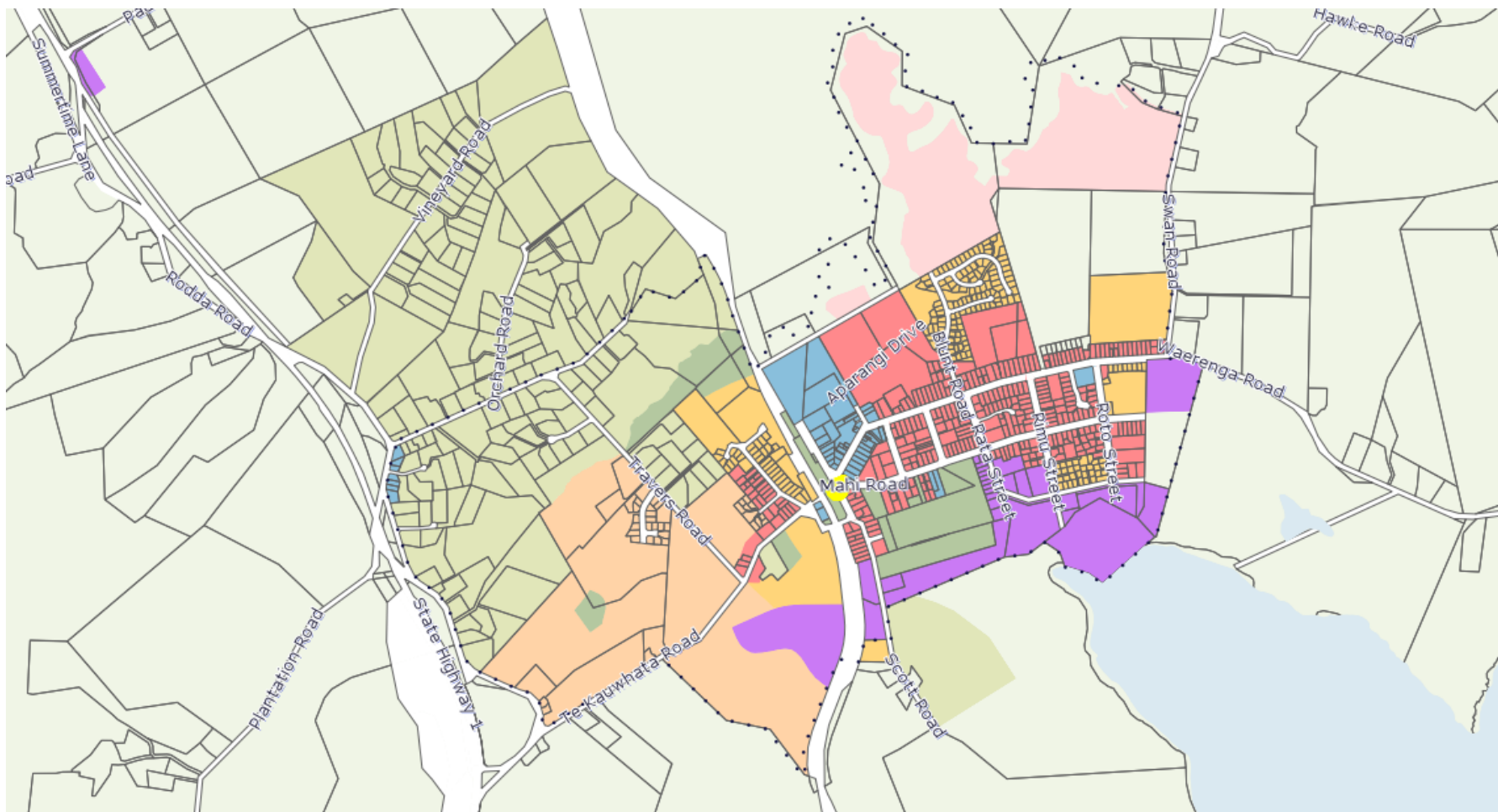
7.3.1 Te Kauwhata has experienced growth pressures in recent years which have arisen from the development of Spring Hill Corrections Facility, Hampton Downs Motorsports Park and the ripple effect of Auckland’s growth.

7.3.2 To address these growth pressures and to ensure that development occurs in a managed way, the Waikato District Council prepared the Structure. The objectives of the Structure Plan and the Structure Plan Area are set out below:

Objective 1	Te Kauwhata village characteristics are maintained and enhanced
Objective 2	A compact town centre that meets the needs of a growing population for retail, business and entertainment centre, social meeting place, and living space with access to public transport.
Objective 3	Landscape, open space and amenity values of Te Kauwhata are maintained and enhanced.
Objective 4	Diverse living and working environments in Te Kauwhata create a positive sense of place and neighbourhood identity.
Objective 5	Urban expansion of Te Kauwhata occurs in accordance with the progressive, integrated and orderly development of infrastructure.
Objective 6	Hydrological characteristics of Whangamarino wetland, Lake Waikare and their tributaries are retained.
Objective 7	Ecological characteristics of Whangamarino wetland, Lake Waikare and their tributaries are retained.
Objective 8	Public access to, and visibility of, the Whangamarino wetland, Lake Waikare and their tributaries are enhanced.
Objective 9	Risks from flooding and poor drainage are avoided.
Objective 10	A land transport network that provides for all transport modes, and contributes towards creation of Te Kauwhata village character is developed.

7.3.3 A full discussion of the Structure Plan and the other district and regional planning documents is included in Section 8 below. The analysis demonstrates that the Lakeside Precinct Plan is consistent with these objectives.

Diagram 10: Existing Te Kauwhata Structure Plan area (shown by black dots)



8.0 WAIKATO REGIONAL STRATEGY

8.1 Waikato Regional Strategy structure and planning process

The Waikato Regional Strategy (WRS) and direction for the Waikato Region is set out in the Regional Policy Statement (RPS). The territorial authorities in the region, including the Waikato District Council, must “give effect” to the RPS.

The RPS is split into Parts A, B and C. Part A identifies the issues for the region and sets out the 26 objectives which are sought. Part B sets out the policies and methods for achieving those objectives while Part C contains the procedures for monitoring and evaluation.

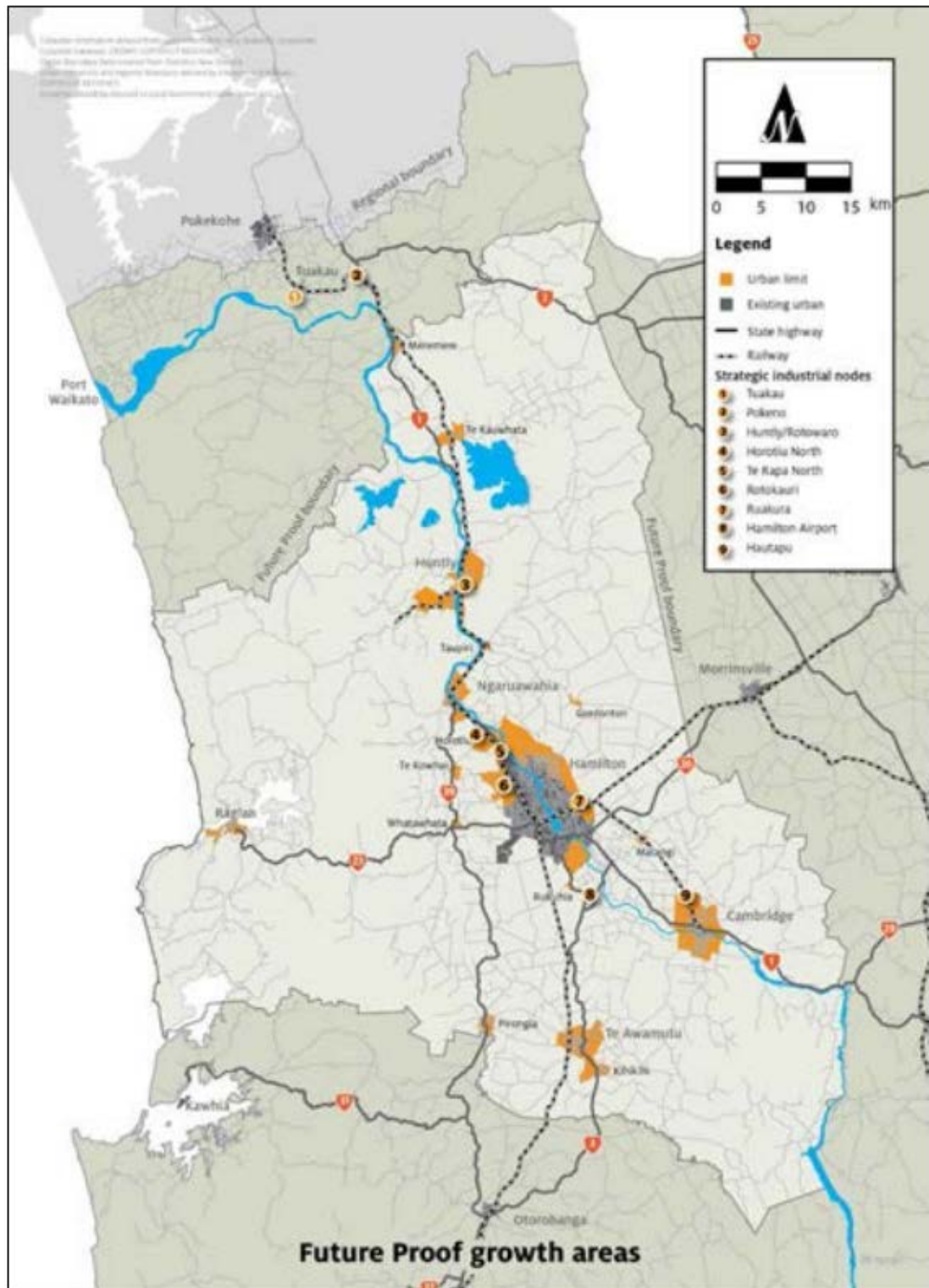
The following sections outline the key objectives and the related policies and methods that are most relevant to the Lakeside proposal.

8.1.1 Growth

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

The policies and methods associated with this objective are based around a “future proof land use pattern”. This land use pattern requires that urban development occurs within the limits of the areas shown on Diagram 11 and in accordance with Diagram 12, the relevant portions of both Diagram 11 and Diagram 12 are set out below:

Diagram 11: Waikato Regional Growth Strategy – Map 6-2: Future Proof indicative urban limits



Map 6-2: Future Proof indicative urban limits

Diagram 12: Future Proof residential growth allocation and staging 2006-2061

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

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

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

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

With reference to Diagram 12 the population in Te Kauwhata by 2041 will be in the order of 5,825 people. The analysis by Property Economics demonstrates that this is a very conservative figure.

The Property is not within the “urban limits” shown on the map in Diagram 11. However, it should be noted:

- Diagram 11 is clearly identified as being “indicative”;
- The methods and explanations contained within the Policy Statement clearly identify that it is up to territorial authorities to give effect to growth strategies down to a property boundary level;
- Policy 6.19 provides for a review of the map and table if the Future Proof partners agree that insufficient land exists within the urban limits to cater for the growth anticipated within 10 years of the analysis or if the population growth varies by more than 10% over 5 consecutive years from the predictions in the Future Proof Growth Strategy
- Method 6.14.3 also provides for alternative land release where certain criteria are met. These criteria require that an alternative land release will maintain the safe and efficient functioning of infrastructure, land will be available in a timely and affordable manner, the development will not compromise infrastructure investments and the effects of the change are consistent with the development principles set out in Section 6a of the RPS.

The other specialist reports provide an analysis of the infrastructure provision and investments. An assessment of the proposal against the principles in the RPS is summarised in Appendix 1 to this report.

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

8.1.2 Amenity

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

The policies and methods relating to this objective note that amenity is derived from air, geothermal systems, water bodies and character in general. In the Te Kauwhata context, amenity values are driven by the village character, the walkways and cycleways, Lake Waikare and the Whangamarino wetlands.

This proposal will:

- protect and place in public ownership the foreshore of Lake Waikare;
- retain the spacious nature of development through larger areas of open space, parkland, and communal open space;
- ensure a high quality amenity outcome.

8.1.3 Natural Character

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

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

8.1.4 Public Access

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

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

Providing public access to Lake Waikare is a key part of this plan change. For the first time the public will get access to this part of Lake Waikare.

8.1.5 Natural Hazards

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

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

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

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

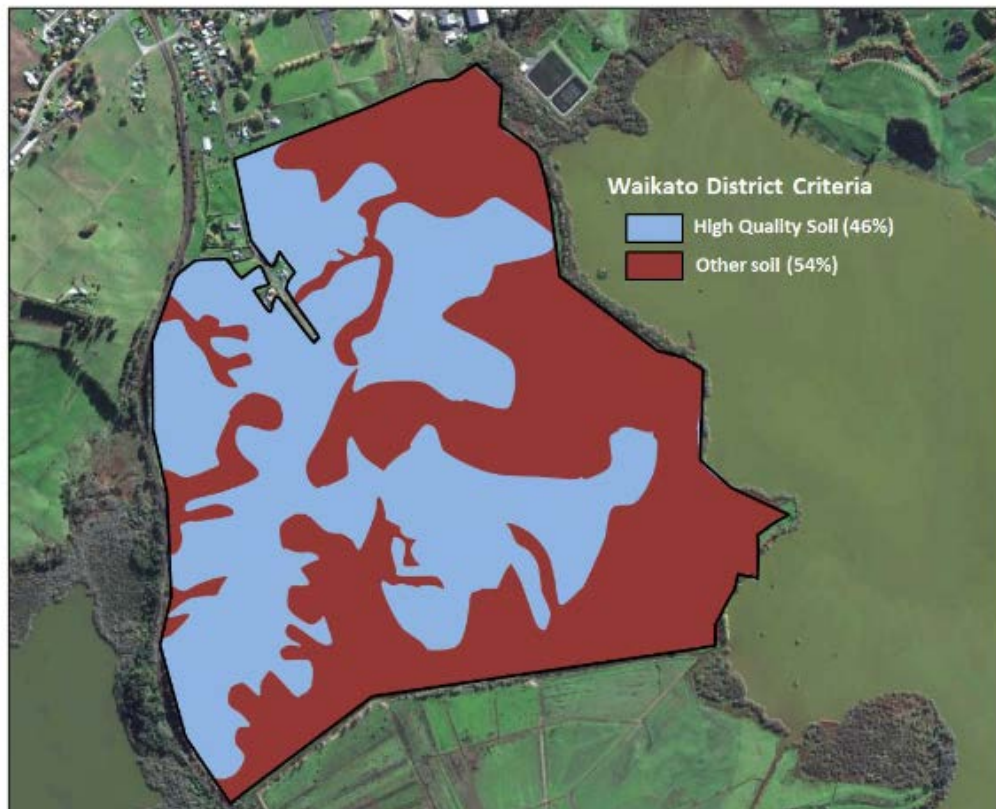
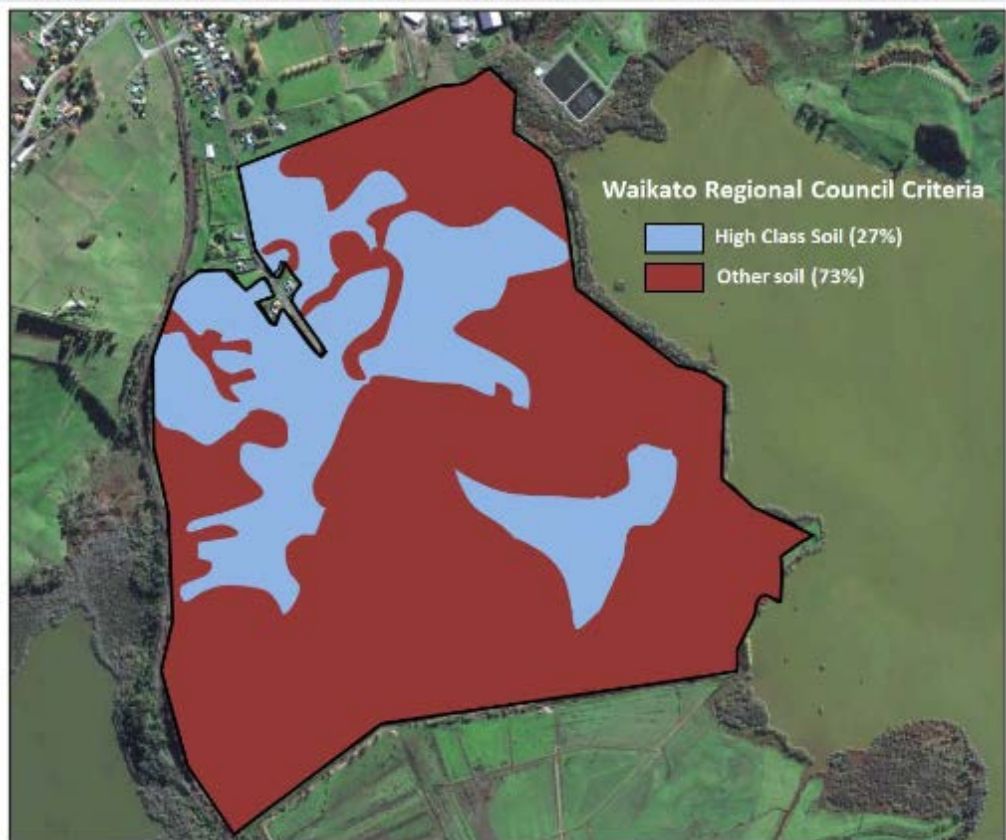
8.1.6 Soils

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

The report by Natural Knowledge undertakes a detailed analysis of soil issues. The situation is complicated because the Regional Council and the District Council use different definitions of high class soils. Diagram 13 below shows soil classification under both the regional and district standards.

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

Diagram 13: High class soils



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

The policies and methods associated with this objective relate to the protection of high class soils by avoiding erosion and restricting urban and rural-residential development. The exception to this is that method 14.2.1 provides for urban and rural residential development on high class soils where this is provided for in a growth strategy identified in Chapter 6 of the RPS or a council-approved growth strategy developed with regard to the principles in 6A. As stated above, an assessment against these principles is set out in Appendix 1.

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

8.1.7 Cultural

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

The provisions relating to decision making also identify the need to be holistic and include working with tangata whenua.

Representatives of Lakeside Developments and Boffa Miskell have met with the Waikato Raupatu River Trust and the Nga Muka Development Trust to discuss the Lakeside development. The two Trusts identified several potential cultural issues associated with the development, which the Private Plan Change has recognised. A summary of the issues identified by the Trusts are outlined in paragraph 5.14 of this report. As a result the following are to be incorporated into the Lakeside development:

- (a) An iwi reserve will be created adjoining Lake Waikare as shown in the image below:

Diagram 14: Iwi Reserve

- (b) The coastal margin along the lake will be opened up to the public.
- (c) Wastewater will be treated to a high quality. There are a number of options for this including a new wastewater treatment plant using advanced membrane filter technologies. Alternatives include pipelines to Huntly or Tuakau.
- (d) Particular measures are put in place to ensure high quality stormwater management.
- (e) Normal full erosion and sediment control plans will be put in place throughout the development to ensure there is no issues with sediment in the lake.
- (f) Lakeside Developments has completed a full archaeological report to ensure important features are protected.
- (g) Lakeside Developments will seek that roads within the new subdivision will adopt names which are of cultural significance related to individuals or events. It is recognised that road names will finally be a decision for the Council.

8.1.8 Ecological Impacts

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

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

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

The above conclusions are supported by the report from Boffa Miskell which states:

“The conversion from dairy farm to residential housing will remove a major source of on-going nutrient contamination of the lakes, and so is viewed as a positive ecological outcome. While residential infrastructure such as roads will generate stormwater with vehicular contaminants (PAH, lead, copper and zinc), provided this is treated appropriately in water treatment wetlands the levels of metal contamination of the lakes is unlikely to be of concern”.

Diagram 15 contains the ecological restoration plan prepared by Boffa Miskell.

Diagram 15: Ecological Restoration Plan



9.0 WAIKATO DISTRICT STRATEGIES

9.1 Waikato District Growth Strategy

The Waikato District has prepared a sub-Regional Growth Strategy. As would be expected this strategy is based on the Future Proof Growth concept that is embodied in the RPS. With respect to the Lakeside proposal, the key points from this strategy are:

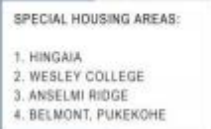
- The strategy identifies that growth pressures from outside the district (Auckland) is a key issue as well as the economic influence of the golden triangle (Auckland, Hamilton and Tauranga);
- The strategy is seeking a substantial potential for growth within the existing towns and villages;
- On a planning level the intent is to attract growth around existing towns and for this to occur progressively over 50 years;
- The emphasis is away from rural-residential growth towards more compact form of development;
- Te Kauwhata is part of the northern growth corridor which also includes Te Kauwhata, Hampton Downs and Huntly;
- In terms of Te Kauwhata the following specific comments are made:
 - a) Retain and enhance the country village atmosphere;
 - b) Large-scale residential expansion proposed;
 - c) Increased local business and tourist facilities based around events;
 - d) Major future bypass proposed (Council has decided this bypass will no longer proceed);
 - e) Able to provide a workforce and services for Hampton Downs.
- Environmental assets are to be protected;

Overall, it is considered that the Lakeside proposal is consistent with this strategy.

In particular:

- (i) Te Kauwhata has a demonstrable need for additional growth.
- (ii) Growth of the village to the south is the next logical location. It is the area closest to the village, and creates the greatest opportunity to reinforce the existing town centre.
- (iii) The land is in a small number of owners, all who are committed to this proposal and the integrated comprehensive development that is required under this Private Plan Change. Te Kauwhata will far more benefit from an integrated comprehensive development than from smaller ad hoc subdivision.
- (iv) For the first time, access to Lake Waikare will be opened up to the public. Lake Waikare is an important part of the character of Te Kauwhata and is mentioned in various strategies in the Te Kauwhata Structure Plan. The difficulty to date is the only public access to the water's edge is the Council owned wastewater plant. This Private Plan Change will give the Council a substantial lake foreshore park.
- (v) Implicit within the strategy is the need to resolve infrastructure. This Private Plan Change and the infrastructure package that comes with it resolves stormwater, flood management, potable water and roading. Critically it offers a very significant opportunity to upgrade the wastewater plant and associated water quality improvements. This applies not only to the Lakeside development but the whole of Te Kauwhata, should the Council wish to take advantage of this opportunity.

The above growth strategy has also been included within the objectives and policies of Part 1A of the Waikato District Plan and the proposal is considered to be consistent with these objectives and policies for the reasons outlined above.



(a) Waikato District Development Strategy (September 2015)

The Waikato District Growth Strategy is complemented by the Waikato District Development Strategy.

This strategy looks at a range of influences on development in the Waikato, including pressures from Auckland and Hamilton, the Waikato Expressway, the Waikato River, economic trends and also changes in the patterns of land use.

The key urban outcomes section of this document re-enforces the growth strategy by seeking to focus development in and around existing towns, re-developing existing urban infrastructure and using Precinct Plans to manage growth. The value of biodiversity and the use of green corridors for recreation is also promoted.

Te Kauwhata is part of the North Waikato Major Move which is shown on Diagram 16 above.

There is also emphasis on improved recreational facilities and the staged establishment of 'shareways' for walking, cycling and horse riding.

Over and above these matters, this strategy emphasises that economic and service linkages between the north Waikato and southern Auckland are likely to strengthen as the urban population and business development of the area grows.

(b) Te Kauwhata Structure Plan

The Te Kauwhata Structure Plan is the other key district level document that is of fundamental importance to this proposal. This document is discussed in section 10 below.

10.0 TE KAUWHATA STRUCTURE PLAN

10.1 Structure Plan

The Waikato District Council has produced a Structure Plan to provide for growth in Te Kauwhata. The objectives of the Precinct Plan are set out in Section 5.3 and essentially relate to providing for urban expansion in a planned manner whilst also maintaining the village character and natural character values of the area. The Structure Plan area is shown on Diagram 17.

The objectives of the Structure Plan are given effect to by specific sets of policies. The policies which are most relevant to this proposal are summarised below:

- (a) *“Development should contribute to the village character of Te Kauwhata by complying with the urban design guidelines and ensuring that development has significant open space, amenity trees, connections with the surrounding rural landscape and integrates with the town centre”;*

This proposal:

- Will set design criteria as part of approval of a Comprehensive Subdivision Consent and/or Comprehensive Land Development Consent. In addition the contractual arrangements of purchasers at Lakeside will require new buildings to meet design guidelines specific to Lakeside. This will ensure a high quality development.
- The total of all green space is 65.2ha or 34% of the total site. A significant proportion of this (43.4ha) will be recreation land along the lake’s edge. 4.5ha (2.3%) will be communal open space.
- The landscape report identifies a mature grove of native trees on the site. This area, along with a number of other areas of existing vegetation, is to be kept and incorporated within the development’s open space.
- The vegetation along the lakeside is retained, albeit that noxious vegetation is removed and a native replanting scheme set in place.
- Connections to the rural environment are critical. The southern interface of the land, which will adjoin residentially zoned farmland, retains its rural zoning and character. The interface between the subject land and the rural land to the south takes place within the subject site. This will address a range of issues including character and reverse sensitivity.

- This development is close to the town centre and will integrate with and retain the character of the town centre.

- (b) *“Development of the town centre should include medium density housing, active frontages, access to public transport and pedestrian orientated facilities”;*

This criteria particularly refers to the town centre itself. However it is noteworthy that this development will provide a range of typologies at medium density which will provide housing choice for future residents of Te Kauwhata.

- (c) *“Subdivision should be sympathetic to natural features, landscapes and contours and should ensure that prominent areas and riparian areas are retained as open space”;*

The subdivision has been laid out to reflect the topography of the natural landscape. In particular:

- Development is set well back from the lake edge which is protected.
- The natural streams that run down through the property are retained and enhanced as open space.
- As identified in the landscape report by Boffa Miskell, the key knoll within the property is to be retained along with the mature trees that are located on it. This will retain this dominant feature within the landscape.

- (d) *“Lot sizes, shapes and orientation should provide stormwater management, solar access, views from public open space and natural land contours”;*

Stormwater management is a critical part of the Lakeside development. In particular:

- The flood plain is largely left in its natural state but revegetated for amenity and stormwater management reasons.
- All stormwater passes through swales /rain gardens and wetlands prior to entering the lake.
- Lots are sized and the infrastructure is put in place to ensure careful stormwater management throughout and following the development process.
- Retiring this land from dairying will assist in managing water quality entering the lake through streams within the property.

The masterplan for Lakeside has been laid out to take advantage of solar access, public open space, and views. Properties are north and west facing or look out to the east with significant views across Lake Waikare.

- (e) *“Public open space should have substantial road frontage”;*

Lakeside provides extensively for public open space along the margin of Lake Waikare. Because of the location of the lake adjacent to the flood plain, it is not practical to put extensive road frontage along this lake edge. Nor would that be an environmentally good outcome. However, the thrust of the structure plan is to ensure the public have multiple access points to public open space and good outlook across that space. The structure plan achieves this objective.

- (f) *“Medium density housing should be associated with areas being retained as open space, be in close proximity to the town centre and public transport nodes, provide an attractive streetscape and outdoor living areas”;*

Under this proposal:

- There is a broad range of different housing typologies which will assist in providing housing choice.
- All of the relatively higher density housing typologies are grouped around communal open space.
- One of the key advantages of this area is its proximity to the town centre. The relatively higher density lots are focused around a spine which traverses the site connecting the north (area closest to the town centre) and the lake in the east.
- The structure plan requires a range of high quality streetscape environments to the benefit of residents.

- (g) *“Subdivision and development should occur in an orderly sequence dictated by the provision of infrastructure in accordance with the network layouts shown on the Structure Plan”;*

Lakeside will:

- Be staged to ensure development keeps pace with the ability to provide infrastructure.

- Work progressively from the north to the south to ensure the logical rollout of infrastructure connections, and to reinforce the existing town centre.
- Provide infrastructure in accordance with the structure plan.

- (h) *“Subdivision should be undertaken in a manner which is hydrologically neutral and modifications to overland flow paths should be minor”;*

The infrastructure report by Candor3 has undertaken an analysis of the hydrological impact of the development. Issues with the overland flowpath and the flood plain have been carefully managed to ensure that the development is hydrologically neutral.

- (i) *“Stormwater should be managed as close as possible to source and should ensure that natural water bodies are not degraded”;*

Issues of stormwater management are addressed in (d) above. All stormwater will be managed through a “treatment train” of swales, raingardens and wetlands prior to entering the lake.

- (j) *“Development should be setback from Lake Waikare and its tributaries and riparian planting should be compatible with the planting around the Whangamarino Wetland”;*

The lake margin of Lake Waikare will be protected through rural zoning and an open space overlay. The flood plain behind the lake will ensure that no development is closer than 113m to the lake edge and the majority is significantly further setback.

- (k) *“The riparian margins of Lake Waikare should be managed to enhance landscape and amenity values and increase public access”;*

The landscaping plan by Baxter Design demonstrates the planting and landscaping that will occur along this riparian margin. In addition, for the first time the public will have formal access to Lake Waikare.

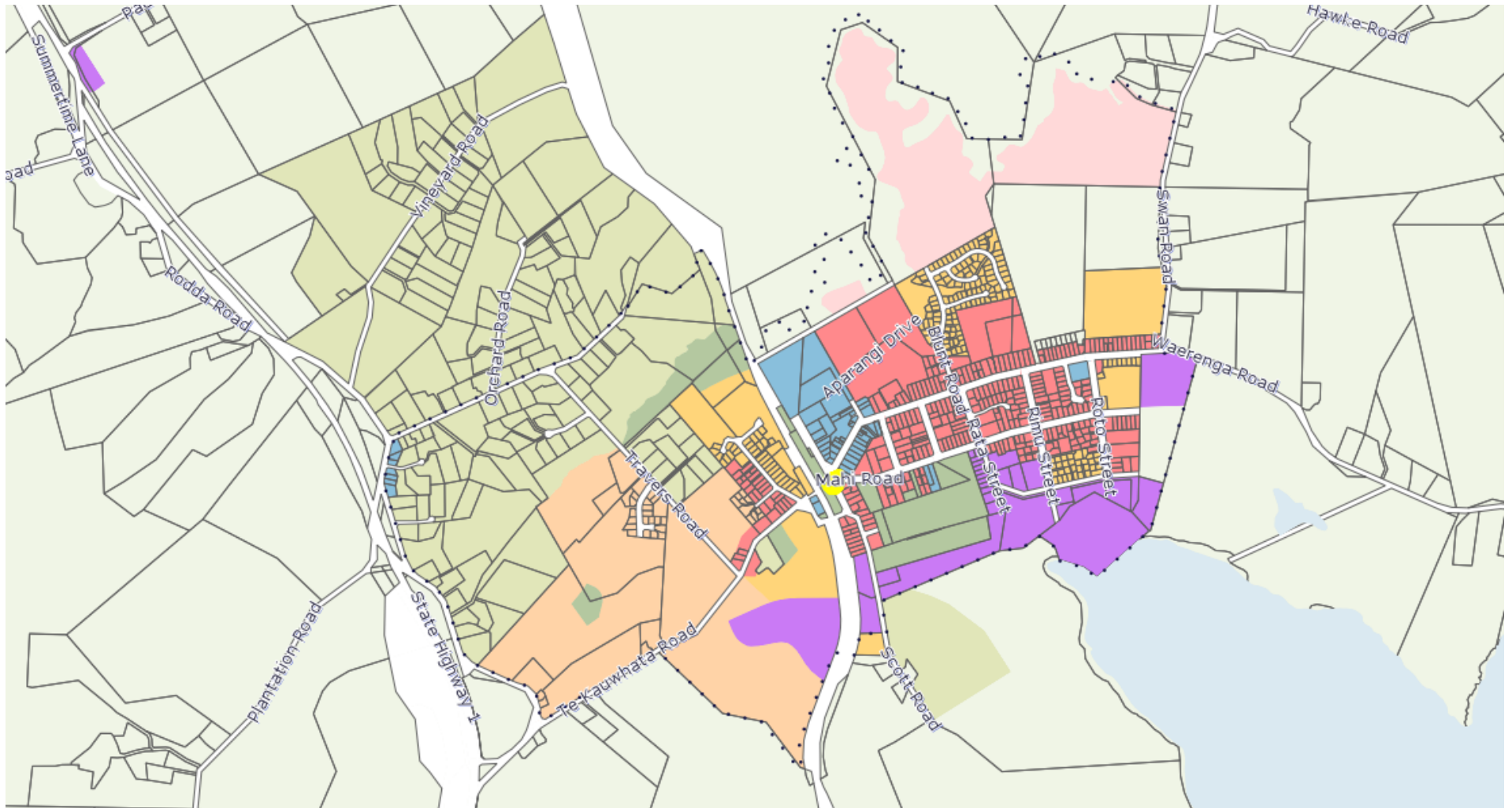
- (l) *“Subdivision must not increase flood hazards”;*

Under this proposal, the flood plains are largely retained, although there is some recontouring in specific areas to provide appropriate development. This is off-set by a commensurate increase in the capacity of the floodplain elsewhere. There is no increase in flood hazards as a result of this development.

- (m) *“Subdivision should provide a high degree of connectivity, access to public transport nodes, high amenity walking and cycling routes and be consistent with the Structure Plan”.*

The Lakeside development provides an extensive high amenity walking and cycling network. The walkways will be a key part of the amenity of this development for both residents and the broader Te Kauwhata community.

There is not yet public transport connections into Te Kauwhata. However, should the Regional Council reactivate the rail service, it is noteworthy that a significant portion of the subject land is within the walkable catchment of the currently mothballed station.

Diagram 17: EXISTING AND PROPOSED STRUCTURE PLAN MAPS



10.2 Zoning

The objectives and policies of the Structure Plan are given effect to by the zoning applied within the Structure Plan. The zones are shown in Diagram 17 above. An analysis of the zoning applied within the Structure Plan highlights the following matters:

- The retail centre is confined to Main Road and Saleyard Road. This concentration provides a core to the village and is a key part of creating the village character;
- The traditional residential lots adjoining the retail area are subject to the Living Zone;
- Adjoining the traditional residential lots are 6 areas of the Living Zone (new residential). These lots are a key tool to enabling growth within the Structure Plan. The Structure Plan policies also indicate that medium density living is also considered to provide a higher level of amenity for occupants;
- To the south of the town centre is Light Industrial zoned land, this zoning is a key part of providing employment opportunities within the centre;
- The Living Zone (Te Kauwhata West) which is applied to the west of the town centre is the other key means of providing growth within the Precinct Plan area. A roading layout is applied to this area as part of the Precinct Plan.
- The Country Living zone to the north-west provides for lifestyle block type development.

The above zones are complemented by design guidelines which are used to ensure that future subdivisions achieve a high standard of urban design.

Overall, it can be seen that there are a range of zones and therefore a range of housing types provided for within the Structure Plan area. The capacity of development provided for by these zones is addressed in Section 13.

What is clear is that there is a limited range of different housing typologies at medium density within Te Kauwhata. One of the key advantages of the Lakeside development is that it will further add to the range of housing choice in Te Kauwhata, and provide high amenity residential living with a range of different typologies.

While higher intensities are provided for on individual sites, the nature of the development is to provide a medium intensity of development across the entire block typical of what is found in Te Kauwhata. However some individual future sites are smaller than elsewhere in Te Kauwhata. This allows significant areas of public open space and communal open space for the broader benefit of the Te Kauwhata community as well as the residents of Lakeside.

10.3 Consequential Amendments to the Te Kauwhata Structure Plan

10.3.1 Consequential changes are promoted to the Te Kauwhata Structure Plan. These:

- modify the Te Kauwhata Structure Plan to include the Lakeside area;
- clearly identify that there are particular provisions applying to the Lakeside development and these are subject to their own objectives, policies, methods and rules;
- recognise that the Te Kauwhata bypass is no longer proceeding.

10.3.2 The Council has recently resolved not to proceed with the Te Kauwhata bypass. This designation has been uplifted by the Council.

10.3.3 The previous Te Kauwhata Structure Plan strategy had been to:

- build the southern bypass to divert heavy traffic away from the Te Kauwhata town centre;
- consequently, encourage any industrial expansion to the south;
- use the bypass as the southern boundary of the village with the possible exception of further industrial land.

10.3.4 With the uplifting and cancellation of the southern bypass, it is logical to rethink the overall Precinct Plan for growth in Te Kauwhata. For the reasons outlined previously in this report, there is significant benefit in growing Te Kauwhata south because of the opportunity to open up public access to Lake Waikare and to strengthen the town centre by creating further residential development close to the centre.

10.3.5 While the Council has uplifted the designation for the bypass, the consequential district plan amendments to the Te Kauwhata Structure Plan have not been made at this stage. For practical reasons, the Council was going to address these issues at the forthcoming District Plan review. However, for completeness and to give an accurate planning picture, this Private Plan Change request incorporates these consequential amendments to the Te Kauwhata Structure Plan resulting from the uplifting of the bypass designation.

11.0 TE KAUWHATA STRUCTURE PLAN ENVIRONMENT COURT CASE

- 11.1 In 2012, the Environment Court considered the Structure Plan for Te Kauwhata and in particular the degree to which Countryside Living to the west of Te Kauwhata should be zoned for “Living” as opposed to “Countryside” Living.
- 11.2 This case identified some key elements which are germane to the Lakeside proposal. The Court:
- (a) Acknowledged and effectively supported the principle of growth in the northern Waikato being focused on existing villages of which Te Kauwhata is an important one.
 - (b) Supported the District Plan concept of focusing growth around the Te Kauwhata village and reinforcing the concept of this being the heart of the community. The Court agreed development should reinforce, and not undermine the village.
 - (c) Acknowledged growth demand in Te Kauwhata and the need to provide for growth. However, the Court accepted the maximum growth scenarios outlined by the Regional and District Council. It appeared there was no or little challenge to this growth modelling. The Court decision was therefore based on growth predictions which have now been exceeded.
 - (d) Accepted that growth should not go further west than State Highway 1 or east of the current Te Kauwhata boundary. In terms of the growth areas that were in debate before the Court (the land immediately west of the rail line within the Countryside Living area), the Court supported this as suitable for growth.
 - (e) Acknowledged and supported the fact that an Urban zone was preferable to a Countryside Living zone. It found that Countryside Living zone, with its very low density, is an inefficient use of land and has a greater impact on the loss of rural land area, than does the ‘Living zone’.
- 11.3 The Court was not asked to specifically rule on the urban growth strategy for Te Kauwhata. Rather it was asked to determine the extent to which urban forms of development, rather than country lifestyle blocks west of the rail line should be provided for. However, the above principles do set out some helpful guidance as to matters that should be considered when determining any future growth strategy for Te Kauwhata.

- 11.4 In particular, the Court was not asked to and did not address issues to the south of Te Kauwhata. Therefore this decision does not give guidance either in support of or in opposition to expansion to the south.

12.0 PLANNING INFORMATION

12.1 Site information

The subject site is located at 65 and 94 Scott Road, Te Kauwhata (in some Council records 94 Scott Road is described as 95).

12.2 District Plan:

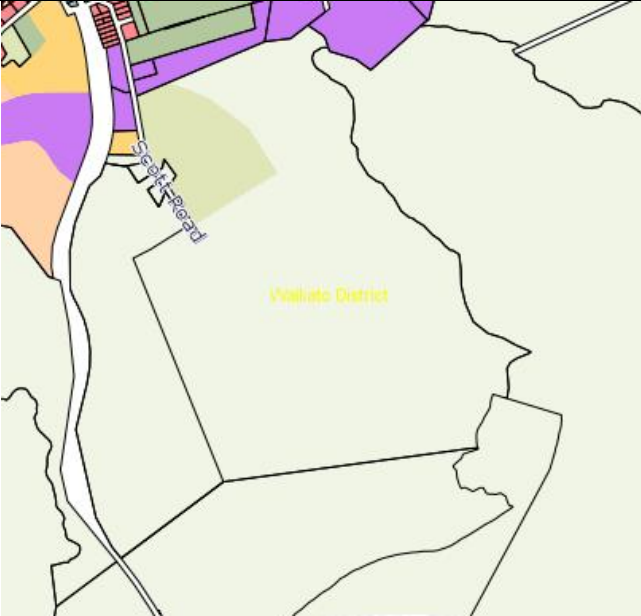
There is no proposed plan, plan change or variation applying to this site.

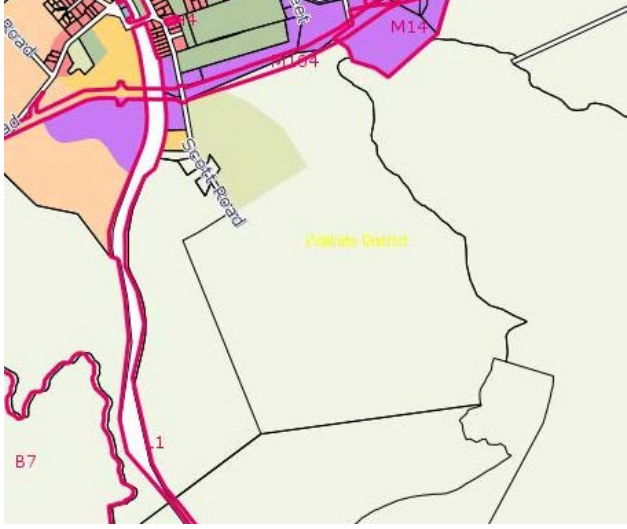

Waikato District Council has signalled its intention to publicly notify a new Proposed District Plan in 2017. This will replace the current two part Waikato Operative District Plan 2013, namely the Waikato section and Franklin section.

12.3 Summary of District Plan information

The following table shows the zones and other planning information that are applied to the site and adjoining land.

Diagram 18: Planning maps

<p>Zones</p> <p>Country Living (darker green)</p> <p>Rural (lighter green)</p>	
---	--

<p>Designations</p> <p>M104 – Te Kauwhata Bypass;</p> <p>L1 – North Island Main Trunk Railway;</p> <p>M14 – Wastewater Treatment Plant.</p>	 <p>This map shows the Waikato District with several designations highlighted in pink. M104 is a bypass road, L1 is the North Island Main Trunk Railway, and M14 is the Wastewater Treatment Plant. The Waikato River is shown flowing through the district. Other labels include 'B7' and '1'.</p>
<p>Policy / Special Controls</p> <p>Waikato River Catchment (not shown on maps)</p> <p>Walkway/Cycleway (red and white)</p> <p>Flood Limit (blue triangles)</p> <p>Landscape Policy Area (green shaded area on lake edge)</p>	 <p>This section contains three maps illustrating special controls in the Waikato District. The top map shows the Waikato River Catchment area with a red dashed line. The middle map shows the Walkway/Cycleway area with red and white lines. The bottom map shows the Flood Limit area with blue triangles. The Landscape Policy Area is shown as a green shaded area on the lake edge.</p>

* WDC has uplifted this designation.

13.0 PLANNING ANALYSIS

13.1 Residential growth capacity

- 13.1.1 As identified earlier in this report, the driver for rezoning of this land is the need to provide for substantial additional residential growth within Te Kauwhata.
- 13.1.2 The existing Waikato growth strategy sets targets within the RPS, and the related supply of residential land under the Operative District Plan.
- 13.1.3 In summary, the RPS requires the District Plan to provide for 30 years' worth of growth in the forthcoming District Plan review.
- 13.1.4 The RPS envisages this level of growth at the following:

	Population sought by RPS	Extrapolated number of homes
2021	3,430	1,372
2041	5,825	2,330
2046	6,287	2,515
2061	7,675	3,070

- 13.1.5 A 30 year planning horizon is sensible. Auckland has worked to a ten year horizon and got itself in substantial difficulties with a significant undersupply of land (and residential dwellings), the consequences of which have been well documented. A 30 year supply is a sensible balance between ensuring there is sufficient feasible capacity for growth without creating artificial market movement/constraining supply; while still allowing sensible planning and funding of necessary infrastructure.
- 13.1.6 When assessing the development capacity in the Structure Plan area, the first step is to determine the existing number of residential sites and then add the additional sites that can be created in the Living Zone (new residential) and the Living Zone (Te Kauwhata West). This is set out in the table below:

Diagram 19: Precinct Plan growth capacity

Te Kauwhata Structure Plan					
Zone	Existing Properties	Density	Land Area Available for Development		Additional Dwellings
Living (Waikato)	331	1:450	Block 1	1.39ha	24.71
			Total	1.39ha	24.71
New Residential (Waikato)	201	1:600	Land Area Available for Development		Additional Dwellings
			Block 1	8.7ha	116
			Block 2	2.6ha	34.67
			Block 3	7.4ha	98.67
			Block 4	8.6ha	114.67
			Total	27.3ha	364.01
Te Kauwhata West (Waikato)	78	1:875	Land Area Available for Development		Additional Dwellings
			Block 1	41.2ha	306
			Block 2	19.9ha	147.83
			Block 3	5.4ha	40.11
			Total	66.5ha	493.94
Country Living (Waikato)	46	1:5000	Land Area Available for Development		Additional Dwellings
			Block 1	19.76ha	25.69
			Block 2	16.95ha	22.04
			Total	36.71ha	47.73
Living Zone Te Kauwhata Ecological (Waikato)	2	1:900	Land Area Available for Development		Additional Dwellings
			Block 1	48.2ha	348.11
			Total	48.2ha	348.11

Total Number of Existing Properties	Total Land Area Available for Development	Total Additional Dwellings
658	180.1	1278.5

13.1.7 The table at Diagram 19 undertakes a detailed analysis of Te Kauwhata in terms of existing capacity within the plan. This demonstrates that Te Kauwhata currently has 658 properties. There is zone capacity for a further 1,278 dwellings bringing the total to 1,936.

13.1.8 When compared to the RPS predicted growth for Te Kauwhata, there is a current shortage of 579 homes (under the existing zoning and on a 30-year planning horizon).

13.1.9 The assessment has been carried out with the following assumptions:

- (a) there is limited opportunity for infill housing within the existing developed residential properties;
- (b) new development blocks up to 3-4ha will achieve an 80% efficiency in terms of developable land to roading and other infrastructure requirements;
- (c) in the large block development, then a more typical efficiency rate as applies to other major residential development of 65% of developable land.

13.1.10 While this analysis demonstrates that an additional rezoning of land around Te Kauwhata is required for 579 additional sites to meet the 2013 Waikato growth strategy model, the analysis from Property Economics demonstrates that Te Kauwhata is facing significant demand well above that forecast in the RPS.

13.1.11 The Property Economics report identifies that:

- (a) Te Kauwhata is experiencing a strong resurgence in growth as “net population growth within Te Kauwhata over the last 15- years has equated to around 39% above that of the wider Auckland Regional average of 31% (albeit off a lower base)”.
- (b) Te Kauwhata has also experienced a surge in residential consents over the last 2 years with consent levels in the village at similar levels to demand experienced in the 2007 residential boom period;
- (c) The range of sections and housing products in Te Kauwhata makes this location very attractive from an affordability perspective, notwithstanding travel costs;
- (d) Pressure on Auckland’s housing market means that people are needing to purchase in locations like Te Kauwhata to find quality housing able to be serviced by household income;
- (e) Demand for housing in Te Kauwhata is growing and likely to strengthen even more. There is an unfulfilled demand for quality sections and homes. The conclusion is that there is strong demand for good quality and well valued residential product to fill whatever land is supplied to the market, as has been shown in Pokeno.
- (f) Within the Golden Triangle (i.e. Auckland Region, Hamilton City and Tauranga City), net additional households over the next 17-years is forecast to equate to demand for around 211,000 new dwellings, or an average of 12,400 new homes per annum;
- (g) While there are no significant employment opportunities in Te Kauwhata currently, within a 45 minute drive is an employment base of over 330,000 people. Adding the Auckland City employment to this base increases the number of jobs to 675,000.
- (h) Initial economic impact on business activity within the Waikato District as a result of the Te Kauwhata development of 1,500 dwellings is estimated to be in the order of \$413,000 million.

13.1.12 The Property Economics analysis demonstrates that, if the Waikato District Council is to achieve its planning horizon of providing for sufficient growth in Te Kauwhata to

house the new community and not constrain the market so as to distort land price, then the sites proposed at Lakeside is an important part, but only a part of the growth that Te Kauwhata could sustain and achieve.

13.2 Form of urban growth

13.2.1 The RPS, Waikato Growth Strategy and the Waikato District Plan all favour growth focused around existing towns in an urban form rather than ad hoc development or extensive rural/country lifestyle blocks.

13.2.2 The Regional Council and District Council are trying to achieve consolidation around existing centres. This is seen as the best opportunity to prevent a spread across important farmland.

13.2.3 An urban form of development is also seen as a far more efficient use of land than rural lifestyle blocks. Lifestyle blocks offer a different form of amenity but consume significant land area for little housing yield.

13.2.4 In all documents, Te Kauwhata is identified as a critical growth area and a focus for residential growth.

13.2.5 However, unsurprisingly given recent trends, the growth strategy and Regional and District Councils have not contemplated the level of population growth that is now actually occurring. Therefore, this Private Plan Change will provide for necessary future growth in a location which, while outside that contemplated in the current plan, nevertheless is consistent with the policies for identifying growth areas identified in the RPS and to a lesser extent the District Plan.

13.3 Expansion of Te Kauwhata to the south

13.3.1 The planning analysis favours the next release of residential land at Te Kauwhata being the southern block.

13.3.2 This report has listed the core reasons including:

- (a) It is the next largest block of land closest to the town centre. The policies of the District Plan and the Te Kauwhata Structure Plan support reinforcing the village.
- (b) There are constraints to the west in terms of country living and to the north in terms of Whangamarino Wetland for expansion in those directions. To

expand to the east is at a greater or similar distance than the southern expansion. In terms of creating a walkable catchment for the town centre, the southern sector is the next logical extension area.

- (c) The District Plan and Te Kauwhata Structure Plan emphasise the desirability of opening up Lake Waikare to Te Kauwhata. However, the reality is that this important lake is severed from the town centre by private land.

This southern block offers the best opportunity to achieve the Council's objectives of creating public ownership along the lake foreshore and significant public access.

- (d) The land is well serviced by social infrastructure. It is the closest land to the sportsfields and it is within easy walking distance to the primary school.
- (e) While of doubtful practicality in the short term, nevertheless a key strategy of the Waikato growth strategy is to reactivate passenger rail services between Hamilton and Auckland. If this is to have any prospect of reality, then a walkable catchment and park and ride associated with each of the stations is important. This southern block and Te Kauwhata west offer the best prospect of delivering this catchment.

13.3.4 In addition to these more traditional planning reasons, the reality is that this is a large block of land in single ownership which can pass to a new owner who does want to develop it for quality residential development. Comprehensive, integrated development is far preferable to a series of ad hoc small developments elsewhere, as would be the case if what is currently zoned Country Living was targeted for site assembly, and then developed for more urban typologies.

13.4 **Infrastructure**

13.4.1 Clearly any development will need to meet both physical and social infrastructure demands. Lakeside Developments accepts that housing cannot be built on this land until a wastewater solution has been implemented.

13.4.2 Issues of physical infrastructure are covered in the infrastructure report by Candor³ and the peer review of the proposed wastewater treatment plant solution by Mott McDonald. In summary:

- (a) A new stormwater reticulation system will be constructed to serve the proposed development. The proposed reticulation will work in conjunction with “on-line” treatment devices such as rain gardens, swales and engineered wetlands. Where possible pipework will be minimised and swales will be used to collect and direct runoff. Typically such devices can be used where land is flat with pipework being used on steeper terrain where stormwater runoff velocities will be higher and erosion can be problematic.
- (b) One wastewater option is to upgrade the existing plant by installing a modular MBR treatment plant as they achieve a very high quality of treatment and have a low footprint as compared to more conventional technologies. An MBR plant has recently been installed in Rotorua to cater for approximately 5,000 residents and is understood to have been very well received.
- (c) It is intended that water will be supplied via extensions to the existing plant;
- (d) The Te Kauwhata Water Association consented allocation is more than sufficient to supply the needs of the wider Te Kauwhata area including for envisaged growth and the proposed Lakeside development without requiring amendments to the consents that are in place.
- (e) Based upon advice from Chorus and WEL networks, there is no impediment to providing satisfactory utility services for the proposed development in accordance with relevant standards.

13.4.3 In addition to the membrane wastewater treatment plant there are also options for building a pipeline to Huntly or Tuakau. While the preference of Lakeside is to build a membrane plant that services the whole of Te Kauwhata, these matters do not need to be finally determined until comprehensive subdivision time.

13.4.4 Social infrastructure is readily dealt with within the block. In particular:

- (a) The land effectively adjoins the major sport and recreational facility.
- (b) An open space network and a walkway configuration will be developed as part of the masterplan.
- (c) There is good access to both primary school and secondary school.

- (d) The community facilities of community halls, libraries and other facilities are already provided within the town centre.
- (e) Any required additional open space can be provided as part of the development.
- (f) The Lakeside Precinct Plan provides for a community hub.

13.5 Rural impact

13.5.1 One of the key planning issues is to demonstrate that the rezoning of this land will not have an unacceptable detrimental impact on the rural economy.

13.5.2 This has been addressed in two ways. The first is to assess the impact of the loss of high quality soils. The second is to look at the impact on the rural economy including the rural service industry.

13.5.3 These two aspects are dealt with in the reports of Fergusson Lockwood and Assoc and Natural Knowledge Ltd.

13.5.4 In terms of the loss of high quality soils:

- (a) The soils are predominately moderately well drained Te Kauwhata and Ruawaro clay loams with a variety of poorly drained soils in the valley bottoms and alluvial flats.
- (b) There are no Land Use Class 1 soils on the site. This is because the majority of the site is too clayey, wet or steep to qualify. There are Land Use Class 2, 3 and 4 soils.
- (c) High quality soil as defined by the Waikato District covers 91ha (46%) of the site;
- (d) High quality soil as defined by the Waikato Regional Council covers 54ha (27%) of the site.
- (e) The loss relative to the high class soils in the Waikato district and Waikato region is minimal. In particular, Waikato Regional Council data shows that there is over 90,000ha or 40,000ha of high quality soils (depending on the

definition) within 30km of Te Kauwhata village. The loss of high class soils on the subject site equates to .1% of these soils.

13.5.5 The growth of the Te Kauwhata as proposed in this plan change will have limited impact on rural services. In particular:

- (a) There are very limited current rural services offered from Te Kauwhata. Primary rural service provision occurs from other centres in the Waikato. This is confirmed in the report of Fergusson Lockwood & Assoc who identify that most of the farm servicing goes down to Taupiri for Farm Source (ex RD1) and mainly Huntly for bank support and finance or Hamilton
- (b) An increased population will assist in the economic sustainability of core services in Te Kauwhata including retail, service industries and community facilities.

13.6 Density

13.6.1 A key consideration of this development is density. The Waikato District Plan sets relatively low densities for any development in Te Kauwhata. Even the most intense development has a minimum site area of 450m², an average of 600m² with 50% of the sites needing to have an average greater than 550m². Two of the other urban zones set density of 1:875m².

13.6.2 The Lakeside Precinct Plan has two core lot sizes:

- 200m² minimum in the Higher Density Precinct (with an average of 250m²)
- Minimum of 300m² and an average of 500m² in the Medium Density Precinct

13.6.3 The vast majority of sites will be less than the minimum average requirements for the rest of Te Kauwhata.

13.6.4 The fundamental difference with Lakeside is there is extensive communal open space and public open space integrated into the design of the community. From a holistic perspective, Lakeside provides similar or lower densities than other parts of Te Kauwhata.

13.6.5 Furthermore, there are sound planning reasons why a broader variety of housing typologies that encourages a diverse community and encourages greater housing affordability is a significant benefit for Te Kauwhata.

13.7 Character/visual effects

13.7.1 Te Kauwhata is characterised by:

- Its rural location;
- The dominant features of the Whangamarino Wetlands and Lake Waikare;
- The village hub of the retail main street;
- A spacious low rise built environment.

13.7.2 This Private Plan Change respects that character in that:

- (a) Development recognises the rural character of the district, and creates a transition to rural activity in the south;
- (b) For the first time there will be formal public access to a significant part of Lake Waikare;
- (c) The lake edge will be committed to public open space;
- (d) While a variety of housing typologies is provided, the average density is lower than the Te Kauwhata settlement generally. What this development does is provide a variety of housing typologies and housing choice;
- (e) A low rise, spacious environment is retained with significant areas of open space and communal space, albeit that individual sites within part of the development are for medium density housing;
- (f) The development provides a walkable catchment to the retail centre which in turn helps strengthen the economic viability of the village.

13.7.3 The landscape assessment by Boffa Miskell also concludes:

“The areas which retain the highest degree of naturalness both within the site and its immediate environment include the vegetation along the Lake Waikare margin in addition to Lake Waikare. Both of these areas would be protected by the proposal. Under the Plan Change the lake margin is proposed to undergo further enhancement including the provision for a significant landscape buffer which would incorporate extensive planting and open space”.

13.8 Connections/Traffic

13.8.1 One of the strengths of Lakeside is its close proximity to Te Kauwhata town centre and the opportunity to link the lake and village. Currently there is the one single road connection (Scotts Road).

13.8.2 The Lakeside Precinct Plan identifies the opportunity to open up two further roads from the eastern side of Lakeside to the centre. These are seen as alternate options. One of these is on Council land. The analysis by Carriageway Consultants has identified that the second access will not be required until 400 lots are developed.

13.8.3 The report by Carriageway Consultants also concludes:

- “The District Plan sets out that an expansion of Te Kauwhata is envisaged in the future, and therefore it is reasonable to conclude that there is an expectation that traffic volumes generated to, from and within the township will increase from current levels. In this regard, the analyses carried out show that the critical Te Kauwhata Road / Scott Road intersection operates with an excellent level of service at present and that there are no existing issues with road safety on the roads which might be affected by development of the plan change area.
- With the increase in traffic due to full development of the plan change area, Te Kauwhata Road would provide Level of Service D, which is the level of service typically expected for a road in the peak hours.
- The current formation of Scott Road would require upgrading to accommodate the extra traffic, but this can be carried out within the existing road reserve.
- Levels of service on State Highway 1 are likely to be unchanged as a result of the full development of the plan change area.
- With regard to the capacity of the Te Kauwhata Road / Scott Road intersection, the modelling shows that an upgrade is not required until 400 lots are developed.
- Any upgrade of the current priority arrangement of the Te Kauwhata Road / Scott Road intersection would require the provision of a right-turn lane into Scott Road in order to be able to accommodate the number of vehicles turning right into the site. This is likely to require land that is within the adjacent Village Green (a reserve) and/or works within the railway corridor.
- Even with this scheme, the traffic flows emerging from the site in the morning peak hour are such that large queues would develop. Accordingly, from an intersection efficiency viewpoint, 80% development of the plan change area is the maximum amount which can be accommodated before a second point of access is required.

- To ensure that that vehicles turning right into Scott Road do not become blocked by queuing traffic at the railway level crossing, it is recommended that 'keep clear' markings are provided at the intersection.
- The location of the second site access has not been determined, but due to the alignment of Mahi Road, it will either connect directly to it, or to an existing road such as Rata or Rimu Street which in turn join Mahi Road. The traffic flows on the second access and on Mahi Road are such that no capacity issues are likely to arise at the second site access intersection.
- The capacity of the Te Kauwhata Road / Wayside Road roundabout has also been assessed, and the analysis shows that it is able to accommodate the traffic flows generated by full development of the plan change area. In the morning peak hour, the queue of vehicles on Te Kauwhata Road reaches 107m in length, but the low delays per vehicle show that this is a rolling queue, and the level of service remains very good.
- There will be increases in delays for vehicles emerging from minor roads at priority intersections to the immediate west of the township due to the much higher traffic flows on Te Kauwhata Road, but the expected levels of service are reasonable for intersections in an urban area at peak periods.
- The current level of warning provision at the railway level crossing is the highest possible, and it is therefore not expected that anything further will be required to accommodate the increased traffic volumes.
- The presence of additional vehicles will mean that the opportunities for pedestrians to cross the road are reduced (notably on Te Kauwhata Road). It is likely that formal crossings such as kerb build-outs and/or refuges will be required to ensure a suitable level of service is provided for crossing pedestrians.
- The absence of any significant accident history in the vicinity of the site does not indicate that there are any particular features or factors that would affect or be affected by the development of the plan change area. The sight distances presently provided at the affected intersections will be appropriate, since it is not expected that vehicle speeds will change under the proposal".

13.8.4 In addition to the above it is noted that the opportunity for a walkway/cycleway connection, firstly along the lake and up into the town centre and secondly up across the sportsfields, would be an important transport benefit resulting from the Private Plan Change.

13.9 **Community Hub**

13.9.1 The Council policy is to reinforce Te Kauwhata village.

13.9.2 Local grocery/dairy and food and beverage functions, together with community support services, will be beneficial within the Lakeside development to create a local neighbourhood hub.

13.9.3 The small Business zone is well located from a planning perspective as well as an urban design perspective. It is central to the catchment.

13.9.4 The Lakeside Precinct Plan provisions limit the scale of development to ensure it is complementary to, and not at a scale which would undermine, the town centre.

13.10 **Hazardous material**

13.10.1 The report by Pattle Delamore undertakes a preliminary site investigation of the subject land. This finds that there are potentially contaminants present in specific parts of the former farm. These are all manageable. The conclusions of this report are summarised in paragraph 14.6.

13.11 Geotech

13.11.1 A geotechnical assessment has been undertaken by Earthtech. This assessment concludes that:

- (a) The higher ground is located on gently to moderately sloping relief on relatively old geological foundations;
- (b) Areas of active instability are restricted to well-defined gully zones and the Ls5 area. These can be remedied in reworking, drainage or avoidance by placing reserves;
- (c) The elevated ground is suitable for residential development;
- (d) The low-lying alluvial flats are prone to flooding, liquefaction and settlement. No residential development is proposed or recommended for these area.

13.11.2 Overall, the geotech assessment highlights that the subject site is suitable for residential development in the layout and form set out by the Masterplan.

13.12 Archaeological Assessment

13.12.1 The archaeological assessment undertaken by Clough and Associates identifies that there are no constraints on the proposed subdivision on archaeological grounds, since no archaeological sites are known to be present.

13.12.2 The peer review of this assessment undertaken by Warren Gumbley Limited involved excavation of evaluation trenches across the subject site, and consideration of the subject site within a wider archaeological landscape context. The peer review concluded that no evidence of archaeological sites, features, or deposits had been identified during the research for this assessment.

13.12.3 Without any known archaeological sites within the land to be zoned Living, no specific planning provisions are recommended in order to protect archaeological values.

14.0 STATUTORY ASSESSMENT

14.1 This section sets out an analysis of the statutory provisions of the Resource Management Act and associated documents and regional and district plans.

14.2 It covers:

- Part 2 of the Resource Management Act;
- the key tests of section 32;
- National Policy Statements;
- National Environmental Standards;
- Regional Policy Statement;
- Regional Plans;
- District Plan.

14.3 A number of the key aspects have been addressed elsewhere in this report. Where appropriate, this section cross-references to other parts of the report. This statutory assessment should be read in the context of this whole report.

14.4 Part 2 of the Resource Management Act

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

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

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

14.4.3 This Private Plan Change meets and/or is consistent with the matters of national importance set out in section 6. In particular:

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

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

- In terms of section 7(b), it provides for the efficient use of land. It provides for residential growth within the northern Waikato and Te Kauwhata area in a manner which retains quality neighbourhoods but provides for a range of typologies at medium density levels. A significant population can be provided for compared to the more extensive Countryside Living zoning which results in disproportionate loss of rural land.
- In terms of section 7(e), the amenity of the Lake Waikare foreshore will be significantly enhanced by opening up public access for the first time and by the extensive planting in this area. The amenity of the flood plain will also be enhanced by creating this as an area of public access and by the significant planting.
- In terms of section 7(d), the intrinsic values of this ecosystem will be improved by retiring this 194ha dairy farm along the immediate margin of Lake Waikare, and

returning this land to a landscape vegetated area which will complement and reinforce the ecosystems and habitats of this foreshore over time.

- In terms of section 7(f) and the enhancement of the quality of the environment, the significant improvement to the Te Kauwhata's existing wastewater treatment system will have a positive effect in enhancing the quality of Lake Waikare. The retirement of the dairy farm and the modern practice in stormwater treatment, together with the planting of the flood plain area, will materially enhance the quality of the environment.

14.4.5 Section 8 of the RMA deals with the principles of the Treaty. Key issues of primary importance to Iwi are addressed in section 5.14.

14.5 National Policy Statement

14.5.1 The National Policy Statement relevant to this Private Plan Change request is the 2016 policy statement on 'Urban Development Capacity 2016'. That policy statement requires councils in areas of high growth to provide for significant growth opportunity within their district and, in particular, to provide for 3, 10 and 30 years' worth of growth. The purpose of this policy statement is to ensure there is adequate land to accommodate the residential community and to prevent a distortion of market where historically, in the case of Auckland, an undersupply of land has given rise to significant escalation in property prices. The net result of this is to significantly impact on housing affordability issues.

14.5.2 The northern Waikato is an area experiencing significant growth as a result of growth within Auckland and Hamilton.

14.5.3 The research by Property Economics illustrates the significant demand for housing within Te Kauwhata which cannot be met within the existing zoned area of the northern Waikato. This analysis shows that at the current trends Te Kauwhata will not provide for the level of growth required under the NPS.

14.5.4 Te Kauwhata is a logical place for WDC to target for growth for the reasons outlined in sections 8, 9 and 13 of this report.

14.5.5 The reality is that towns like Pokeno, Te Kauwhata and Huntly will all grow to accommodate the population growth which is occurring in this important corridor. Te Kauwhata offers the best opportunity to cater for this substantial growth now as it

is serviced by both physical and social infrastructure and is in accordance with the principles of the regional and district growth strategy.

14.5.6 This Private Plan Change helps WDC meet the requirements of the National Policy Statement.

14.6 National Environmental Standard

14.6.1 There are no National Environmental Standards relevant to this Private Plan Change.

14.6.2 The National Environmental Standard on contaminated land will apply when the detailed resource consents are applied for to develop the land.

14.6.3 This Property has been a working dairy farm for several generations. As typical of a working farm, there have been isolated parts of the property which have housed hazardous material, including fuel and chemical supplies associated with farm operations, a shooting range and a disused dump.

14.6.4 The level of potential contamination is what is normally expected in these sort of circumstances, are readily managed through the resource consent process, and comparatively minor considering the Property is 194ha in size.

14.6.5 The Preliminary Site Investigation by Pattle Delamore report on hazardous materials concludes:

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

14.7 Section 32

14.7.1 Section 15 of this report sets out an analysis undertaken in terms of section 32 of the various aspects of this plan change.

14.7.2 Under section 32, the Council needs to be satisfied that:

- (a) the objectives of this Private Plan Change request will give effect to and is the best way of achieving the purpose of the RMA; and

- (b) the provisions of the Private Plan Change request are the best way to give effect to the objectives.

14.7.3 There are eight objectives applying to Te Kauwhata. These are set out in the Private Plan Change request in Part B of this application package. They are also summarised in section 3 of this report.

14.7.4 Diagram 20 below summarises how these objectives give effect to the purpose of the RMA.

Diagram 20: Analysis of how the objectives give effect to the purpose of the RMA

Objective	Relevant RMA provision	Comment	Relevant section of this report
Objective 15D.3.1: Providing for Te Kauwhata's growth.	<ul style="list-style-type: none"> Section 5(2) sustainable management; Section 5(2)(a) providing for future generations; Section 7(a) providing for the efficient use of land and development; National Policy Statement on growth. 	<ul style="list-style-type: none"> There is a demonstrable need to provide for growth within the northern Waikato. Regional and district strategies identify the preference to grow around existing town centres rather than create new centres or have the disproportionate spread of rural lifestyle blocks. Te Kauwhata is an identified growth node. Te Kauwhata can make a substantial contribution to the demand for growth capacity within the northern Waikato. 	Refer sections 8.1, 9, 13.1, 13.2 and 13.3
Objective 15D.3.3: Integration with the town centre, Lake Waikare and character of the area.	<ul style="list-style-type: none"> Section 6(c) providing for protection of lake margins. Section 6(d) providing for public access. Section 7(b) providing for efficient use of 	<ul style="list-style-type: none"> The southern block is the most logical and practical available area for Te Kauwhata to grow. This opens up public access to the Lake Waikare foreshore. It enhances the amenity of the area through the passive recreation opportunities along the 	Refer sections 13.3 and 13.8

	land.	<p>Lake Waikare foreshore and hinterland.</p> <ul style="list-style-type: none"> This is the closest location to Te Kauwhata town centre of an existing area of significant development potential. 	
Objective 15D.3.5: Amenity and sense of place	<ul style="list-style-type: none"> Section 7(e) providing for maintenance and enhancement of quality. 	<ul style="list-style-type: none"> This Private Plan Change creates a high quality amenity environment for residents. 	Refer section 3.7, 13.4 and 13.7
Objective 15D.3.7: Community hub	<ul style="list-style-type: none"> Section 7(b) providing for efficient use of land. Section 5(2). 	<ul style="list-style-type: none"> This community hub achieves the correct balance between providing for the services and therefore wellbeing of the local community while not undermining the economic viability of the Te Kauwhata town centre. This community hub is intended to complement and not compete with the town centre. 	Refer section 13.9
Objective 15D.3.9: Environmental values, landscape, ecology and habitat	<ul style="list-style-type: none"> Section 6(c). Section 7(d). Section F. 	<ul style="list-style-type: none"> An active dairy farm in this portion of the Lake Waikare lake frontage is retired and this land put into intensive landscaping. High quality stormwater management practices are required throughout the development. A significant opportunity for the substantial upgrade of the Te Kauwhata wastewater treatment plant. Protection of the flood plain and the flood storage capacity of the Waikato Basin flood management scheme. Protection of the bush 	Refer section 13.4 and 13.7

		elements within the site.	
Objective 15D.3.19: Integrated development	<ul style="list-style-type: none"> • Section 5(2) • Section 6 providing for matters of natural importance. • Section 7 providing for relevant matters. 	<ul style="list-style-type: none"> • This is the objective which sets up the process to ensure delivery of the planning outcomes for Lakeside. • Effectively it is ensuring the delivery of many of the objectives outlined above. • It is recognition that to achieve the purpose of the Act, there needs to be an integrated comprehensive approach to the development of major land blocks. 	Refer section 3.7.4

14.8 The second test under section 32 is to identify that the provisions are the best way to give effect to the objectives.

14.9 These aspects are summarised in Diagram 21 below.

Diagram 21: Analysis of how the plan mechanisms give effect to the objectives

Private Plan Change mechanism	Objective this mechanism gives effect to	Commentary
Zones	15D.3.1: Growth 15D.3.3: Integration 15D.3.7: Community hub 15D.3.9: Environmental values 15D.3.18: Historic heritage	<ul style="list-style-type: none"> • The Residential zone makes provision for Residential development within the southern block. • The configuration of the Residential zone is intended to reinforce the linkages through to the existing town centre. • The Rural overlay provides the environmental protection through the flood plain and the foreshore of Lake Waikare. • The Rural overlay also facilitates public access. • The limited area of Business zone is intended to support rather than compete with the existing town

		<p>centre.</p> <ul style="list-style-type: none"> • The Rural overlay supports the protection of the foreshore promontory to iwi and in particular the point that will be vested in iwi.
Lakeside Precinct Plan	<p>15D.3.3: Integrated development</p> <ul style="list-style-type: none"> • All other objectives 	<ul style="list-style-type: none"> • The Precinct Plan technique is the prime approach to ensure comprehensive integrated development of this area. • The Precinct Plan gives the best method available to deliver the objectives. • The nature of the Precinct Plan is that it contributes to the delivery of all objectives. It does this by providing the core parameters of the land including open space, roading and connectivity. • The identification of the three typologies being the retirement village, the medium density development, and the higher density development, provides for growth and helps facilitate a diverse community. • The primary road network and the connections to the town centre underpin the objectives relating to integration and transport. • The walkway and cycleway network helps achieve an integrated community and reinforces the transport objectives.
Comprehensive Subdivision	15D.3.3: Integrated development	<ul style="list-style-type: none"> • The Comprehensive Subdivision is intended to ensure that prior to any building work on the land, there is strong incentivisation for an integrated Comprehensive Subdivision. This may be in stages. This ensures integration of the development sites and delivery of the planning outcomes.
Business Activity Rules	15D.3.3 and 15D.3.7: Integration with town centre	<ul style="list-style-type: none"> • The limitation on gross floor area for retail activity is intended to provide sufficient retail and community services to support the

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

		<p>Lakeside area.</p> <ul style="list-style-type: none"> • In many cases the standard controls of the underlying Residential, Living and Business zones apply.
--	--	---

14.10 The suite of rules which complement the underlying zoning are all focused on achieving one or more of the objectives of the Private Plan Change.

14.11 Regional Policy Statement

14.11.1 WRC developed the growth strategy for the northern Waikato called the futureproof area. This essentially covers the corridor and major townships from Ngaruawahia through to Pokeno and Tuakau.

14.11.2 Section 8 of this report undertakes a detailed analysis of the “futureproof” strategy, the policies relating to growth in Te Kauwhata, and how this Private Plan Change request responds to the Regional Policy Statement growth strategy.

14.11.3 In essence, the Regional Growth Strategy seeks to provide for 30 years’ growth within existing townships in the corridor between Auckland and Hamilton. Te Kauwhata is identified as one of these core areas, although in the regional strategy the expected growth is at a relatively conservative level and does not include the Lakeside land.

14.11.4 The Regional Growth Strategy sets a series of criteria by which land outside the identified growth areas can be included for urban rezoning. The analysis in section 8 illustrates that the Lakeside development fully meets these regional criteria for urban land rezoning.

14.11.5 These criteria address not only urban form and growth, but the associated environmental protection, required infrastructure and impact on rural areas.

14.11.6 Objective 3.22 dealing with natural character states *“The natural character of ... lakes ... and their margins are protected from adverse effects of inappropriate subdivision, use and development”*. As outlined earlier in this report, this Private Plan Change will provide significant protection to the lake foreshore of Lake Waikare.

14.11.7 Similarly, objective 3.23 states *“public access to and along ... lakes ... is maintained and enhanced. Access to Lake Waikare is a key benefit of this Private Plan Change”*.

14.11.8 Objective 3.14 states “*maintain or enhance mauri and identified values of freshwater bodies ...*”. As outlined elsewhere in this report, the retirement of a dairy farm on the lake edge, the water quality treatment, and a significant upgrade to wastewater will help give effect to these policies as they relate to Lake Waikare.

14.12 Regional Plan

14.12.1 There are no particular Regional Plan policies directly relevant to this Private Private Plan Change request.

14.12.2 It is acknowledged that at the time of development, the Regional Plan policies relating to:

- land contouring and earthworks;
- stormwater;
- natural hazards;
- iwi,

will apply. Development will need to comply with these Regional Plan rules.

14.13 District Plan

14.13.1 The Waikato Operative District Plan applies in two sections, namely the Waikato section and the Franklin section.

14.13.2 The Waikato section (which applies to Te Kauwhata) sets out objectives, policies and criteria relating to growth.

14.13.3 Section 9 of this report is a detailed analysis of how this proposal meets those criteria.

14.13.4 Essentially this follows the Regional Policy Statement growth strategy. It seeks to have urban growth occur around and within the existing town centres rather than creating new growth nodes. It also seeks a consolidation around existing rural townships, rather than a significant spread of rural lifestyle blocks.

14.13.5 Te Kauwhata is identified as one of the key growth areas.

14.13.6 In addition, the Operative District Plan specifically provides for a Te Kauwhata Structure Plan. This Structure Plan establish a set of criteria against which urban expansion of the Te Kauwhata village is measured.

14.13.7 This assessment is set out in detail in section 10 of this report.

14.13.8 Essentially what this analysis and the work of Property Economics illustrates is that the growth in the northern Waikato, including Te Kauwhata, is far outstripping the expected growth, and therefore zoning provided within the Operative District Plan.

14.13.9 When the Lakeside development is measured against the criteria in the District Plan and the Te Kauwhata Structure Plan area for expansion, then it meets all the principles and criteria. This is set out in sections 9 and 10.

14.13.10 This is simply a case where the District Plan approach is to provide for foreseeable population growth in an environment of healthy “overzoning” based on the existing northern Waikato townships including Te Kauwhata. When the District Plan was prepared, population growth was much slower. The zoned land reflects this envisioned slow growth capacity. Growth rates are now much higher with a big demand for housing.

14.13.11 However, the plan had the foresight to identify the principles against which future expansion should be measured. Consequently this Private Plan Change is outside the envisaged specific growth area but it does meet the criteria for future urban expansion.

14.13.12 Section 13 of this report sets out an extensive analysis of the effects of development in the Lakeside area. This is complemented and further evaluated in the various technical reports forming part of this application.

14.13.13 What these reports demonstrate is that this Lakeside development will be significantly beneficial in terms of:

- providing for urban growth;
- opening up Lake Waikare to the public;
- creating a network of walkways and cycleways;
- environmental enhancement through the retirement of a dairy farm right on the lake edge, and the revegetation and restoration of parts of this area;

- the opportunity for significant enhancement of wastewater treatment.

14.13.13 These analyses also demonstrate that the effects of development can be successfully managed in terms of:

- transport and the ability to connect both pedestrian, cyclists and vehicles to the town centre;
- stormwater management and the improvement of water quality;
- flood management and the impact on the Waikato River basin.

15.0 SECTION 32 ANALYSIS

15.1 Overall Analysis

This section summarises the section 32 analysis under the Resource Management Act carried out as part of the preparation of this Private Plan Change. The section 32 report is attached as Part U to this Private Plan Change request.

15.2 This section 32 analysis has looked at various options including:

- (a) Should Te Kauwhata grow?
- (b) If Te Kauwhata grows, where is that growth best placed?
- (c) What is the best zone applied to accommodate that growth?
- (d) Options for managing growth.

15.3 Should Te Kauwhata grow?

15.3.1 These aspects are set out throughout this report and the economic report of Property Economics.

15.3.2 The table below summarises the section 32 analysis. Essentially:

- The northern Waikato is growing due to urban pressures both from Auckland and Hamilton.
- The National Policy Statement on urban growth requires the Council to provide for growth within the district.
- The table below highlights the options considered for growth as part of this section 32 analysis.

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

		<p>Auckland/Hamilton/Tauranga triangle.</p> <ul style="list-style-type: none"> • Equally close to Hamilton and Auckland. • Has significant established social infrastructure. • Identified in the Waikato strategy as a growth node. • Has significant natural amenity with the Whangamarino Wetlands and Lake Waikare. • Has a large block of collaborating land owners who aspire to an integrated comprehensive development. • Is market attractive being popular to new residents. • Is able to be serviced through existing infrastructure, with some upgrades.
Option 5	Growth of Huntly	<ul style="list-style-type: none"> • Close to Hamilton but over 95km from Auckland. • Has not exhibited the same market attractiveness as Te Kauwhata and Pokeno. • Has significant social and physical infrastructure.

15.3.3 The conclusion of this analysis is that both Pokeno and Te Kauwhata will grow. The analysis reinforces and confirms the Waikato regional strategy and the district strategy that it is far preferable to consolidate and grow around the existing townships, than to expand through rural lifestyle blocks or try and create new nodes and centres.

15.3.4 The reality is that WDC will need growth in both Pokeno, Te Kauwhata and at some future point Huntly and Ngaruawahia.

14.3.5 However, Te Kauwhata offers the best opportunity to make a significant contribution now to the northern Waikato growth and meet the 'National Policy Statement Urban Growth' approach of councils in significant growth areas providing for realistic future growth, so as not to distort the market by constraining land supply.

15.4 Options considered for Te Kauwhata's growth

- 15.4.1 Five options were considered in terms of where Te Kauwhata should grow. To a large extent these have been addressed previously in this report. The options are growing Te Kauwhata to the north, to the east, to the south, to the west, or through infill.
- 15.4.2 Diagram 22 below summarises the key points identified through the section 32 analysis in the consideration of these options.

Diagram 22: Te Kauwhata growth options

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

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

	proven residential developers.
--	--------------------------------

15.4.3 The analysis identifies that while growth will continue through infill housing, the rural lifestyle blocks, and some urban development to the west the southern block remains the most advantageous significant block of land available for the significant growth Te Kauwhata is currently experiencing and is expected to continue to experience.

15.5 Zone options

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

15.5.2 **Country Living zone**

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

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

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

15.5.3 **Living zone**

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

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

- Subdivision is a controlled activity if the allotments are at least 450m², and where land to be subdivided is greater than 3,000m² there is a combination of allotments of which 25% of the total allotments are at least 550m².
- Maximum Building Coverage is 35%;
- Maximum Impervious Surface is 50%;
- Fences within 3m of the road frontage must be not more than 1m in height or 1.8m where of transparent construction;
- If the road frontage exceeds 14m, the garage must be setback 6m from the road boundary;
- The Building Setbacks control requires a 6m rear yard on all sites and a 3m side yard on sites over 600m² and a 1.5m side yard on sites under 600m².

15.5.4 Living Zone (new residential)

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

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

- Subdivision is a controlled activity if the allotments are at least 450m², the average net site area of all allotments is at least 600m² and there is a combination of allotments of which 50% of the total are at least 550m² and 25% of the total are at least 650m²;
- Up to 5% of allotments may be rear sites as a controlled activity, more than 5% requires a discretionary activity consent;
- Maximum Building Coverage is 35%;
- Maximum Impervious Surface is 50%;

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

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

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

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

15.5.5 Te Kauwhata West Living Zone

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

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

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

900m² or greater and 80% of allotments adjoining the Country Living zone are at least 900m²;

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

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

15.5.6 Living Zone Te Kauwhata (ecological)

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

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

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

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

15.5.7 Summary

There are a range of existing zones providing for a variety of forms of residential development in Te Kauwhata. However, none of these zones match the form of development that reflects the location and the character and topography of the Lakeside land.

This report recommends a modified Living zone. The reasons for this are set out in section 14.

It is also clear that all of the zones providing for new development in Te Kauwhata have design guidelines. It is therefore logical that design guidelines for the site will be a key part of any provisions developed for the Lakeside. These are set out as design criteria as part of the comprehensive subdivision of the land.

16.0 CONSULTATION

16.1 Lakeside Developments has consulted extensively over this Private Plan Change request.

16.2 Waikato District Council

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

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

16.2.2 The Private Plan Change has been modified to take on board feedback from Council staff. Lakeside Developments fully accepts that a viable wastewater system needs to be implemented before housing can be built. There have also been detailed discussions on how the wastewater plant might contribute to the overall wastewater solutions for Te Kauwhata. The options include a plant which services Lakeside only, a plant that services Lakeside and the whole of Te Kauwhata and pipelines to Huntly and Tuakau.

16.3 Waikato Regional Council

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

16.3.2 This has focused on:

- (a) flood plain management and the role of the Property in terms of flood management within the Waikato River basin;
- (b) stormwater;
- (c) wastewater;
- (d) cultural elements;
- (e) the Lake Waikare foreshore and margins.

16.3.3 The Private Plan Change has been modified to take on board this feedback.

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

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

16.4 Iwi

16.4.1 Lakeside Developments has met with Waikato Raupatu River Trust and the Nga Muka Development Trust. This is set out in clause 5.14 under the assessment of cultural effects.

16.4.2 Iwi have supported the development. Of particular importance is the proposed upgrade to the Te Kauwhata wastewater treatment plant.

16.4.3 Iwi also supported the recognition of the cultural importance of the Lake Waikare edge and the vesting of the Iwi Reserve. Other key issues of primary importance to iwi are set out in section 5.14.

16.4.4 Again the Private Plan Change has been modified to take account of iwi feedback.

16.4.5 Attached to the package forming part of this Private Plan Change request are letters of support from the Chairman of Nga Muka Development Trust and the Environmental Manager of the Waikato Raupatu River Trust.

16.5 NZTA

16.5.1 Lakeside Developments has engaged with NZTA to discuss the proposed Lakeside development and to understand the implications of its development. NZTA's issue was confined to questions of the capacity of the Rangiriri / Te Kauwhata off-ramps and interchange at State Highway 1.

16.6 KiwiRail

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

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

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

16.7 Adjoining landowners

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

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

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

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

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

16.8 Public consultation

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

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

- 16.8.2 Feedback received from the community open day has been reflected in the Lakeside design and is incorporated into the Private Plan Change submission. An example of this is demonstrated through the inclusion of an Equestrian Park Concept into the Lakeside masterplan which following consultation with the Te Kauwhata District Pony Club. We believe this is an appropriate location and will become a valuable community asset.
- .

17.0 CONCLUSION

17.1 The analysis of this report and the associated technical reports forming part of this Private Plan Change request demonstrate that:

- i. There is a demonstrable need for additional growth potential within the northern Waikato area.
- ii. Te Kauwhata is very well placed to make a significant contribution to meeting this growth demand.
- iii. Growth in Te Kauwhata logically is to the south of the township.
- iv. Lake Waikare is a critical part of the character and place of Te Kauwhata but up until now has had no public access. This Private Plan Change provides that public access.
- v. Infrastructure will be a key aspect of managing growth in Te Kauwhata. The innovative technologies, particularly around wastewater proposed as part of this development, provide not only a solution for the Lakeside development but for the broader Te Kauwhata area. It also keeps open the options for other possible solutions that the Council is investigating including a pipeline to Huntly or a pipeline to Tuakau.
- vi. The Lakeside development provides a unique opportunity to provide for growth, open up the lake foreshore, provide for a broad range of open space and recreational activity, and do this in a way which will create quality neighbourhoods.

17.2 The Private Plan Change forming part of this request meets the statutory criteria of the Resource Management Act. It provides the appropriate balance between growth, environment and amenity.

17.3 It will provide for significant growth within the Te Kauwhata area, growth that can be serviced by infrastructure, and through the comprehensive subdivision approach ensures integrated comprehensive development of individual neighbourhoods and stages of development.

17.4 The zoning regime protects the key open space of the area and facilitates the opening up of the foreshore of Lake Waikare.

17.5 The rules of the plan adopt the majority of underlying activity and development controls within the District Plan but set particular and additional rules to respond to the particular circumstances of the Lakeside development. These allow for a higher concentration of development on certain parts of the site but ensure this is balanced against significant areas

of open space elsewhere (achieved through zoning), and appropriate mix of private communal and public open space (achieved through development control rules and the Comprehensive Subdivision Plan rules).

- 17.6 The format and approach of the Private Plan Change reflects other comprehensive approach to development that has been used elsewhere and successfully within the district.
- 17.7 This Private Plan Change, if agreed by the Council, will deliver quality additional housing and neighbourhoods to the Te Kauwhata area in a manner which will reinforce the existing village and town centre and create significant public lands and public access to Lake Waikare for the very first time.

APPENDICES

Appendix 1: Waikato Regional Policy Statement

Appendix 2: Land Titles

Appendix 3: Assumptions

APPENDIX 1 – WAIKATO REGIONAL POLICY STATEMENT

2016 Waikato Regional Policy Statement - Planning Requirements for New Development

The following charts summarise the planning requirements set out in the RPS for release of new residential land. A full analysis of these requirements is set out in Appendix 1.

1. Criteria for Alternative Land Release

District plans and structure plans can only consider an alternative residential or industrial land release, or an alternative timing of that land release, than that indicated in Tables 6-1 and 6-2 in section 6D provided that:

- b. to do so will maintain or enhance the safe and efficient function of existing or planned infrastructure when compared to the release provided for within Tables 6-1 and 6-2;
- c. the total allocation identified in Table 6-2 for any one strategic industrial node should generally not be exceeded or an alternative timing of industrial land release allowed, unless justified through robust and comprehensive evidence (including but not limited to, planning, economic and infrastructural/servicing evidence);
- d. sufficient zoned land within the greenfield area or industrial node is available or could be made available in a timely and affordable manner; and making the land available will maintain the benefits of regionally significant committed infrastructure investments made to support other greenfield areas or industrial nodes; and
- e. the effects of the change are consistent with the development principles.

New development should:	The Lakeside development proposal adheres to this policy by:
a) support existing urban areas in preference to creating new ones;	The proposal is consistent with this principle as it will support the existing Te Kauwhata village.
b) occur in a manner that provides clear delineation between urban areas and rural areas;	The proposal is consistent with the principle as the density of sites will contrast with the rural area to the south. Furthermore, the lack of development in the flood plain will provide a band of separation between the proposed sites and the rural activity to the south.

c) make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield areas;	The existing Precinct Plan has utilised the intensification opportunities within the existing village. However, the density of the proposal serves to mitigate the use of greenfield land by providing an increased number of sites, particularly compared to the lifestyle blocks to the north west.
d) not compromise the safe, efficient and effective operation and use of existing and planned infrastructure, including transport infrastructure, and should allow for future infrastructure needs, including maintenance and upgrading, where these can be anticipated;	<p>The North Island Main Trunk Railway adjoins the Property to the west.</p> <p>The proposal will be designed to ensure that there are no adverse effects on the operation of the railway through the use of larger section sizes and the use of acoustic fencing/attenuation if required.</p>
e) connect well with existing and planned development and infrastructure;	This has been addressed in the Infrastructure report prepared by Candor3.
f) identify water requirements necessary to support development and ensure the availability of the volumes required;	The issue of potable water has been addressed in the Infrastructure report prepared by Candor3.
g) be planned and designed to achieve the efficient use of water;	The issue of potable water has been addressed in the Infrastructure report prepared by Candor3.
New development should:	The Lakeside development proposal adheres to this policy by:
h) be directed away from identified significant mineral resources and their access routes, natural hazard areas, energy and transmission corridors, locations identified as likely renewable energy generation sites and their associated energy resources, regionally significant industry, high class soils, and primary production activities on those high class soils;	<p>Any future subdivision can be designed so as to avoid the flood plain area.</p> <p>There are no known renewable energy sites located on the Property.</p> <p>The Countryside Living zone which is currently in place on the upper portion of the site has already provided for urban development on an area of high class soils and the balance area of high class soils is of minimal value.</p>

<p>i) promote compact urban form, design and location to:</p> <ul style="list-style-type: none"> i) minimise energy and carbon use; ii) minimise the need for private motor vehicle use; iii) maximise opportunities to support and take advantage of public transport in particular by encouraging employment activities in locations that are or can in the future be served efficiently by public transport; iv) encourage walking, cycling and multi-modal transport connections; and v) maximise opportunities for people to live, work and play within their local area; 	<p>The proposed subdivision will have a range of site sizes and be compact in its form as compared to the sites contained within the Te Kauwhata West area and in the Ecological Area to the north of Blunt Road.</p> <p>This compact form proposed at Lakeside will enable more people to live in proximity to the existing Te Kauwhata village.</p> <p>The Lakeside development proposal also presents an opportunity to significantly increase the number of cycle trails in Te Kauwhata, particularly trails adjoining the edge of Lake Waikare.</p> <p>This increase in recreational opportunities for walking and cycling will significantly increase the ability to people to live and conduct recreational activities in the area.</p>
<p>j) maintain or enhance landscape values and provide for the protection of historic and cultural heritage;</p>	<p>The landscape values can be maintained through relating the design of the subdivision to the contours of the site.</p> <p>Additionally, setting aside of the flood plain from development will allow the development to seamlessly interact with the adjoining rural sites to the south.</p>

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

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

APPENDIX 2 – LAND TITLES



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



Identifier **SA870/89**
Land Registration District **South Auckland**
Date Issued **02 May 1947**

Prior References
SAPR192/280 WA 4759

Estate **Fee Simple**
Area **63.4067 hectares more or less**
Legal Description **Section 52 Block XV Maramara Survey District**

Proprietors
Lakeside Farms (1993) Limited

Interests:

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land

B194666.4 Mortgage to (now) Michael Albert Boldaro and Graham Clive Stevenson - 29.3.1994 at 2:10 pm

B628814.4 Mortgage to Rabobank New Zealand Limited - 4.10.2000 at 1:24 pm

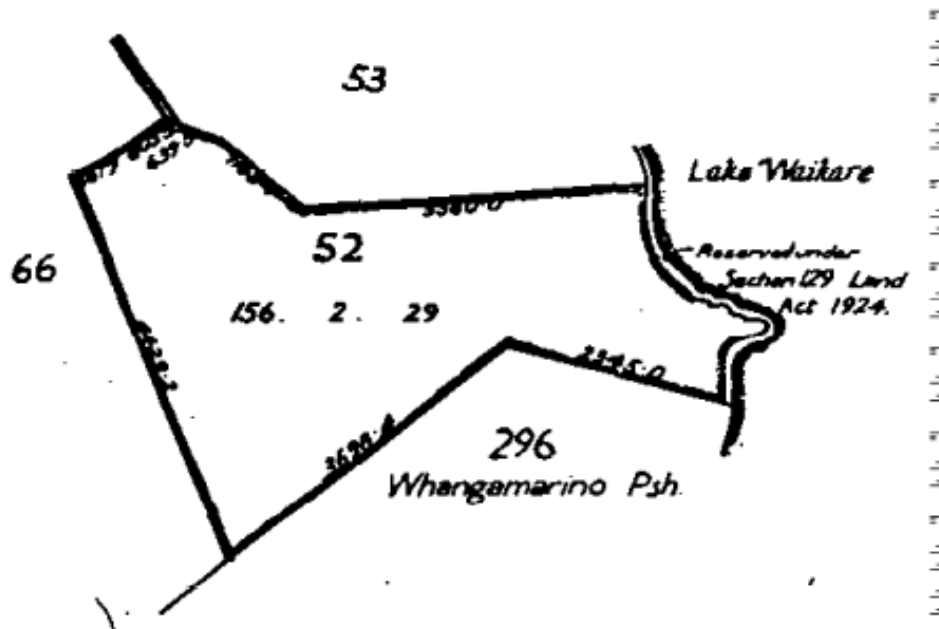
5271122.1 Variation of Mortgage B628814.4 - 2.7.2002 at 3:35 pm

5271122.2 Variation of Mortgage B194666.4 - 2.7.2002 at 3:35 pm

Subject to a right (in gross) to convey electricity, telecommunications and computer media over part marked B on DP 491957 in favour of WEL Networks Limited created by Easement Instrument 10341896.1 - 23.9.2016 at 4:56 pm

Subject to a right of way over part marked E on DP 489768 created by Easement Instrument 10663918.10 - 21.12.2016 at 12:10 pm

The easements created by Easement Instrument 10663918.10 are subject to Section 243 (a) Resource Management Act 1991





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



Identifier SA922/186
Land Registration District South Auckland
Date Issued 17 March 1949

Prior References:
SA832/120

Estate	Fee Simple
Area	20.9172 hectares more or less
Legal Description	Lot 1 Deposited Plan 35516
Proprietors	Lakeside Farms (1993) Limited

Interests

Subject to mining rights created by Transfer 91217

Excepting all coal clay and minerals in or under the said land

Fencing Agreement in Transfer 450866 - 17.3.1949

B194666.4 Mortgage to (now) Michael Albert Boldaro and Graham Clive Stevenson - 29.3.1994 at 2:10 pm

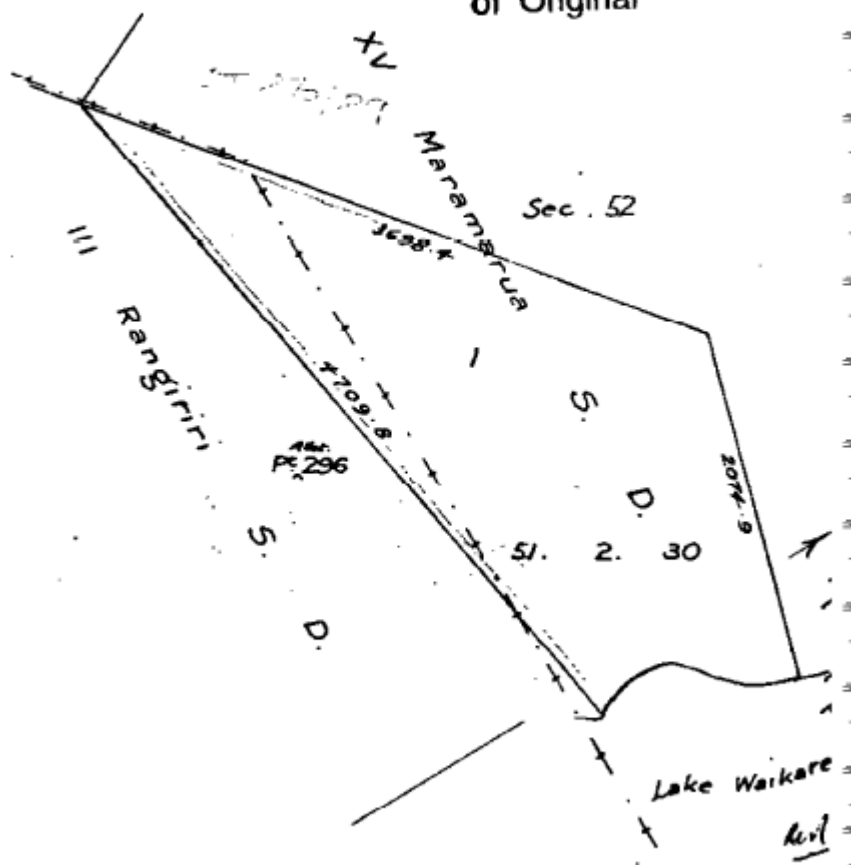
B628814.4 Mortgage to Rabobank New Zealand Limited - 4.10.2000 at 1:24 pm

5271122.1 Variation of Mortgage B628814.4 - 2.7.2002 at 3:35 pm

5271122.2 Variation of Mortgage B194666.4 - 2.7.2002 at 3:35 pm

Subject to a right (in gross) to convey electricity, telecommunications and computer media over part marked C on DP 491937 in favour of WEL Networks Limited created by Easement Instrument 10341898.1 - 23.9.2016 at 4:56 pm

Image Quality due
to Condition
of Original





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



Identifier 771203
Land Registration District South Auckland
Date Issued 21 December 2016

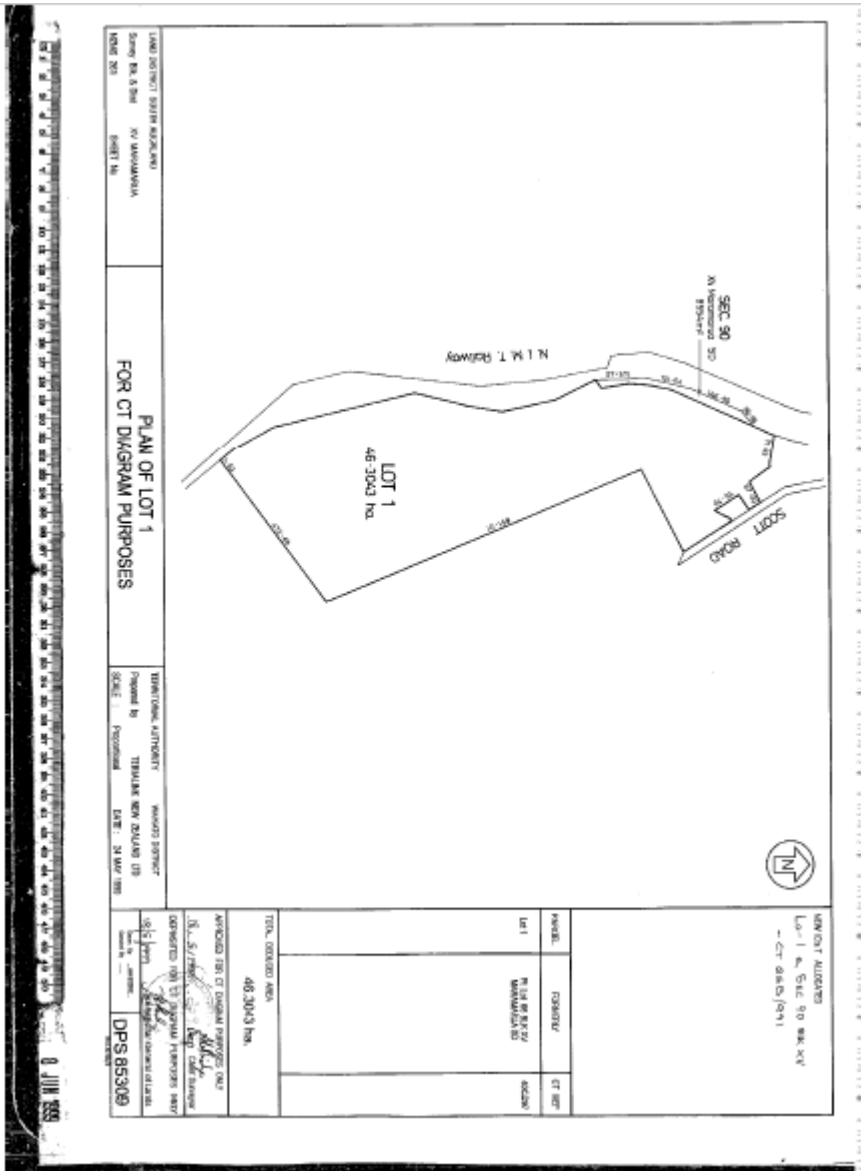
Prior References:
 SA66B/990 SA66B/991

Estate Fee Simple
Area 47.1616 hectares more or less
Legal Description Lot 2 Deposited Plan South Auckland
 S5308 and Lot 1 Deposited Plan South
 Auckland S5309 and Section 90 Block XV
 Maramarua Survey District

Proprietors
 Lakeside Farms (1993) Limited

Interests

Subject to Section 8 Coal Mines Amendment Act 1950
 Subject to Section 241(2) Resource Management Act 1991 (affects DPS 63606)
 Subject to a telecom right (in gross) over part Lot 1 DPS S5309 marked C on DPS 63461 in favour of (now)
 Chorus New Zealand Limited created by Transfer B271187 - 8.5.1995 at 1:58 pm
 Subject to Section 241(2) Resource Management Act 1991 (affects DP 489788)
 10663918.6 Mortgage to Rabobank New Zealand Limited - 21.12.2016 at 12:10 pm



LANDOWNERS: SCOTT & LORRAINE
 Survey No. 1/2014
 CT Diagram No. 1/2014
 SHEET No. 1/2014

TOWN OF ALBANY
 Approved by: [Signature]
 Date: 11 May 2014
 TOWN OF ALBANY LTD
 Date: 11 May 2014

APPROVED FOR CT DIAGRAM PURPOSES ONLY	APPROVED FOR CT DIAGRAM PURPOSES ONLY
Approved by: [Signature] Date: 11 May 2014 TOWN OF ALBANY LTD Date: 11 May 2014	Approved by: [Signature] Date: 11 May 2014 TOWN OF ALBANY LTD Date: 11 May 2014

TOTAL SITE AREA: 62,387.8 m²
 TOTAL SITE AREA: 62,387.8 m²

APPROVED FOR CT DIAGRAM PURPOSES ONLY	APPROVED FOR CT DIAGRAM PURPOSES ONLY
Approved by: [Signature] Date: 11 May 2014 TOWN OF ALBANY LTD Date: 11 May 2014	Approved by: [Signature] Date: 11 May 2014 TOWN OF ALBANY LTD Date: 11 May 2014

TOTAL SITE AREA: 62,387.8 m²
 TOTAL SITE AREA: 62,387.8 m²



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



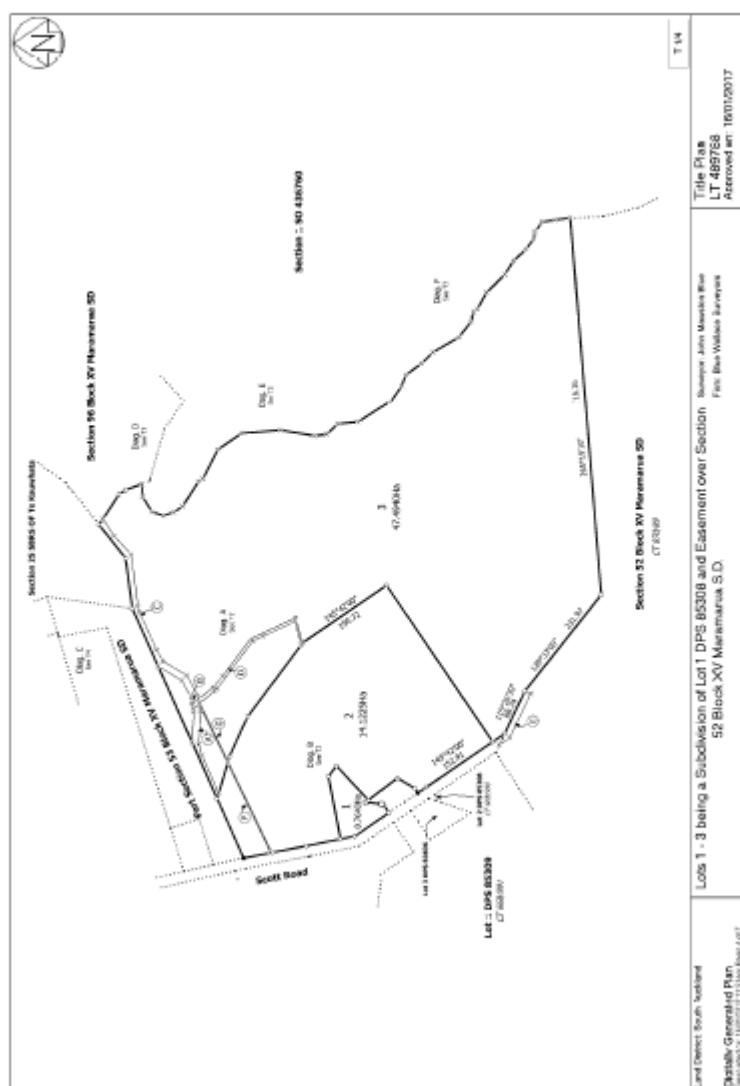
Identifier **705543**
Land Registration District **South Auckland**
Date Issued **21 December 2016**

Prior References:
SA66B/990

Estate Fee Simple
Area 47.4940 hectares more or less
Legal Description Lot 3 Deposited Plan 489788
Proprietors:
Lakeside Farms (1993) Limited

Interests:

B194666.4 Mortgage to (now) Michael Albert Boldero and Graham Clive Stevenson - 29.3.1994 at 2:10 pm
B628814.4 Mortgage to Rabobank New Zealand Limited - 4.10.2000 at 1:24 pm
5271122.1 Variation of Mortgage B628814.4 - 2.7.2002 at 3:35 pm
5271122.2 Variation of Mortgage B194666.4 - 2.7.2002 at 3:35 pm
Subject to a right (in gross) to convey electricity, telecommunications and computer media over part marked A on DP 491957 in favour of WEL Networks Limited created by Easement Instrument 10341896.1 - 23.9.2016 at 4:56 pm
Subject to a right (in gross) to drain water over part marked A, B and C on DP 489788 in favour of Waikato Regional Council created by Easement Instrument 10663918.9 - 21.12.2016 at 12:10 pm
The easements created by Easement Instrument 10663918.9 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right to drain water over part marked B and D on DP 489788 created by Easement Instrument 10663918.10 - 21.12.2016 at 12:10 pm
Appurtenant hereto is a right of way created by Easement Instrument 10663918.10 - 21.12.2016 at 12:10 pm
The easements created by Easement Instrument 10663918.10 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to convey electricity, telecommunications and computer media over part marked G on DP 489788 in favour of WEL Networks Limited created by Easement Instrument 10663918.11 - 21.12.2016 at 12:10 pm





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



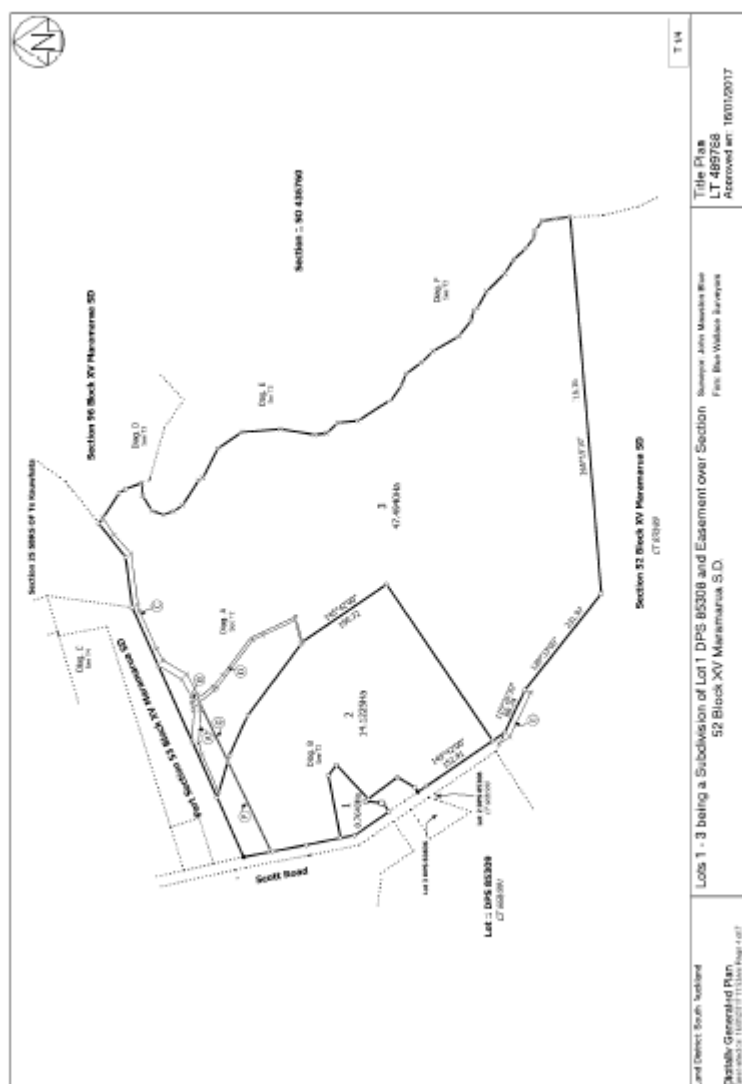
Identifier **705541**
Land Registration District **South Auckland**
Date Issued **21 December 2016**

Prior References:
SA66B/990

Estate Fee Simple
Area 7640 square metres more or less
Legal Description Lot 1 Deposited Plan 489788
Proprietors
Lakeside Farms (1993) Limited

Interests:

B194666.4 Mortgage to (now) Michael Albert Boldaro and Graham Clive Stevenson - 29.3.1994 at 2:10 pm
B628814.4 Mortgage to Rabobank New Zealand Limited - 4.10.2000 at 1:24 pm
5271122.1 Variation of Mortgage B628814.4 - 2.7.2002 at 3:35 pm
5271122.2 Variation of Mortgage B194666.4 - 2.7.2002 at 3:35 pm
10663918.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.12.2016 at 12:10 pm





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



Identifier **705542**
Land Registration District **South Auckland**
Date Issued **21 December 2016**

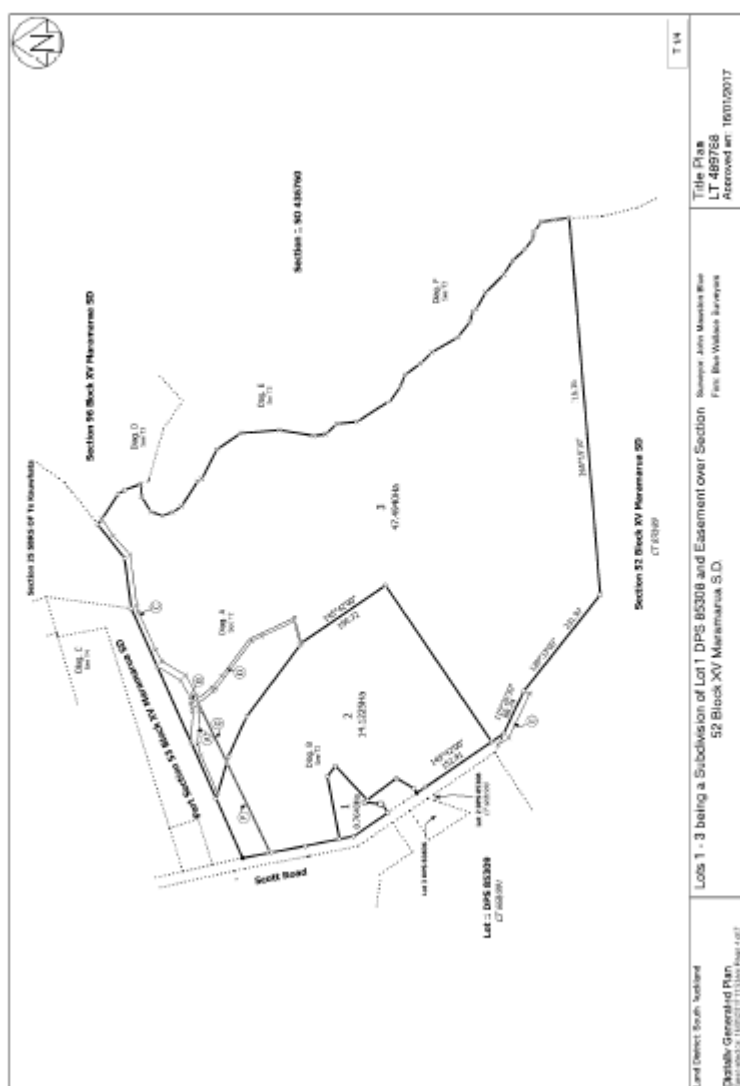
Prior References
SA66B/990

Estate **Fee Simple**
Area **14.1225 hectares more or less**
Legal Description **Lot 2 Deposited Plan 489788**

Proprietors:
Northland Property Concepts Limited

Interests:

10663918.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.12.2016 at 12:10 pm
Appurtenant hereto is a right to drain water created by Easement Instrument 10663918.10 - 21.12.2016 at 12:10 pm
The easements created by Easement Instrument 10663918.10 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to convey electricity, telecommunications and computer media over part marked F on DP 489788 in favour of WEL Networks Limited created by Easement Instrument 10663918.11 - 21.12.2016 at 12:10 pm



APPENDIX 3 – ASSUMPTIONS TO ZONED CAPACITY

The following assumptions were factored into the calculations.

Excluded Sites

Sites excluded from this study are as follows:

- Schools
- Residential sites within flood plains
- Industrial sites
- Parks
- Business/Commercial sites

Small Block Development

- It is assumed that 20% of the total land area is needed for roading and walkways. .
- The maximum average of 1:450m² for the Living (Waikato) Zone or 1:600m² for the New Residential (Waikato) Zone which is applied to the remaining 80% of available land area.

Large Block Development

- It is assumed that 35% of the total land area is needed for roading, walkways, parks and stormwater treatment.
- The maximum average of the Te Kauwhata West (Waikato), Country Living (Waikato) and Living Zone Te Kauwhata Ecological (Waikato) zones is applied to the remaining 65% of available land area.
- The overall size of sites in the Country Living (Waikato) zone are only larger sites .5ha rounded down.
- Rear sites with limited access assume 1:10,000m²

Calculations of capacity

- The Waikato Regional Policy Statement Future Proof Tables includes residential growth allocation and staging information for a number of growth areas within the region including Tw Kauwhata. The following growth targets for Te Kauwhata have been factored into this analysis:

Growth Areas	Residential Population ¹			
	2006	2021	2041	2061
Te Kauwhata	1020	3430	5825	7675

- In line with the RPS objectives, this report looks at development within the area across the 30 year planning horizon. The last 20 years are considered on a pro-rata basis.
- Overall, it is assumed that development will occur at 80% efficiency as all development within the area is not likely to occur to the maximum permitted threshold, as such there is likely to be a deficit of approximately 20%.
- A sensitivity test will be undertaken as a part of the study to compare two additional scenarios where there is a 10% and 30% deficiency.