



# DISTRICT PLAN

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Proposed Plan Change 2- Te  
Awa Lakes Private Plan Change

## SUMMARY OF SUBMISSIONS

## Table of Contents

Submitter Number	Name/Company	Submitter Number	Name/Company
1	Brownie Investments-Vanessa Gibson	32	Rob Hamill
2	Dhiraj Koli	33	Wel Networks
3	Mike McCleery	34	Perry Outdoor Education Trust
4	Andrew Yeoman	35	Karen Singers
5	Geoff Wilson	36	Aflex Technology
6	Brownie Investments-Colette Brown	37	SC & AJ Hodgkinson
7	Turangawaewae Trust Board	38	Swimming Waikato
8	Hamilton Central Rotary	39	Hampton Downs Motorsport Park
9	Ian Schultz	40	Steven Gordon
10	Waikato Chamber of Commerce	41	Waikato Regional Council
11	Tainui Waka Tourism Incorporated	42	Swimming Waikato
12	Carla Parry	43	Waikato DHB
13	Te Awa River Ride Charitable Trust	44	Waikato Tainui
14	Brian Perry Charitable Trust	45	New Zealand Transport Agency
15	MH Builders	46	Fonterra
16	Birch Holdings Ltd	47	Hamilton City Council
17	Waikato District Council	48	Hamilton and Waikato Tourism
18	Ngaruawahia Community Board	49	Peter O'Reagan
19	Open Country Dairy Limited	50	Carolyn Hopa
20	<i>Submission Withdrawn</i>	51	Contact Energy
21	Waikato River Explorer	52	Ports of Auckland
22	Habitat for Humanity	53	Te Papaorotu Marae
23	Future Proof	54	BTW Company
24	Peregrine Developments Ltd	55	Sport Waikato Education Trust
25	K'Aute Pasifika Trust- Kim Holt	56	Arthur Mellsop
26	Ngati Haua Iwi Trust	57	Kenneth Williamson
27	Waitomo Adventures Ltd	58	Anne Edgecombe
28	Planning and Construction Consulting Ltd	59	Marina McMahon-Ieremia
29	Deloitte	60	Ariona Ieremia
30	K'Aute Pasifika Trust- Rachel Karalus	61	Christine Corfe-Tan
31	AFFCO New Zealand Limited	62	Hobbiton Movie Set

## Summary of Submissions

15 December 2017

Submitter Number	Name	Submission Point	Subject	Type	Summary
1	Brownie Investments-Vanessa Gibson	1.00	General	Support	Seeks good quality development with extra housing and recreational opportunities as industrial use not the best use of land.
2	Dhiraj Koli	2.00	General	Support	Supports plan change in entirety
3	Mike McCleery	3.00	General	Support	Supports proposed land uses and better treatment for the Waikato River.
4	Andrew Yeoman	4.00	General	Support	Provide a gateway to Hamilton and world class attraction whilst enabling the construction of additional housing.
5	Geoff Wilson	5.00	Rule 4.8.7b, Residential Zone	Support in part	Reduce maximum height of buildings in River Interface Overlay area to 7.5m.
6	Brownie Investments-Colette Brown	6.00	General	Support	Seeks gateway to Hamilton as an attractive feature for tourists with good access to housing via the expressway.
7	Turangawaewae Trust Board	7.00	General	Neutral	Requests minimal impact on Manga Harakiekie Pa Site and no extraction of water from Waikato River.
8	Hamilton Central Rotary	8.00	General	Support	Seeks an attractive entrance to the city and water feature destination.
9	Ian Schultz	9.00	General	Support	Seeks economic growth to the region and social and cultural benefits to the wider community.
10	Waikato Chamber of Commerce	10.00	General	Support	Supports plan change in entirety
11	Tainui Waka Tourism Incorporated	11.00	General	Support	Supports tourism opportunities.
12	Carla Parry	12.00	General	Support	Provide a tourism attraction for the region and support for Te Awa River Ride.
13	Te Awa River Ride Charitable Trust	13.00	General	Support	Provide a gateway to the region which complements the Te Awa River Ride and provides amenity for the community.
14	Brian Perry Charitable Trust	14.00	General	Support	Provide a gateway to the region which compliments the river ride and benefits the community.
15	MH Builders	15.00	General	Support	Provide a gateway to region, improvements to transport links and additional housing.
16	Birch Holdings Ltd	16.00	General	Support	Provide additional housing by expressway, tourism and economic benefits.
17	Waikato District Council	17.00	Strategic	Neutral	Requests evidence on whether there is an over or under supply of industrial land, the effect on the Te Rapa North and Horotiu Industrial Nodes, precedent effects and if this is the best place for residential development.
		17.01	General	Neutral	Seeks provisions to address reverse sensitivity, visual amenity, traffic and noise effects on neighbours.
		17.02	General	Neutral	Seeks clarification on stormwater and meeting the vision and strategy objectives about discharges to Waikato River.
		17.03	General	Neutral	Requests evidence that the cost of remediating the site for industrial use is uneconomic.
18	Ngaruawahia Community Board	18.00	General	Neutral	Retain Ngaruawahia as a strategic location for cultural tourism and future residential development.
19	Open Country Dairy Limited	19.01	General	Oppose	Reject the plan change in its totality.
		19.02	General	Oppose	Reject the plan change due to being incompatible with existing industrial activities. The retention of an adequate buffer is needed.
		19.03	Strategic	Oppose	Reject the plan change due to the risk of reverse sensitivity effects. Te Rapa North Industrial Zone was intended to minimise the risk of reverse sensitivity issues.
		19.04	Strategic	Oppose	Reject the plan change as the level of demand for prime industrial space in Hamilton is understated.
		19.05	General	Oppose	Reject the plan change as there is no compelling argument for establishing a tourism and recreational destination in this area at the cost of valuable industrial land.

## Summary of Submissions

15 December 2017

		19.06	General	Oppose	Reject the plan change due to concern that future projects in Horotiu will be compromised by adjacent incompatible land uses.
		19.07	Strategic	Oppose	Retain the industrial land in the Te Rapa area due to location next to existing and planned industrial areas and its proximity to the Waikato Expressway.
		19.08	General	Oppose	Reject the plan change due opportunity for new industrial development to provide a comparatively higher amenity environment.
		19.09	Strategic	Oppose	Reject the plan change as the existing zoning ensures an integrated, efficient and coordinated delivery of regionally important infrastructure is enabled.
		19.10	General	Oppose	Reject the plan change as the existing zoning provides a framework to assist with the management of potential adverse effects, in particular those effects on the existing and serviced industrial zoned areas of the city.
		19.11	Strategic	Oppose	Reject the plan change as industrial land is a finite and valuable resource that needs to be used efficiently and effectively for employment purposes and to provide social and economic wellbeing of the City.
		19.12	Strategic	Oppose	Reject the plan change as industrial land should be retained for industrial uses as those uses cannot establish in other parts of the city.
		19.13	Strategic	Oppose	Reject the plan change as the existing zone is a critical component in ensuring the efficiency of dairy manufacturing and export within the region.
		19.14	Strategic	Oppose	Reject the plan change due to employment benefits of industrial land and industrial land being a key economic driver for the region.
		19.15	Strategic	Oppose	Reject the plan change as the Te Rapa North Industrial Zone ensures industrial land is not diluted by non-industrial activities, or developed out of sequence with other industrially zoned land in the City.
		19.16	Strategic	Oppose	Reject the plan change as the limited range of land uses provided for in the Te Rapa North Industrial area is specifically intended to reflect the existing Te Rapa Dairy Factory activity and the opportunity that opening the Waikato Expressway provides for travelling motorists.
		19.17	Strategic, RPS 6.14.3(c)	Oppose	Reject the plan change as the application is not consistent with the RPS in ensuring industrial land remains available.
		19.18	Strategic, RPS 6.14.3(b)	Oppose	Reject the plan change as it is not consistent with the RPS in limiting new industrial land rather than reducing available land.
		19.19	Strategic, RPS 6A(o)	Oppose	Reject the plan change as it is not consistent with the RPS as new developments should be directed away from regionally significant infrastructure and should not result in incompatible adjacent land uses.
20	<i>Submission withdrawn</i>	20.00			<i>Submission withdrawn</i>
21	Waikato River Explorer	21.00	General	Support	Provide connection to the Waikato River, tourism and additional housing.
22	Habitat for Humanity	22.00	General	Support	Provide a gateway to city and additional housing in close proximity to river and cycle trails.
23	Future Proof	23.01	Strategic	Oppose	Provide evidence that it is not economic to develop the site for industrial purposes.
		23.02	Strategic	Oppose	Provide evidence to understand the loss of strategic industrial land and impacts on other industrial nodes
24	Peregrine Developments Ltd	24.00	General	Support	Provide a gateway to the city with a great living environment close to Waikato River.
25	K'Aute Pasifika Trust- Kim Holt	25.00	General	Support	Provide a gateway to Hamilton with an increase in recreational activities and utilisation of the river.
26	Ngati Haua Iwi Trust	26.00	General	Support	Supports plan change in entirety.
27	Waitomo Adventures Ltd	27.00	General	Support	Provide a unique gateway to the region that complements Te Awa River Ride and Waikato River.
28	Planning and Construction Consulting Ltd	28.00	General	Support	Seeks employment and revenue opportunities.

## Summary of Submissions

15 December 2017

29	Deloitte	29.00	General	Support	Supports plan change in entirety.
30	K'Aute Pasifika Trust- Rachel Karalus	30.00	General	Support	Seeks an attractive gateway to city to attract visitors and alleviate housing shortage.
31	AFFCO New Zealand Limited	31.00	General	Oppose	Reject the plan change in entirety.
		31.01	General	Oppose	Reject the plan change due to being incompatible with existing industrial activities. The retention of an adequate buffer is needed.
		31.02	Strategic	Oppose	Reject the plan change due to the risk of reverse sensitivity effects. Te Rapa North Industrial Zone was intended to minimise the risk of reverse sensitivity issues.
		31.03	Strategic	Oppose	Reject the plan change as the level of demand for prime industrial space in Hamilton is understated.
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		31.19	Strategic, RPS 6A(o)	Oppose	Reject the plan change as it is not consistent with the RPS as new developments should be directed away from regionally significant infrastructure and should not result in incompatible adjacent land uses.
32	Rob Hamill	32.00	General	Support	Provide residential use next to Waikato River and tourism in region.
33	Wel Networks	33.00	General	Neutral	Seeks early engagement, employment and remedy to housing shortage.

## Summary of Submissions

15 December 2017

34	Perry Outdoor Education Trust	34.00	General	Support	Provide facility to use as part of programme for students
35	Karen Singers	35.00	General	Support	Supports opportunity for community
36	Aflex Technology	36.00	General	Support	Provide a gateway with additional housing next to the river and a facility which provides an activity for community and encourages visitors from outside the region.
37	SC & AJ Hodgkinson	37.01	General	Oppose	Retain existing zoning due to increased traffic congestion, noise and light emissions and construction effects.
		37.02	Strategic	Oppose	Retain existing zoning due to isolated pocket of residential land with lack of infrastructure including capacity in local schools, water, electricity and broadband.
		37.03	Chapter 17, Major Facilities	Oppose	Seeks assessment for major events including days per year, time of day, type of usage, noise outputs, attendees and impacts on new residents.
		37.04	General	Oppose in Part	Requests replacing pine trees with native planting.
		37.05	General	Oppose	Retain green outlook along river. Remove buildings on west bank due to effect on character and amenity, impacts on Waikato River and quality of native ecosystem.
		37.06	General	Oppose	Retain river quality
38	Swimming Waikato	38.00	General	Support	Seeks modern gateway to city with inclusion of residential housing and water park with link to river ride.
39	Hampton Downs Motorsport Park	39.00	General		Provide a gateway and residential use which delivers on housing shortage.
40	Steven Gordon	40.00	General	Support	Supports economic driver for Hamilton and region.
41	Waikato Regional Council	41.00	Strategic	Oppose	Seeks robust and comprehensive evidence on whether the plan change gives effect to the policies in the RPS, particularly those in Section 6 Built Environment (RPS 6.1, 6.3, 6C, 6D and 6.16). These provisions promote a compact urban form which can accommodate Future Proof area's growth and establish a settlement pattern that provides certainty about timely and efficient provision of infrastructure.
		41.01	Strategic	Oppose	Reject the plan change unless there is economic evidence to address the loss of industrial land, the current demand for residential and industrial land, the wider implications of residential activities, comparative costs and benefits given geotechnical constraints; and the impact of commercial aspects on other commercial centres.
		41.02	Strategic	Oppose	Oppose the plan change as it proposes an alteration to the agreed land use pattern in a strategic industrial node. This challenges the agreed Future Proof land use pattern and provides uncertainty about the efficient and effective provision of infrastructure. If approved it could set a precedent for further challenges to the sub-regions agreed strategic direction.
		41.03	Strategic	Oppose	Requires evidence that includes information from the NPS-UDC.
		41.04	General	Neutral	Include provisions to address reverse sensitivity
		41.05	Strategic	Oppose	Reject unless information can be provided to demonstrate that the plan change gives effect to Policy 6.3 of the RPS as the residential component could result in the Waikato Expressway investment not being realised.
		41.06	Strategic	Oppose	Reject due to limited opportunities to utilise pedestrian/cycle connections to more established parts of city.
		41.07	General	Oppose	Reject due to difficulty in providing passenger transport facilities and multi modal transport network. Development should be compact to minimise need for motor vehicles.
		41.08	General	Support in part	Include objectives, policies and assessment criteria against which the Ecological Rehabilitation Plan can be assessed.
		41.09	General	Oppose in Part	Include controls to stop the spread of Alligator weed, listed as a progressive containment pest plant.

## Summary of Submissions

15 December 2017

		41.10	Chapter 22, Natural Hazards	Support in Part and Oppose in Part	Retain existing Natural Hazard Overlays and clarify why the western most 'Waikato River and Gully Hazard Area' on Planning Map 1b is proposed to be removed.
		41.11	Chapter 22, Natural Hazards	Oppose	Amend to ensure that Natural Hazards are addressed at the time of, or prior to, subdivision and development of the site.
42	Swimming Waikato	42.00	General	Support	Provide a vibrant gateway which will enable hosting of open water swimming events and additional housing next to river.
43	Waikato DHB	43.00	General	Neutral	Seeks a health and well-being impact assessment to provide evidence on impacts of proposal.
44	Waikato Tainui	44.00	General	Support	Seeks economic growth; protection and enhancement of waterways and wetlands; and planting of native species. Supports subject to the recommendations in the Cultural Impact Assessment.
45	New Zealand Transport Agency	45.00	Strategic	Oppose	Reject the plan change as it is counter to the principles and objectives of the WRPS, 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.
		45.01	General	Oppose	Reject the plan change due traffic, noise and reverse sensitivity effects.
		45.02	Strategic	Oppose	Seeks to maintain the long-term benefits and investment of the Waikato Expressway, Hamilton Ring Road and Southern Links.
		45.03	Strategic	Oppose	Seeks consistency with Future Proof and the Waikato Regional Policy Statement. The future proof strategy provides confidence for the Agency to invest in the sub-region and maintains the long-term benefits of investments.
		45.04	Strategic	Oppose	Seeks consistency with HUGS in achieving a compact city. Any departure from this needs to be carefully considered in terms of the existing and proposed infrastructure.
		45.05	Strategic	Oppose	Reject the plan change as it is not consistent with Access Hamilton in ensuring an efficient integration of land use with the transport network, multi modal access, a viable bus route and safe and efficient road network. The development is likely to adversely impact congested areas including Wairere Drive and Te Rapa Road intersections.
		45.06	Strategic	Oppose	Requests the change to the strategic framework be rejected unless it is justified by robust evidence including: <ul style="list-style-type: none"> <li>- the need to advance residential and commercial land use when sufficient urban development capacity exists</li> <li>- the need for change from the existing strategic framework</li> <li>- consistency with the principles of the strategic framework</li> <li>- impact on the broader strategic framework</li> </ul>
		45.07	Strategic	Oppose	Opposes the plan change as the area is in close proximity to the Waikato Expressway and investments have been made in the Expressway to provide for a level of service to facilitate ongoing development of strategic industrial activities.
		45.08	Strategic	Oppose	Oppose the plan change as a Memorandum of Understanding for the Northern Growth Corridor was signed in 2010 between Hamilton City Council, Waikato District Council and the Transport Agency which captures co-ordination of land use and large-scale infrastructure investments required to enable strategic industrial activities and supporting residential development to operate effectively. The infrastructure partnership aims to provide co-location benefits particularly provided by a strategic industrial node. These benefits will be difficult to realise in other locations and costly to replicate.
		45.09	Strategic	Oppose	Oppose the plan change as there is a difference between industrial land and strategic industrial nodes where substantial partnership investment has occurred. If the strategic industrial node is eroded, the Agency may come under pressure to provide a similar level of service in another location. This financial impact is a concern to the Agency.
		45.10	Strategic	Oppose	Oppose the plan change as there is sufficient residential land to satisfy the requirements of the NPS Urban Development Capacity.



**Summary of Submissions**  
15 December 2017

		45.11	Strategic	Oppose	Oppose the plan change as the One Network charter signed by the Transport Agency, HCC and WRC in 2013 commits to making the best use of the existing transport network, before expanding it. The proposed development will result in more private vehicle movements occurring on an already congested part of the network.
		45.12	Strategic	Oppose	Revise the trip generation rates in the Integrated Traffic Assessment for the mixed use/service centre as this is low.
		45.13	General	Oppose in Part	Confirmation whether modelling incorporated into the ITA has included trip generation for land opposite Fonterra site. If not this needs to be done.
		45.14	Strategic	Oppose	Oppose the plan change as the development is inconsistent with agreed staging and timing for urban development in North Hamilton.
		45.15	General	Oppose in Part	Identify when stages will be implemented. Staging has a significant bearing on the extent to which the transport network will be affected and what works will be required.
		45.16	General	Oppose in Part	Seeks development of phase 1 only subject to a maximum trip generation on Hutchinson Road and development of phase 2 not preceding the four-laning of Te Rapa Road and improvements to the Te Rapa/Hutchinson Road and Te Rapa Road/McKee Street intersections.
		45.17	General	Neutral	Provide part of the designation for stormwater management.
		45.18	Rule 25.8.3.10c Noise and Vibration	Oppose in Part	Amend to include reference to designation E99a
		45.19	General	Oppose in Part	Provide screening of water features at the site with landscaping and setbacks included within the interface between the site, the Waikato Expressway and Te Rapa Road due to visual distraction for highway traffic.
46	Fonterra	46.00	General	Oppose	Reject the plan change.
		46.01	General	Oppose	Avoid reverse sensitivity effects from a significant number of residential dwellings. Reverse sensitivity effects can effect economic viability or investment decision making for existing activities.
		46.02	General	Oppose	Avoid, remedy or mitigate traffic, economic, urban design, landscape and visual effects.
		46.03	Strategic	Oppose	Provide development that does not compromise the long term strategic planning framework for Hamilton City and the Region including the Waikato Regional Policy Statement and Future Proof; and altering the agreed land use pattern under the RPS and the strategic industrial node.
		46.04	Strategic	Oppose	Reject the plan change as it is inconsistent with the planning framework for Hamilton City and the Waikato Region. All of Council's key strategic planning documents identify Te Rapa as an exclusively industrial area including the RPS, Future Proof and the District Plan.
		46.05	Strategic	Oppose	Reject the plan change for an isolated residential area in the Te Rapa North Strategic Industrial Node as it will undermine the integrity of the Council's strategic land use planning as well as for the wider Waikato Region.
		46.06	Strategic	Oppose	Reject the plan change as it is not consistent with the RPS as it proposes to fundamentally alter the agreed land use pattern.
		46.07	Strategic	Oppose	Reject the plan change as it mischaracterises the Perry Site as a greenfield area under Future Proof.
		46.08	Strategic	Oppose	Retain the existing zoning as the site is identified as future employment land under HUGS and it provides for growth and expansion of the Te Rapa site as a significant regional employer.
		46.09	Strategic	Oppose	Provide for growth that does not allow incompatible activities to be located in close proximity to one another.
		46.10	Strategic	Oppose	Provide for development that does not compromise existing and planned investment in road, rail and three-waters infrastructure.
		46.11	Strategic	Oppose	Seeks growth that does not compromise Fonterra's current and future operations and Contact Energy's co-generation plant.
		46.12	General	Support in part	Supports the proposal for an adventure park through a resource consent.



## Summary of Submissions

15 December 2017

		46.13	General	Oppose	Reject the plan change as it will not promote the sustainable management of resources; meet the needs of future generations; enable social, economic and cultural wellbeing; is contrary to the purposes and principles and fails to comply with Section 75 of the RMA; and does not represent the most appropriate way to achieve the objectives of the District Plan, in terms of s32
		46.14	Strategic	Oppose	Reject the plan change as it is not consistent with the NPS-UDC which seeks to ensure there is development capacity for both residential and business land.
		46.15	Strategic	Oppose	Reject due to high cost of roading upgrades that are not planned or programmed by Council.
		46.16	Strategic	Oppose	Reject the plan change as it may result in underutilisation of transport infrastructure and the strategic purpose it was intended for. Potential constraints on North Island Main Trunk Line should be avoided, as that may lead to underutilisation of the land served by the strategic rail asset.
		46.17	Strategic	Oppose	Reject the plan change as it is not consistent with Access Hamilton and HUGS which require a compact city.
		46.18	General	Oppose	Reject the plan change as it is unreasonable for Perry to seek residential enablement due to geotechnical issues caused by its own activities.
		46.19	Strategic	Oppose	Reject the plan change as it could lead to the underutilisation of existing infrastructure with capacity to service already planned new residential development and increased costs for the district and reduced housing affordability.
		46.20	General	Oppose	Reject the plan change as it will not deliver a signature gateway to Hamilton North.
		46.21	Strategic	Oppose	Reject the plan change as an isolated island suburb as it is poor urban design.
47	Hamilton City Council	47.01	Strategic	Oppose	Seeks to ensure a strategic industrial node is not lost to, or compromised by, residential development, unless consistent with the NPS-UDC and an amended Regional Policy Statement.
		47.02	Strategic	Oppose	Seeks evidence that there is a need for additional residential zoned land within the City.
		47.03	Strategic	Oppose in part	Add provisions to ensure the developer provides the full cost of the infrastructure needed to service the development.
		47.04	Strategic	Oppose	Seeks a s32 which includes a full assessment of the costs, benefits and alternatives including the following: <ul style="list-style-type: none"> <li>- The costs, benefits and alternatives to the land use pattern set out in the Regional Policy Statement</li> <li>- Information on the effect on Te Rapa North and Horotiu as strategic industrial nodes</li> <li>- Information on consistency with the NPS-UDC</li> <li>- Information on whether the residential use undermines residential areas in Rototuna, Ruakura, Rotokauri and Peacocks and whether there is enough residential capacity to meet the NPS-UDC</li> <li>- Costs and benefits of developing the land for industrial use compared to residential</li> <li>- Alternatives to industrial uses</li> <li>- Costs and benefits of leaving the land undeveloped</li> <li>- Costs of residential development on the site compared with other residential areas</li> <li>- Compare for industrial and residential the risks and effects of liquefaction and costs of managing those effects</li> <li>- Effects, costs and benefits of a hotel in the visitor accommodation overlay</li> <li>- The costs and benefits of the neighbourhood centre being of a suburban centre scale</li> </ul>
		47.05	Geotechnical	Oppose	Seeks evidence on how effects of multiple hazards will be managed including the large dams and liquefaction, and its implications for density and foundation design
		47.06	Management of Stormwater and Freshwater	Oppose	Seeks robust technical evidence to support feasibility of swimmable water and how ownership and maintenance issues will be resolved.
		47.07	Wastewater	Oppose	Seeks issues regarding the ownership and type of wastewater system to be used.

		47.08	Special Housing Area	Oppose	Requests alignment of zoning with SHA application.
			<b>Chapter 3.8, The Awa Lakes</b>		
		47.09	Objective 3.8.1.1	Oppose in part	Amend Objective 3.8.1.1 "to develop' rather than enable a tourist and recreational attraction.
		47.10	Objective 3.8.1.1	Support policy set with amendment	Add a staging policy to ensure tourist and recreational attraction is established.
		47.11	Objective 3.8.1.3	Oppose	Delete Objective 3.8.1.3
		47.12	Policy 3.8.1.3a	Oppose	Delete Policy 3.8.1.3a
		47.13	Policy 3.8.1.3b	Support in part	Include Policy 3.8.1.3b under objective 3.8.1.2
		47.14	3.8.1 Objectives and Policies	Support policy set with amendment	Add new objective 3.8.1.3 to maintain lakes at swimmable standard.
		47.15	3.8.1 Objectives and Policies	Support policy set with amendment	Add new policy 3.8.1.3a to require implementation of management plan for the lakes.
		47.16	3.8.1 Objectives and Policies	Support policy set with amendment	Add new policy 3.8.1.2f as follows: "Staging and sequencing will ensure all residents of Te Awa Lakes Structure Plan area will always have access to the Main Linear Lake."
		47.17	3.8.5 Rules	Support policy set with amendment	Add Rule 3.8.5.5 to elevate activity status to discretionary if staging rules are not met.
		47.18	Appendix 1.3.3	Support policy set with amendment	Add new assessment criteria to Appendix 1.3.3N to include Te Awa Lakes
		47.19	3.8.2.2 Adventure Park Visitor Accommodation	Support policy set with amendment	Amend to change "---The Adventure Park Visitor Accommodation <del>precinct</del> Overlay is also located ----"
		47.20	3.8.2.3 Mixed Use	Oppose in part	Clarify meaning of " Vehicular traffic will be encouraged to utilise the existing service centre and the mixed use block will serve the Te Awa Lakes community's needs"
			<b>Chapter 4, Residential Zone</b>		

## Summary of Submissions

15 December 2017

		47.21	4.5.6e) Land Development Plan Rules in Te Awa lakes Medium Residential Density Zone	Support in part	Reword to identify when non-notification doesn't occur rather than rely on sections of the RMA which have recently changed.
		47.22	4.6.2b) Table	Support in part	Amend table title for clarity.
		47.23	4.6.2b) Table	Support in part	Amend heading in left hand column of title to refer to Figure 2-20.
		47.24	4.8.7 River Interface Overlay in Te Awa Lakes Medium Density Residential Zone	Support in part	Amend to make it clear which general rules in 4.8 do not apply to this overlay.
		47.25	4.11a) Restricted Discretionary Activities: Matters of Discretion	Support in part	Amend restricted discretionary activities: matters of discretion and amend assessment criteria N to include Te Awa Lakes for "Land Development Activities". Include matters of discretion for duplex dwellings and papakainga
			<b>Chapter 6 Business Zone</b>		
		47.26	6.3 u) ii. Activity Status Table	Oppose in part	Include retail between 150m <sup>2</sup> and 399m <sup>2</sup> in Te Awa Lakes Business Zone as a non-complying activity.
		47.27	6.3v) Activity Status Table	Oppose in part	Seeks a maximum of 1,500m <sup>2</sup> of retail, rather than the 2,500m <sup>2</sup> as proposed.
		47.28	6.3 ii) iii. Activity Table Status	Oppose in part	Identify that drive-through services are a permitted activity only for those activities that are existing in the Te Awa Lakes Business Zone.
		47.29	6.6a) Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria	Support in part	Add assessment criteria for 'Commercial Places of Assembly' for the Te Awa Lakes Business 6 Zone
			<b>Chapter 12 Te Rapa North Industrial Zone</b>		
		47.30	12.3.1a Te Rapa North	Support in part	Renumber and reword to provide consistency
		47.31	12.3.1b Te Rapa North	Support in part	Reword to remove reference to '2B'

		47.32	12.6.1b)ii) and c)i) Te Rapa North Land Release Staging	Support in part	Reword to remove references to staging that are removed under the Proposed Plan Change.
			<b>Chapter 17 Major Facilities Zone</b>		
		47.33	Volume 2, Appendix 1.3.2 Controlled Activities – Matters of Control	Oppose in part	Add assessment criteria for motorised activities in the Major Facilities Zone
		47.34	17.8a) Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria	Support in part	Add matters of discretion (Design and layout; and Character and Amenity) for visitor accommodation within the Visitor Accommodation Overlay.
			<b>Chapter 23, Subdivision</b>		
		47.35	23.7.1 Allotment Size and Shape	Support in part	Amend numbering to provide consistency throughout the private plan change.
		47.36	23.7.7	Support in part	Include "Te Awa Lakes" within the heading of the Medium Density Residential Zone.
			<b>Chapter 25.8 Noise</b>		
		47.37	25.8.3.7d)	Support in part	Amend the table heading to read: " <i>Limit L<sub>Aeq</sub> [15 min]</i> "
		47.38	25.8.3.7d)	Support in part	Amend by removing standard that relates to noise levels between units as standards under 25.8.3.10 are sufficient.
		47.39	25.8.3.9 a) viii Noise Performance Standards for Activities in the Major Facilities Zone	Oppose in part	Amend to provide consistency and clarity.
			<b>Chapter 25.10 Signage</b>		
		47.40	25.10.5.4 f) iii	Support in part	Provide for signage not facing the residential zone and provide signage on buildings where they are directed primarily at patrons.
		47.41	25.10.5.4 f) ii	Oppose in part	Delete Rule 25.10.5.4 f) ii due to duplication of Rule 25.10.4
			<b>Geotechnical</b>		
		47.42	General	Oppose in Part	Ensure the zoning, its associated rules and other plan requirements will not allow any activities on any areas of the land between the main linear lake and the Waikato River where the formation of this lake would elevate above acceptable levels the risks to people undertaking those activities on that land.

**Summary of Submissions**  
15 December 2017

		47.43	General	Oppose in Part	Requests information on the potential for cyclic softening of soils, the assessed slope stability under SLS (Serviceability Limit State) and ULS (Ultimate Limit State) conditions accounting for cyclic softening; and the implications of this information for the need to include any additional provisions in the District Plan to manage these natural hazards.
		47.44	Planning Maps 1B and 2B	Oppose in Part	Requests information regarding the implications of the Waikato River and Gully Hazard Area and the Waikato River Bank Stability Area.
			<b>Management of Freshwater Quality</b>		
		47.45	3.8.2.1	Oppose in part	Amend to add "The cable ski lake and adjoining aqua park will be privately owned"
		47.46	3.8.2.7	Oppose in part	Amend to state that the linear lake is privately owned but accessible to the public and at a swimmable standard.
		47.47	4.5.6: Land Development Plan Rules in Te Awa Lakes Medium Density Residential Zone	Support in part	Include reference to the main linear lake in 4.5.6a)iv
		47.48	Appendix 1.1.2 Definitions Used in the District Plan	Oppose in part	Add a definition for 'swimmable standard'.
		47.49	4.5.6: Land Development Plan Rules in Te Awa Lakes Medium Density Residential Zone	Oppose in part	Add a rule requiring maintenance of lake water quality at a swimmable standard
		47.50	4.11 a) xviii - Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria	Oppose in part	Reserve discretion over the management plan for the main linear lake.
		47.51	Appendix 1.3.3 Restricted Discretionary, Discretionary and Non-Complying Assessment Criteria	Oppose in part	Include assessment criteria in N12 for ensuring lake at swimmable standard.
		47.52	Appendix 1.2.2.28 n) Land Development Consent – Te Awa Lakes Medium Density Residential Zone	Oppose in part	Amend 1.2.2.28 to provide consistency and require details of those responsible for monitoring.

**Summary of Submissions**  
15 December 2017

		47.53	Appendix 2: Figure 2-20: Land Development Plan Areas	Oppose in part	Amend Figure 2-20 to include the main linear lake and the Northern Wetland within a single LDP Area separate from other LDP Areas; and include the Southern Wetland entirely within LDP Area A.
		47.54	17.6.8 Te Awa Lakes Adventure Park	Oppose in part	Add "17.6.8.2 The water quality in the cable ski lake and aqua park lakes shall be maintained to a swimmable standard."
		47.55	Appendix 1.2.2.16: Concept Development Consents for Major Facilities and Provision of Concept Plans	Oppose in part	Requests a management plan to be provided as part of the information requirements to ensure cable ski lake and aqua park are swimmable.
		47.56	Appendix 1.3.3: K Major Facility Concept Development Consent Consistency	Oppose in part	Add a matter of discretion and assessment criteria K16 to maintain the water quality in the cable ski lake and aqua park at a swimmable standard.
			<b>Management of Stormwater</b>		
		47.57	Appendix 1.2.2.28: Land Development Consent – Te Awa Lakes Medium Density Residential Zone	Oppose in part	Amend 1.2.2.28h to require sub-catchment ICMP or an approved ICMP.
			<b>Water Supply</b>		
		47.58	3.8.4 Proposed Infrastructure	Oppose in part	Amend 3.8.4 to recognise the limited capacity in the current water supply.
			<b>Wastewater</b>		
		47.59	3.8.4 Proposed Infrastructure	Oppose in part	Amend 3.8.4 to identify rising wastewater mains to connect directly to far western interceptor.
			<b>Transportation Issues</b>		
		47.60	3.8.3 Proposed Movement Network	Oppose in part	Amend 3.8.3 to recognise need for urban standard shared use path, appropriate facilities for passenger transport and upgrading of Kapuni/ Te Rapa Road and Ruffell Road/Te Rapa Road intersections
		47.61	3.8.3 Proposed Movement Network	Oppose in part	Resolve traffic safety concerns at Hutchinson Road/ Te Rapa Road roundabout
		47.62	3.8.3 Proposed Movement Network	Oppose in part	Amend 3.8.3 to delete the trigger for road upgrades and replace with improvements when required.
		47.63	3.9 Rules	Oppose in part	Amend to provide consistency with numbering and require the addition of staging rules for the development of the structure plan and transportation infrastructure improvements
		47.64	Planning Map 1B – Designation E81A	Oppose in part	Requests written evidence that the NZTA proposes to uplift that part of its designation (E81a) that the TAL Structure Plan overlies.
		47.65	General	Neutral	Update of traffic modelling to ensure most up to date information is used.



**Summary of Submissions**  
15 December 2017

		47.66	Policy 3.8.1.2b	Support policy set with amendments	Amend Policy 3.8.1.2b to include multiple functions of the open space network and provide access to the River
		47.67	3.8.2 Structure Plan Components	Oppose in part	Include Open Space Network in 3.8.2.8 and identify a description of the main components of open space and their functions to enable assessment of Land Development Plans
		47.68	3.9 Rules	Oppose in part	Include Open Space Network rules to ensure open space functions as intended.
		47.69	Appendix 1.2.2.28 – Land Development Consent – Te Awa Lakes Medium Density Residential Zone	Oppose in part	Amend 1.2.2.28f to ensure the main linear lake and various components of the open space network are provided.
		47.70	4.5.6 Land Development Plan Rules in Te Awa Lakes Medium Density Residential Zone	Oppose in part	Amend title of 4.5.6 to include open space network.
		47.71	Appendix 2, Figure 2-19: Framework Plan	Support in part	Retain the indicative open space network, except as modified by other submission points below.
		47.72	Appendix 2, Figure 2-19: Framework Plan	Oppose in part	Identify on Figure 2-19 indicative stormwater management areas as shown in CKL drawing U3454-480-00
		47.73	Appendix 2, Figure 2-19: Framework Plan	Oppose in part	Remove from Figure 2-19 the dashed line indicating a 500m radial catchment.
		47.74	Appendix 2, Figure 2-19: Framework Plan	Oppose in part	Remove from Figure 2-19 the narrow strip of “indicative open space network” along the eastern side of the main linear lake connecting between the “indicative collector road” in the north and the “Indicative primary collector road to the south”.
		47.75	3.8 Te Awa Lakes	Oppose in part	Add to 3.8.2.8 Open Space Network a description of the Indicative River Access Locations, including their purpose and function.
		47.76	Appendices 1.2.2.25 and 1.2.2.28	Oppose in part	Integrate the requirements of s.1.2.2.25 and s.1.2.2.28 (Volume 2, Appendix 1) to improve the Plan’s readability and efficiency.
48	Hamilton and Waikato Tourism	48.00	General	Support	Provide a gateway to the city, activation of the Waikato River and visitor expenditure with the establishment of a tourism and recreational destination.
49	Peter O'Reagan	49.00	General	Support	Provide tourism in Hamilton and the region, additional houses, jobs and an attractive gateway to the city.
50	Carolyn Hopa	50.00	General	Support	Provide economic benefits, employment and housing and support based on the recommendations in the Cultural Impact Assessment.
51	Contact Energy	50.00	General	Oppose	Decline the plan change.
		50.01	Strategic	Oppose	Decline the plan change as it undermines WRPS and the strategic industrial node. The land is strategically set aside for locating new and existing industrial activities and it is cut off from other residential areas.
		50.02	Strategic	Oppose	Decline the plan change as it will undermine long standing planning strategies and allow strategic industrial land to be used in an ad hoc, unplanned way.
		50.03	General	Oppose	Decline the plan change as it will have adverse economic effects for Te Rapa North and the region.
		50.04	Strategic	Oppose	Decline the plan change as the introduction of an incompatible use may impact on long standing activities and flexibility to operate.

## Summary of Submissions

15 December 2017

		50.05	General	Oppose	Requests that the applicant prove that the amenity experienced in the new zone will be comfortable and appropriate to avoid, remedy or mitigate actual and potential effects or the existing zoning should be retained.
		50.06	Chapter 3, Structure Plans and Chapter 25.8, Noise	Oppose	Requests provisions to address reverse sensitivity effects including policy to signal amenity expectations from living adjacent to existing and new industrial activities, inclusion of effective buffers, setbacks, screening and bunding requirements in structure plan and requests realistic noise levels at boundaries, no complaints covenants and residential design to manage noise.
		50.07	General	Neutral	Seeks safe and efficient traffic movements.
52	Ports of Auckland	52.00	General	Oppose	Decline the plan change.
		52.01	Strategic	Oppose	Decline plan change as it does not give effect to the Waikato Regional Policy Statement and specifically the policies contained in Section 6, the development principles in Section 6A and Future Proof land allocation and staging in section 6D of the WRPS.
		52.02	Strategic	Oppose	Decline the plan change as there is sufficient capacity for infill/intensification in Rototuna, Peacocke, Rotokauri and Ruakura where development is prioritised under Hamilton Urban Growth Strategy (HUGS).
		52.03	Strategic	Oppose	Decline plan change due to the lack of connectivity between plan change area and existing residential development and infrastructure and inconsistency with HUGS.
		52.04	Strategic	Oppose	Decline the plan change as it is not identified within the strategic industrial planning documents as forming part of the existing or future residential land resource.
		52.05	Strategic	Oppose	Decline the plan change due to the loss of industrial land in strategic industrial node and proper consideration not being given to the long-term land use requirements for industrial development in the region; and the locational attributes of the Te Rapa North Area including proximity to the State Highway and rail networks as well as benefits that will occur from agglomeration of industrial activity with the Horotiu Industrial Park.
		52.06	General	Oppose	Decline plan change due to its proximity to regionally significant industrial development which will cause reverse sensitivity effects.
		52.07	Chapter 25.8, Noise	Oppose in part	Seeks minimum acoustic insulation and ventilation standards for sensitive activities.
		52.08	General	Oppose in part	Require improvements to the transport network be incorporated as prerequisites for the development of land.
53	Te Papaorotu Marae	53.00	General	Support	Seeks employment and well-being opportunities
54	BTW Company	54.00	General	Support	Provide a diverse mixture of land uses; a gateway city can be proud of; provision of housing; tourism growth next to river and cycleway; protection, enhancement and access of Waikato river; and economic boost.
55	Sport Waikato Education Trust	55.00	General	Support	Provide additional housing next to river and Te Awa River Ride and a gateway with efficient and unique use of land.
56	Arthur Mellsop	56.00	General	Support	Provide more houses, a vibrant city, employment and leisure activity next to river.
57	Kenneth Williamson	57.01	General	Support	Provide a unique environment, a gateway to Hamilton and destination for tourists and locals with an activity more appropriate by river.
		57.02	General	Support in Part	Require planting on river bank.
58	Anne Edgecombe	58.00	General	Neutral	
59	Marina McMahon-Ieremia	59.00	General	Support	Provide additional housing and a gateway with an efficient and distinctive use of land.
60	Ariona Ieremia	60.00	General	Support	Provide a gateway with an efficient and unique use of land and residential use by river.
61	Christine Corfe-Tan	61.00	General	Support in Part	Provide a noise barrier and visual screen, controls on noise levels, social problems, fumes and wildlife habitat.
62	Hobbiton Movie Set (LATE SUBMISSION)	62.00	General	Support	Seeks tourism for region.