

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: HEATHER PERRING

Company name: BTW COMPANY

Your postal address: PO BOX 1229
HAMILTON 3240

Your email address: heather.perring@btw.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: 021 619602

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]

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]

As Attached.

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

ADOPT THE PLAN CHANGE IN FULL

4. I ~~do~~/~~do not~~ 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~~/~~would not~~ 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]

29/11/2017
[Date]

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.

29th November 2017

Hamilton City Council
Submissions Proposed Plan Change 2
Economic Growth and Planning Unit
Hamilton City Council
Private Bag 3010
Hamilton 3240

Dear Sir/Madam,

Submission to Proposed Plan Change 2 - Te Awa Lakes Private Plan Change

On behalf of BTW Company I provide the following submission of support regarding the Private Plan Change sought by Perry Group Ltd.

BTW Company (BTW) is a multi-disciplinary consultancy operating from offices in both Taranaki and the Waikato. We provide engineering, surveying, planning, environmental and spatial services to both the public and private sectors. BTW is a family orientated business with a passion for supporting regional growth whilst giving back to the community. We regularly sponsor local events, teams etc as we strive to make a difference within the communities within which we operate. One of our specialties is land development, where we work closely with the development sector to deliver high quality, sustainable and economically viable developments that leave a legacy we can be proud of.

Our team are well aware of the growth pressures on Hamilton City and the northern corridor through to Auckland, the local shortage of housing, and the strategic growth objectives for the region. We therefore look to support well planned developments which will provide additional housing for the city and make significant contributions to the environment, recreational opportunities, job creation, housing security, social and economic wellbeing, and commercial growth.

We submit in support of Te Awa Lakes Private Plan Change in full for the following reasons:

- Te Awa Lakes will provide a diverse and well-integrated mixture of land uses to create a vibrant local hub contributing positively to the immediate area of Horotiu and surrounds through provision of local businesses and other services.
- The proposal will restore a former quarry site at a strategic location visible to users of State Highway 1. The development will have a profound impact on the visual experience for people entering Hamilton and will create a northern gateway the city can be proud of.
- The proposal is consistent with the NPS Urban Development Capacity through the provision of housing on land with no issues related to provision of lead infrastructure.
- The proposal supports regional tourism growth, particularly because of the site's strategic location adjacent to State Highway 1, the Waikato River and Te Awa Cycleway.
- The re-zoning of land from Industrial to Residential is supported because the development of other residential structure planned areas around the city are currently delayed by funding issues for lead infrastructure. The Te Awa Lakes site is 'ready to go', and there are no market indications that Hamilton City could experience an

oversupply of housing as a result of adding a further residential zoned area to the city.

- The Proposed Plan Change has shown how potential adverse environmental effects of the development would be managed, and we especially support the stormwater management concept which will protect and enhance the water quality of the Waikato River (in turn giving effect to the Vision and Strategy for the Waikato River).
- The proposal will enhance public access to the Waikato River, which is consistent with both the Vision and Strategy for the Waikato River, but also with Part 2 of the Resource Management Act. It will also integrate well with Te Awa Cycleway.
- The master-planned development would be a more appropriate use of the site than the types of land uses that the existing Industrial zoning would allow, chiefly given its strategic location as the gateway to the city, and being adjacent to the significant Waikato River natural resource.
- The development has many other positive effects including the provision of housing that is located adjacent to the local industrial precinct, i.e. putting people where the jobs are, giving Horotiu an economic boost, creation of lakes as an amenity and recreational feature, and creation of another logical starting point or stop off point for the Te Awa cycleway users.

BTW supports Proposed Plan Change 2 in its entirety and seeks that Hamilton City Council approves the Plan Change as requested by Perry Group. BTW reserves the right to be heard on our submission.

Yours sincerely,



Heather Perring
Senior Environmental Planner
heather.perring@btw.nz