

Hamilton City Operative District Plan October 2017 Proposed Plan Change 2 –Te Awa Lakes Private Plan Change

(Form 5 - Submission on a Publicly Notified Plan Change Under Clause 6 of the First Schedule to the Resource Management Act 1991)

Send completed submission forms to:

Address: Submissions Proposed Plan Change 2- Te Awa Lakes Private Plan Change
Economic Growth and Planning Unit
Hamilton City Council
Private Bag 3010
Hamilton 3240

Email: districtplan@hcc.govt.nz

IMPORTANT REMINDER: SUBMISSIONS MUST REACH COUNCIL BY 4.30PM, 29 NOVEMBER 2017

Please print and do not use pencil. Please attach more pages if necessary. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission. Further information on how to make a submission and the submission process is available in a summary sheet from the Council, on the Council website Hamilton.govt.nz/teawalakes, or phone (07) 838 6810 (Economic Growth and Planning Unit).

To: Hamilton City Council

Submission on: Hamilton City Operative District Plan October 2017 Proposed Plan Change 2-Te Awa Lakes Private Plan Change

Your full name: Vishal Ramduny

Company name: Waikato District Council

Your postal address: Private Bag 544, Ngaruawhia

Email Address: kevin.stokes@waidc.govt.nz

Contact name and address for service of person making the submission:
This is the person and address to which all communications from the Council about the submission will be sent. You do not need to fill this in if the details are the same as the above

Telephone number: 0800 492 452 ext: 5911

1. The specific provisions of the Proposed Plan Change that my submission relates to are as follows: *[Please refer to the specific section or part]*

As per attached

2. My submission is that:
[State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons]

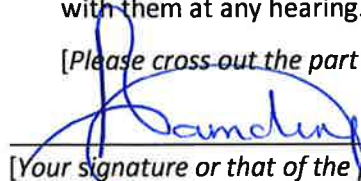
Neutral as per attached

3. I seek the following decision from the Hamilton City Council:
[Give precise details]

As per attached

4. **I wish** to be heard in support of my submission.
[Please cross out the part of the statement that does not apply to you]

5. If others make a similar submission I **would** be prepared to consider presenting a joint case with them at any hearing.
[Please cross out the part of the statement that does not apply to you]



[Your signature or that of the person authorised to sign on behalf of the person making this submission]

[Date] 27 November 2017

IMPORTANT REMINDER: SUBMISSIONS MUST REACH COUNCIL BY 4.30PM, 29 NOVEMBER 2017

Please be aware when providing personal information that submissions may be reproduced and included in Council public documents. These documents are available on Council's website.

Waikato District Council
Private Bag 544
NGARUAWAHIA 3742

www.waidc.govt.nz

18 October 2017

Submission for proposed Plan Change 2 – Te Awa Lakes Private Plan Change

General Overview

The Waikato District Council (“the Council”) adopts a neutral stance (neither supporting nor opposing at this stage) the proposed Plan Change 2 – Te Awa Lakes Private Plan Change regarding the change to rezone 62ha of land to the southeast of the Waikato expressway at Te Rapa North to enable an adventure park, commercial/tourism development and residential development. The site is in the jurisdiction of Hamilton City and adjacent to the Waikato district boundary. The decision to remain neutral on the Private Plan Change is conditional in that it is subject to a number of issues identified below being resolved. This will enable for good outcome to be reached with regards to the Plan Change.

Council acknowledges that there are a number of benefits that may arise from the development including:

- The site is unique and sits at the gateway into Hamilton. At present the area is unsightly having been a quarry operation. The Te Awa Lakes development would provide an attractive entrance to New Zealand’s fourth largest city.
- It may not be economically feasible to develop the site as originally intended for industrial use.
- There are site remediation issues which make converting it to an industrial development problematic, i.e. the large remnant water bodies.
- There is an opportunity to set up a significant tourist activity through the adventure park. The residential component is probably needed to help fund the adventure park.
- A range of living opportunities would be provided close to the river and internal waterways with the aim of residents being able to meet many of the needs within the vicinity.

We are also mindful that the Private Plan Change will be heavily scrutinised by major corporate entities with significant legal, technical and planning resources. Our position must therefore be guided by the evidence we have at this stage in accordance with the issues raised below.

Issues

1. The potential loss of industrial land in the region when it has yet to be established if there is an over or under supply. This issue is also linked to the potential loss of industrial land at Ruakura where it is proposed that the land will be re-zoned to residential.

The information to determine if there is any effect on the loss of industrial land will not be known until mid-2018 as a result of the NPS-UDC work being undertaken by Market Economics.

Furthermore, at present there is insufficient evidence to enable us to understand the impact of removing around 60ha from the Te Rapa North Industrial Node has on the node itself and its very close neighbour – Horotiu. We also need to better understand the implications of converting land to a different use within a strategic industrial node and whether this has potential precedent effects.

2. Strategically is this the best place for future residential development given proposed residential developments that are already taking place within the Waikato district and Hamilton City boundaries including Perry's proposed development for the Waikato district side of the boundary.
3. The visual amenity effects of traffic and noise for neighbours and potential reverse sensitivity effects of the Northgate Industrial Park development and the Fonterra dairy factory.
4. The implications of the storm water and meeting the Vision and Strategy objectives about quality discharges into the Waikato River.
5. Economic / Viability Evidence: We need to have some very clear evidence that supports the applicant's view that the costs of remediating the site for industrial use are uneconomic. In other words economic analysis that supports their view that it is not financially viable to develop the site for industrial use. This is fundamental as it goes to the heart of knowing whether or not the site can be developed for the use it has been zoned for.

The Council wishes to be heard but can be part of joint presentation should that assist the hearing process.

WAIKATO DISTRICT COUNCIL