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Copy to: Waikato District Council, Future Proof, New Zealand Transport Agency and Hamilton City Council.

Dear Sir/Madam

**Waikato Regional Council Further Submission to Proposed Private Plan Change 2 Te Awa Lakes - Hamilton District Plan**

Thank you for the opportunity to further submit on Proposed Private Plan Change 2 Te Awa Lakes (PPPC2). Waikato Regional Council (WRC) has an interest in PPPC2 that is greater than that of the general public. Under Section 30 of the Resource Management Act 1991, WRC has specific functions and responsibilities which it is required to undertake in order to give effect to the Act.

Please find attached WRC's further submission points in regard to PPPC20. WRC wishes to be heard in support of its further submission and will consider presenting a joint case to the Hearing with other parties making a similar submission. Should you have any queries regarding the content of these further submission points, please contact Leslie Vyfhuis directly on (07) 859 0587 or by email at

[Leslie.Vyfhuis@waikatoregion.govt.nz](mailto:Leslie.Vyfhuis@waikatoregion.govt.nz).

Regards

A handwritten signature in blue ink, appearing to read "Tracey May".

Tracey May

**Director Science and Strategy**

Submission Point	Submitter	Support/oppose	Reasons	Decision requested
All (17.00 through to 17.03)	Waikato District Council (WDC)	General support	<p>The submitter adopts a neutral stance, but requests further evidence as to whether there is an oversupply of industrial land, the effect on the industrial node, precedent effects and if this is the best location for residential development.</p> <p>The submitter is concerned about reverse sensitivity, noise, traffic and visual amenity effects.</p> <p>The submitter raises an issue in terms of the implications for storm water and for meeting the Vision and Strategy for the Waikato River.</p> <p>The submitter also seeks further evidence that the site is uneconomic to develop for industrial use.</p> <p>WRC has an interest in the relief sought as, like WDC, it is a Future Proof partner and has raised similar concerns in its submission. WRC supports the relief sought as it is consistent with Waikato Regional Policy Statement (RPS) Chapter 2, Policies 6.1, 6.3, 6.13, 6.14, 6.15, 8.5 and Section 6A Development Principles.</p>	Allow the relief sought by the submitter.
All (23.01, 23.02)	Future Proof	General support	<p>The submitter is in conditional opposition to PPC2 and seeks further evidence in order to depart from the agreed land use pattern. Further evidence is required to address:</p> <ul style="list-style-type: none"> <li>• Economic/ viability evidence to support the applicant's view that the costs of developing the site for industrial use are uneconomic.</li> <li>• Strategic Industrial Node analysis. Currently, there is insufficient evidence to understand the impact that removing industrial land from the Te Rapa North Industrial Node will have on the node itself, the adjacent Horotiu Node and other nodes within the sub-region.</li> </ul> <p>WRC has an interest in the relief sought as it is a Future Proof partner and has raised similar concerns in its submission. WRC supports the relief sought as it is consistent with RPS Policies 6.1, 6.3, 6.13, 6.14, 6.15 and Section 6A Development Principles.</p>	Allow the relief sought by the submitter.

All (45.00 through to 45.19)	New Zealand Transport Agency (NZTA)	General support	<p>The submitter opposes PPPC2 for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is counter to the RPS, Future Proof Growth Strategy, Hamilton Urban Growth Strategy and proposed Access Hamilton Strategy in relation to the strategic integration of land use planning and infrastructure investment.</li> <li>• A range of detailed technical matters relating to traffic impacts, noise and reverse sensitivity effects.</li> </ul> <p>WRC has an interest in the relief sought as, like NZTA it is a Future Proof partner and it raised similar concerns in its submission. WRC supports the relief sought as it is consistent with RPS Policies 6.1, 6.3, 6.13, 6.14, 6.15 and Section 6A Development Principles.</p>	Allow the relief sought by the submitter.
All (47.01 through to 47.76)	Hamilton City Council (HCC)	General support	<p>HCC is opposed to PPPC2 because the supporting information fails to address:</p> <ul style="list-style-type: none"> <li>• The effect of PPPC2 on the strategic land use settlement pattern in the RPS.</li> <li>• The effect of PPPC2 on the optimisation of land use activities and associated infrastructure within the Te Rapa North Industrial Zone.</li> <li>• The cumulative reverse sensitivity effects arising from PPC2 and how those effects on surrounding land uses can be adequately avoided, remedied or mitigated.</li> <li>• The assertion that the land cannot be efficiently developed for industrial purposes.</li> <li>• The assertion that HCC has presided over a shortfall in housing supply.</li> <li>• The risks associated with the large linear lake and how those risks are being managed in the context of the lake being classified as a large dam within the Building Act 2004.</li> <li>• The feasibility of the large lake being swimmable and the long term operational requirements including implications on HCC.</li> </ul> <p>WRC has an interest in the relief sought as, like HCC, it is a Future Proof partner and has raised similar concerns in its submission. WRC supports the relief sought as it is consistent with RPS Policies 6.1, 6.3, 6.13, 6.14, 6.15 and Section 6A Development Principles.</p>	Allow the relief sought by the submitter.

