
Summary of Decisions Requested

Submitter Order

Sub Ref Decision requested

Ade, Mr R G

- 1.1 The design guidelines be redrafted in a way that provides access to open spaces and waterways and also provides a more appropriate roading balance that allows a developer to achieve economic subdivisions through public open space having less road frontage.
- 1.2 Amend maps to include all of the Country Living Zone within the Structure Plan Area.
- 1.3 Amend the minimum lots size of the Country Living Zone within the Structure Plan Area from 5000sqm to 3500sqm.

Anderson, Mrs Lysle

- 2.1 Delete the proposed Light Industrial Zone on the submitter's property in Scott Road OR Amend the Industrial Zone provisions for the site to allow for residential development on part or all of the property for a fixed term of approximately 20 years, after which, or sooner by arrangement, the property can be reinstated as light industrial.

Andrews, Mr Allan

- 3.1 Delete the Te Kauwhata West Living Zone from the area west of Travers Road, and retain the existing Country Living Zone, AND Leave the minimum and average section sizes as they are.

Auckland Waikato Fish and Game Council

- 66.1 Do not proceed with the Te Kauwhata Structure Plan until such time as the following have been addressed:
 - the Structure Plan is consistent with Section 6 of the RMA;
 - sewage disposal into Lake Waikare;
 - urbanisation around the Whangamarino Wetland and Lake Waikare;
 - heavy traffic alternative route reviewed.

Basham, Mr R L

- 4.1 Delete the Te Kauwhata West Living Zone and retain the existing Country Living Zone.

Berridge, Mr Allan

- 5.1 Delete the Industrial Zone from Waerenga Road / Roto Street area and retain the existing Living Zone, OR Provide a combination of residential and recreation zones.
- 5.2 Amend zoning of land between Wayside Road and State Highway 1 from Rural to Industrial.

Berridge, Mrs Margaret

- 6.1 Delete the Industrial Zone from Waerenga Road / Roto Street area and retain the existing Living Zone, OR Provide a combination of residential and recreation zones.
- 6.2 Amend zoning of land between Wayside Road and State Highway 1 from Rural to Industrial.

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Brewer, D J & L J

- 7.1 Delete the Te Kauwhata West Living Zone from the Travers Road area and retain the existing Country Living Zone.

Byer, Mr John & Mrs Glennis

- 30.1 Delete the Te Kauwhata West Living Zone from the area shown on Map 25Az and retain the existing Country Living Zone with a minimum of 5,000sqm.
- 30.2 Review collector roads that connect with Te Kauwhata Road in relation to topography and vehicle pedestrian safety (as per attached map).

Canna Ltd

- 31.1 Delete the Te Kauwhata West Living Zone from Map 25Az and retain the existing Country Living Zone.

Carey, Mr Darrell

- 8.1 Amend the Structure Plan to incorporate Pokeno (as a satellite town for nearby employment areas), Hampton Downs (as an industrial area) and Te Kauwhata (as a rural / lifestyle community) as one integrated area of growth.

Castles, Phillip and Brya

- 9.1 Delete the Te Kauwhata West Living Zone from the Travers Road, Moorfield Road area and retain the existing Country Living Zone.

Cheshunt Farm Ltd

- 32.1 Amend Map 26z to align the boundary between the Ecological Living Zone and Rural Zone on the submitters property at Swan Road with the southern boundaries of Lots 30 and 36 of an approved subdivision plan.
- 32.10 Amend Rule 21A.13.1 to read:
"Construction ... (a) On allotments less than 600sqm it is set back at least (i) 3m from a rear boundary ... Or (b) on allotments greater than 600sqm it is set back at least: (i) 3m from a rear boundary ... , or (c) it is set back less than the setback from a boundary required by (a) and (b) above, and (i) it is a non-habitable building, and (ii) the total length of all buildings within the setback of the boundary required by (a) and (b) above does not exceed ... "
- 32.11 Amend Rule 21A.20.1 to read:
"Subdivision is a controlled activity if: (a) no more than 20% of allotments created by the subdivision are rear allotments.. ... "
- 32.12 Add to Appendix P: Meaning of words P64aa Rear allotment: Means any allotment (other than an access lot, reserve or public road) which has less than 15.0 metres frontage to a legal road."
- 32.13 Amend Rule 21A.21.1 to read:
"Subdivision ... (c) (i) earthworks do not exceed 200m3 ... or, (ii) the height of any cut or fill batter does not exceed 2m, and (iii) retaining walls ... ,and (iv) retaining walls that are not part of a building foundation; do not exceed 1m in height within 3m of a proposed road boundary, and do not exceed 2m in height elsewhere on a proposed allotment." AND
Delete "are at least 1.5m from a proposed boundary."
- 32.14 Amend rule 21A.22.1 to read:
"Subdivision ... (b) earthworks and filling are not undertaken on the route of any permanent water flow path ... , (h) retaining walls that are not part of a building foundation (i) do not exceed 1m in height within 3m of a proposed road boundary, and (ii) do not exceed 2m in height elsewhere on a proposed allotment." AND
Delete "are at least 1.5m from a proposed boundary."
- 32.15 Amend Rule 21A.23.1 to read:
"Subdivision is ... (b) stormwater is managed using low impact design features prior to connecting to the Council network and is in accordance with the requirements of Appendix B:

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- Engineering Standards".
- 32.16 Delete from Appendix A: Traffic Rule A21 Control reserved over: "compliance with Appendix Oe (Urban Design Guide)", AND Delete from Appendix A Traffic Rule A21 the reference that reads: "Despite (b) every allotment in the Living Zone in the Te Kauwhata Structure Plan area shall have a separate access."
- 32.17 Amend Appendix A: Traffic Rule A23.1 to read: "(e) so that in the Te Kauwhata Structure Plan area no cul-de-sac exceeds 150m in length, and (f) so that in the Te Kauwhata Structure Plan area, public transport is provided for except where the road is a cul-de-sac less than 150m long."
- 32.18 Amend Appendix A: Traffic Table 4 Access and Road Performance standards for Living, Business, Industrial Zones in the Te Kauwhata Structure Plan Area, to include the provisions for Private access, Rights of Way and Access Allotments as currently specified in Living Zone requirements under Proposed District Plan, Table 4.
- 32.19 Amend Appendix A: Traffic Figure 4B3 to provide an alternative berm of a 4% crossfall from the property boundary to the edge of the car parking area, in locations where soil types and topography will impede functionality of the swale.
- 32.2 Delete from Map 26p Local Road B on the submitters property, AND Amend Map 26p as per map attached to submission, AND Confirm on Map 26p that Local Road A is to be located north of a row of sections fronting the golf course, AND Review Map 26p for Local Road A and B intersection onto Swan Road, and confirm they may need intersect Swan Road at a common location which is the intersection for the approved subdivision.
- 32.20 Amend Appendix A: Traffic Figure 4B4 to provide an alternative berm of a 4% crossfall from the property boundary to the edge of the car parking area, in locations where soil types and topography will impede functionality of the swale.
- 32.21 Delete from Appendix A: Traffic Figure 11 the vehicle crossing across the car parking area, AND Delete the raised vertical kerb at the road edge.
- 32.22 Delete from Appendix A: Traffic Figure 12 the vehicle crossing across the car parking area, AND Delete the raised vertical kerb at the road edge.
- 32.3 Delete from rules 21A.17, 21A.18, 21A.19, 21A.20, 21A.21, 21A.22 (and any other rule which may be subject to similar notation) the following matter over which control is reserved: "compliance with Appendix Oe (Urban Design Guide) including shape, location, orientation and topography".
- 32.4 Reference to Appendix Oe: Urban Design Guide be incorporated as assessment criteria to be considered by Council when assessing applications for restricted discretionary or discretionary activities.
- 32.5 Amend Appendix Oe: Urban Design Guide section Oe1 to provide that where a guideline of the Urban Design Guide conflicts with the provision of any other rule contained within the Waikato District Plan, that the provision of the rule shall at all times prevail.
- 32.6 Add to Appendix P: Meaning of Words P42b: Impervious surface: "Means any hard stand ground surface (excluding those surfaces within the meaning of building coverage) which does not allow the percolation of water through it. Maximum impervious surface coverage is in addition to building coverage."
- 32.7 Amend Rule 21A.9.1 to read: "Construction or alteration (b) stormwater is managed using low impact design features prior to connecting to the Council network and is in accordance with the requirements of Appendix B: Engineering Standards", AND Amend rule 21A.9.2 to delete non-complying activity and replace with discretionary activity, rule to read:

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"Any activity.. . . permitted activity is a discretionary activity."

- 32.8 Amend rule 21A.10.1 to read:
"Construction (a) the total building coverage (excluding any required car parks which are not contained within a building) does not exceed 35%", AND
Amend rule 21A.10.2 to delete non-complying activity and replace with discretionary activity, rule to read: "Any activity.. . . permitted activity is a discretionary activity."
- 32.9 Delete rule 21A.12.

Clyde Juices Ltd

- 10.1 Delete Industrial Zone from Lot 1 DPS 75006 BLK XV Maramarua SD (south of Te Kauwhata Road) and retain as Living Zone.

Cunningham, Mr John & Ms Jan Sedgwick

- 11.1 Delete the Te Kauwhata West Living Zone and retain the Country Living Zone on land east of Moorfield Road, west of the drain and north of Travers Road.
- 11.2 Delete the Te Kauwhata West Living Zone from the area bounded by Travers Road, Wayside Road and Te Kauwhata Road and retain the existing Country Living Zone.

Dairy Farm Investments Limited

- 33.1 Delete the Light Industrial Zone to the south, AND
Review the relocation of the Light Industrial Zone to west of State Highway 1 associated with forthcoming interchange, AND
Review the potential for a sustainable mixed use business park type of development to the west of SH1 with integrated recreational and working environments.
- 33.2 Review the SH1 roading infrastructure realignment.
- 33.3 Review the cycleway and footpath linkages across SH1 to connect Te Kauwhata to the Waikato River.
- 33.4 Review the road network with consideration of linkages to land west of SH1 connecting to Plantation Road.

Davies, Ms Alison

- 12.1 Delete the Environmental Protection Policy Area from 115B Travers Road.
- 12.2 Delete the Te Kauwhata West Living Zone from the Travers Road area and retain the existing Country Living Zone.

Department of Conservation

- 34.1 Retain Structure Plan.
- 34.10 Retain Objective 15A.2.18 and associated policies.
- 34.11 Retain Objective 15A.2.22 and associated policies, AND
Add a new policy to read:
"Riparian buffer plantings and adjacent residential vegetation should be compatible with vegetation associated with the Whangamarino Wetland."
- 34.12 Retain Objective 15A.2.26 and associated policy, AND
Amend the word "eco-corridor" to read "riparian buffer".
- 34.13 Amend Reasons 15A.3.6 by replacing the word 'eco-corridor' with 'riparian buffer'.

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- 34.14 Amend Reasons 15A.3.7 by replacing the word 'eco-corridor' with 'riparian buffer', AND Add to the end of the 4th paragraph the following:
"Plantings should be established with a transition from grass filter strips to native restorative plantings (as identified in Table 10 of the Boffa Miskell report). This transition from grass to plants is required to reduce the ability of weeds to spread from residential gardens to the wetland via the riparian plantings. The buffer widths should be exclusive of roading infrastructure."
- 34.15 Retain rule 21A.5(d) with the addition of an advisory note included that written approval of the Department of Conservation must be obtained for encroachments of a building platform in the Environmental Protection Policy Area in order to obtain a resource consent.
- 34.16 Add a new rule on landscaping under Land Use - Effects to ensure any landscaping activity is in accordance with Table 10 of the Boffa Miskell report (T08109-004, March 2009) as a controlled activity subject to a planting plan being provided to the council. Any proposed landscaping which does not comply with this rule should be a discretionary activity.
- 34.17 Amend Rule 21A.14 to read:
"(a) is set back at least 6m from an Environmental Protection Policy Area", AND Add an advisory note that written approval of the Department of Conservation must be obtained for encroachments into the Environmental Protection Policy Area setback in order to obtain a resource consent.
- 34.18 Amend rule 21A.16 to include reference to the Appendix of Approved Environmental Protection Policy Area Vegetation List (Table 10 of Boffa Miskell report - T08109-004, March 2009) within the rule and that the planting plan is to be carried out prior to the development of the site, AND Add to matters over which discretion is restricted to: "ecological values of the Whangamarino Wetland".
- 34.19 Retain rule 21A.19.1(b).
- 34.2 Retain the change of land use from farming to Living Zone.
- 34.20 Amend rule 21A.21.2 so that where a building platform does not comply with 21A.21.1(e) the activity status should be discretionary, AND Add an advisory note that written approval of the Department of Conservation must be obtained for encroachments into the Environmental Protection Policy Area setback in order to obtain a resource consent.
- 34.21 Amend rule 21A.22.1(e) that where earthworks do not comply with the standard to be located outside of the Environmental Protection Policy Area, the activity standard should be discretionary, AND Add an advisory note that written approval of the Department of Conservation must be obtained for earthworks to be undertaken in the EPPA setback in order to obtain a resource consent..
- 34.22 Add to Rule 23A.4 a minimum setback of 6m for all buildings for the Open Space/Residential Facility and Medium Density Residential Areas (those being adjacent to the Environmental Protection Policy Area) , AND Add a new point of Discretion to read:
"ecological values of the Whangamarino Wetland".
- 34.23 Retain the location of the Mixed Use Policy Area Concept Plan as proposed.
- 34.24 Retain amendments to Appendix B: Engineering Standards.
- 34.25 Add as an appendix Table 10 of Boffa Miskell report (T08109-004, March 2009) within the District Plan, AND Add new provisions associated with Table 10 that for areas which form part of the riparian buffers within the Environmental Protection Policy Area, plantings should form a spatial transition from grass filter strips to native restorative plantings.
- 34.3 Retain Flood Limit Policy Area and Environmental Protection Policy Area.
- 34.4 Retain the Te Kauwhata Ecological Living Zone.

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- 34.5 Amend Map 26p and Map 25Ap Legend to read:
Environmental Protection Policy Area".
- 34.6 Amend Map 26z and Map 25Az Legend to read:
"Te Kauwhata Ecological Living Zone", AND
Amend Rule 21A.19 to read:
"Te Kauwhata Ecological Living Zone".
- 34.7 Retain protection for Whangamarino Wetland.
- 34.8 Add to Policy 15A.2.2 a new (n) to read:
"(n) a strong association with ecological values of the wetland environments in the vicinity of the township, in particular Whangamarino Wetland and Lake Waikare."
- 34.9 Retain Policy 15A.2.4(f).

Dunlop, Mr Craig & Mrs Janine

- 35.1 Delete the Te Kauwhata West Living Zone from Map 25Az and retain the existing Country Living Zone.
- 35.2 Delete the indicative roads that connect to Te Kauwhata Road.

Dunning, J M

- 36.1 Delete the Light Industrial zone on land along Waerenga Road / Roto Street (Lot 12 DP 349413) and retain the existing Living Zone (New Residential).
- 36.10 Amend Rule 21A.9.1 by deleting "stormwater" from (a) and amending (b) to read:
"(b) stormwater is managed using low impact design features prior to connecting to the Council network and is in accordance with the requirements of Appendix B: Engineering Standards", AND
Amend rule 21A.9.2 to delete non-complying activity and replace with discretionary activity, rule to read: "Any activity that does not comply with a condition for a permitted activity is a discretionary activity."
- 36.11 Amend Rule 21A.10.1 to read:
"Construction (a) the total building coverage (excluding any required car parks which are not contained within a building) does not exceed 35%", AND
Amend rule 21A.10.2 to delete non-complying activity and replace with discretionary activity, rule to read: "Any activity that does not comply with a condition for a permitted activity is a discretionary activity."
- 36.12 Delete Rule 21A.12.
- 36.13 Amend Rule 21A.13.1 to read:
"Construction (a) On allotments less than 600sqm it is set back at least (i) 3m from a rear boundary Or (b) on allotments greater than 600sqm it is set back at least: (i) 3m from a rear boundary, or (c) it is set back less than the setback from a boundary required by (a) and (b) above, and (ii) the total length of all buildings within the setback of the boundary required by (a) and (b) above does not exceed"
- 36.14 Amend Rule 21A.20.1 to read:
"Subdivision is a controlled activity if: (a) no more than 20% of allotments created by the subdivision are rear allotments.. . . " AND
Delete the requirement for all rear lots to have a separate vehicle access to a public road.
- 36.15 Add to Appendix P: Meaning of words
"P64aa Rear allotment: Means any allotment (other than an access lot, reserve or public road) which has less than 10.0 metres frontage to a legal road."
- 36.16 Amend Rule 21A.23.1 by deleting "stormwater" from (a) and amending (b) to read:
"stormwater is managed using low impact design features and is in accordance with the

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- requirements of Appendix B: Engineering Standards".
- 36.17 Amend Rule 21A.21.1 to read:
"Subdivision (c) (i) earthworks do not exceed 200m³or, (ii) the height of any cut or fill batter does not exceed 2m, and (iii) retaining walls,and (iv) retaining walls that are not part of a building foundation; do not exceed 1m in height within 3m of a proposed road boundary, and do not exceed 2m in height elsewhere on a proposed allotment." AND
Delete "are at least 1.5m from a proposed boundary."
- 36.18 Amend Rule 21A.22.1 to read:
"Subdivision (d) earthworks do not alter pre-existing contours by more than 2.0m, (h) retaining walls that are not part of a building foundation (i) do not exceed 1m in height within 3m of a proposed road boundary, and (ii) do not exceed 2m in height elsewhere on a proposed allotment." AND
Delete "are at least 1.5m from a proposed boundary."
- 36.19 Delete from Appendix A: Traffic Rule A21.1 the note which reads:
"Despite (b) every allotment in the Living Zone in the Te Kauwhata Structure Plan area shall have a separate access."
- 36.2 Delete the Light Industrial zone on land along Waerenga Road / Roto Street (Pt Lot 1 DPS 53096 and Lot 13 DP 349413) and retain the existing Living Zone (New Residential).
- 36.20 Delete from Appendix A: Traffic Rule A22.1(a) "vested in Council".
- 36.21 Amend Appendix A: Traffic Rule A23.1 to read:
"(e) so that in the Te Kauwhata Structure Plan area no cul-de-sac exceeds 150m in length".
- 36.22 Delete from Appendix A: Traffic Rule A22.1(b).
- 36.23 Delete from Appendix A: Traffic Rule A23.1(f).
- 36.3 Delete the Light Industrial zone of Lot 12 DP 349413 to retain the existing Living Zone (New Residential), AND
Delete the Light Industrial zone of Pt Lot 1 DPS 53096 and Lot 13 DP 349413 to retain the existing Living Zone (New Residential).
- 36.4 Delete the Light Industrial zone of Lot 12 DP 349413 to retain the existing Living Zone (New Residential), AND
Delete the Light Industrial zone of Pt Lot 1 DPS 53096 and Lot 13 DP 349413 to retain the existing Living Zone (New Residential).
- 36.5 Delete the Light Industrial zone of Lot 12 DP 349413 to retain the existing Living Zone (New Residential), AND
Delete the Light Industrial zone of Pt Lot 1 DPS 53096 and Lot 13 DP 349413 to retain the existing Living Zone (New Residential).
- 36.6 Delete from Rules 21A.17, 21A.18, 21A.19, 21A.20, 21A.21, 21A.22 (and any other rule which may be subject to similar notation) the following matter over which control is reserved :
"compliance with Appendix Oe (Urban Design Guide) including shape, location, orientation and topography".
- 36.7 Reference to Appendix Oe: Urban Design Guide be incorporated as assessment criteria to be considered by Council when assessing applications for restricted discretionary or discretionary activities.
- 36.8 Amend Appendix Oe: Urban Design Guide section Oe1 to provide that where a guideline of the Urban Design Guide conflicts with the provision of any other rule contained within the Waikato District Plan, that the provision of the rule shall at all times prevail.
- 36.9 Add to Appendix P: Meaning of Words P42b Impervious surface:
"Means any hard stand ground surface (excluding those surfaces within the meaning of building coverage) which does not allow the percolation of water through it. Maximum impervious surface

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coverage is in addition to building coverage."

Environment Waikato

- 38.1 Retain Introduction 15A.1.
- 38.10 Retain Methods of Implementation 15A.4.3 .
- 38.11 Retain Reasons 13.8.18.
- 38.12 Amend Reasons 15A.3.9 Flooding and Drainage to ensure: present/potential, future landowners and occupiers understand that the flood hazard assumptions may be subject to change given the potential impacts of climate and land use change, OR Amend other sections of the structure plan, as deemed appropriate ie PIM and LIM records, to reflect this intent.
- 38.13 Demonstrate that the Light Industrial Zone and heavy traffic route are essential to achieving the outcomes sought in the structure plan, including that there will be a less than minor effect on the level of service provided by the LWWCS (Lower Waikato Waipa Control Scheme) AND Amend the structure plan to demonstrate how any further potential loss of flood water storage volume within the Lake Waikare flood plain will be avoided.
- 38.14 Retain Introduction 15A.1.
- 38.15 Retain Policy 15A.2.4.
- 38.16 Retain Policy 15A.2.9.
- 38.17 Retain Objective 15A.2.18.
- 38.18 Retain Objective 15A.2.22.
- 38.19 Retain Objective 15A.2.26.
- 38.2 Retain Issue 15A.2.
- 38.20 Retain Reason 15A.3.7.
- 38.21 Retain Reason 15A.3.8.
- 38.22 Retain policies, rules and assessment criteria for protection of heritage and endorse Treaty of Waitangi and Matters of Significance to Maori.
- 38.23 Retain 13.2.1 amendment to Chapter 9.3.1.
- 38.24 Retain 13.4.1 amendment to Chapter 19.2.
- 38.25 Retain 13.12.3 Appendix P: Meaning of Words P20b, Remediation Policy Area definition.
- 38.26 Retain 13.12.6 Appendix P: Meaning of Words P64c, Remediation Plan definition.
- 38.27 Retain Objective 15A.2.3.
- 38.28 Retain Objective 15A.2.31.
- 38.29 Retain Anticipated Environmental Results 15A.6.1.

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- 38.3 Retain Policy 15A.2.2.
- 38.30 Amend Appendix B: Engineering Standards B8A.2 by adding:
"(c) rail corridor reverse sensitivity effects,"
- 38.31 Retain the structure plan.
- 38.4 Retain Policy 15A.2.8.
- 38.5 Retain Appendix Oe: Urban Design Guide and associated references.
- 38.6 Retain Reasons 15A.3.7.
- 38.7 Retain Reasons 15A.3.6.
- 38.8 Retain Methods of Implementation 15A.4.1.
- 38.9 Retain Methods of Implementation 15A.4.2.

EnviroWaste Services Limited

- 37.1 Amend Variation 13 to include much clearer objectives, policies, methods and rules to protect existing and established industry in this part of the district from encroaching residential and other sensitive uses and to clearly define the urban boundaries.
- 37.2 Amend Variation 13 to include much clearer objectives, policies, methods and rules to protect existing and established industry in this part of the district from encroaching residential and other sensitive uses and to clearly define the urban boundaries.

Greene, Mrs Robyn and Mr Frank

- 13.1 Amend Rule 21A.22.1(b) to read:
"where there is permanent water flow"
- 13.2 Delete from Map 26p, the road adjacent to the wetland edge and allow the developer to determine road alignment.
- 13.3 Amend on Map 26p the Ecological Living Zone boundary on the submitters property by moving it further north to follow survey lines.
- 13.4 Delete the restriction on the number of culs-de-sac in a subdivision.
- 13.5 Delete rule 21A.20.1(a) limitation on the number of rear allotments.
- 13.6 Delete the indicative road network shown on submitters' property on Map 26p..
- 13.7 Amend rule 21A.22.1(d) to allow for 2.5m excavation.

Hamilton City Council

- 14.1 Clarify the amount of additional business zoned land that is being proposed.

Hammond McIntyre Limited

- 39.1 Retain Mixed Use Policy Area on the submitter's property and maintain maximum flexibility with respect to uses and development controls.

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Hartley, Mr Ian

- 40.1 Remove and revise the indicative roads between Travers/Te Kauwhata and Wayside Roads as shown on map 25Ap.
- 40.2 Delete the Te Kauwhata West Living Zone from Map25Az and retain the existing Country Living Zone where that is the zoning in the existing proposed district plan, and change the zoning of the area on the eastern side of Travers Road at its southern end (Martyn Street Development Ltd) to Country Living Zone.

Headley, Mr Bryce & Mrs Shelley

- 41.1 Delete the Te Kauwhata West Living Zone from Map 25Az north of Te kauwhata Road and retain the existing Country Living Zone.

Hitchcock, Ben and Brenda

- 15.1 Retain the structure plan with amendments and implement a phased development plan so that rezoning happens in stages.
- 15.2 Amend minimum lot size to 1000sqm, with a 1200sqm average in each Living Zone, and consider having only one Living Zone.
- 15.3 Amend the zoning of land around 91 Travers Road to reflect:
that the wetland areas of the block be defined and included in the recreational zone,
that the residential area be limited to 1000sqm lots immediately to the north of the proposed road bordering the recreational zone,
that the remainder of this block be developed as 2500sqm to 5000sqm lifestyle blocks.
- 15.4 Amend the zoning of land to the north of Moorfields pond to reflect:
that the residential area be limited to the triangle of proposed roads bordering the recreational zone,
that the residential lot size be at least 1000sqm,
that ridges or existing tree lines be used to create a border between residential and lifestyle areas.

Irvine and 63 Others, Mrs Simone

- 42.1 Delete the Te Kauwhata West Living Zone from Map 25Az and retain the existing Country Living Zone.

Irvine, Mr Steve & Mrs Rhonda

- 44.1 Delete from Map25Az the Te Kauwhata West Living Zone and retain the existing Country Living Zone where that is the zoning in the existing proposed district plan.
- 44.2 Amend Map 25Az so that the zoning of land on Travers Road that was the subject of the Martyn Street Development subdivision proposal (Lot 2 DP 73096 Lot 1 DPS 75899 BLK XV MARAMARUA SD) is changed from New Residential Living Zone to County Living Zone.

Irvine, Mrs Simone

- 43.1 Delete the Te Kauwhata West Living Zone from Te Kauwhata / Travers / Wayside Roads and retain the existing Country Living Zone.

Jackson, Mr John

- 45.1 Reconsider the minimum allotment size in the Travers/Te Kauwhata Road area for a minimum allotment size of 3000sqm for Country Living Zone and 700sqm for residential.

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Jetco Waikato Limited

- 46.1 Amend Appendix A: Traffic Typical Cross Sections of 4B2 and 4B3 to provide for traditional kerb and channel stormwater management, AND
Amend Appendix Oe: Urban Design Guide Oe3.5.2.2 to make the streets wider and remove the swales, AND
Review where design as shown in Appendix Oe: Urban Design Guide Oe3.5.3 so that it is implemented only where land contours makes this workable.
- 46.2 Amend map 25Ap and App Oe: Urban Design Guide Oe7.5 so that the proposed hilltop reserve is reduced from 2 hectares to a maximum area of 5000sqm to provide assurance that this reserve can be maintained to a high standard.
- 46.3 Retain change of zone to Living Zone as shown on the structure plan, AND
Retain Appendix Oe: Urban Design Guide section Oe.4.1.

Johns, Mrs Lois

- 47.1 Delete the Te Kauwhata West Living Zone from Map 25Az and retain the existing Country Living Zone.
- 47.2 Retain the rural community town and build on the vacant Main Street sections before moving the business area.

Jones, Mr Brian

- 16.1 Delete from Map 25Az the Te Kauwhata West Living Zone from the area bounded by Travers Road, Wayside Road and Te Kauwhata Road and retain the existing Country Living Zone.
- 16.2 Delete from Map 25Az the Te Kauwhata West Living Zone from the area bounded by Travers Road, Wayside Road and Te Kauwhata Road and retain the existing Country Living Zone.
- 16.3 Delete from Map 25Az the Te Kauwhata West Living Zone from the area bounded by Travers Road, Wayside Road and Te Kauwhata Road and retain the existing Country Living Zone AND
Delete the indicative road and walkway adjoining the submitter's property AND
Provide a "green belt" around the township.
- 16.4 Delete from Map 25Az the Te Kauwhata West Living Zone from the area bounded by Travers Road, Wayside Road and Te Kauwhata Road and retain the existing Country Living Zone.
- 16.5 Delete from Map 25Az the Te Kauwhata West Living Zone from the area bounded by Travers Road, Wayside Road and Te Kauwhata Road and retain the existing Country Living Zone.
- 16.6 Require all new housing in the Travers Road area to be more than \$350,000 + GST (excluding land and paths) to avoid low cost housing, and prevent relocated houses being brought into the area.
- 16.7 Retain Reasons 15A.3.2 in regards to the last paragraph, so that retail development occurs in the existing village shopping area and not along Wayside Road.
- 16.8 Delete from Map 25Ap the indicative road and walkway adjoining the submitter's property.
- 16.9 Amend the structure plan to provide a "green belt" around the township.

Julian, Mr Brian & Ms Heather McRobbie

- 48.1 Delete the Te Kauwhata West Living Zone from Map25Az and retain the existing Country Living Zone where that is the zoning in the existing proposed district plan, and change the zoning of the area on the eastern side of Travers Road at its southern end (Martyr Street Development Ltd) to Country Living Zone.

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Kerr, Mr Andrew & Mrs Leanne

- 49.1 Delete from Map 25Az the Te Kauwhata West Living Zone in the Travers Road area and retain the existing Country Living Zone.
- 49.10 Delete the Te Kauwhata West Living Zone from the Travers Road area and retain the existing Country Living Zone and retain the minimum lot size of 5000sqm.
- 49.11 Amend the structure plan so that if the proposed Environmental Protection Policy Area comes into effect and consent is needed to build on existing properties that fall within it, the consent will be at no cost to existing or new land owners who will be affected.
- 49.12 Review the Environmental Protection Policy Area with existing landowners, AND Implement a full stormwater management system for the Travers Road area.
- 49.2 Defer any rezoning until at least one of the existing residential areas has been both completed and occupied.
- 49.3 Delete the Te Kauwhata West Living Zone from Map 25Az and retain the existing Country Living Zone AND amend the drainage plans for the Travers Road area to ease existing stormwater management problems.
- 49.4 Review stormwater requirements with regard to treating stormwater at source, and include full drainage plans within the variation for consultation.
- 49.5 Include full drainage plans within the variation for consultation and deal with litter and other waste products flowing into the wetland.
- 49.6 Delete the Te Kauwhata West Living Zone from Map 25Az and retain the existing Country Living Zone with a minimum lot size of 5000sqm, AND Implement a full drainage plan for the Travers Road area.
- 49.7 Delete from Map 25Az the Te Kauwhata West Living Zone from the Travers Road area and retain the existing Country Living Zone, thus removing the need to increase the roading network.
- 49.8 Implement a safe walking path and reduce the speed limit to 50 kph on Travers Road.
- 49.9 Delete the Te Kauwhata West Living Zone from Map 25Az and retain the existing Country Living Zone to avoid adverse effects on properties downstream.

Magee, Mr Nolan & Mrs Ruth

- 50.1 Delete from Map 25Az the Te Kauwhata West Living Zone from the area bounded by Travers Road, Wayside Road and Te Kauwhata Road and retain the existing Country Living Zone.

McFarlane, Mr James & Mrs Debra

- 17.1 Delete from Map 25Az the Te Kauwhata West Living Zone from all properties that are being rezoned from Country Living, and retain the existing Country Living Zone on those properties.

Mitchell, Mr K F

- 18.1 Delete from Map 25Az the Te Kauwhata West Living Zone from all properties that are being rezoned from Country Living, and retain the existing Country Living Zone on those properties.

Mitchell, Mrs N

- 19.1 Delete from Map 25Az the Te Kauwhata West Living Zone from all properties that are being rezoned from Country Living, and retain the existing Country Living Zone on those properties.

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Moorfield, Mr W R & Mrs S R

- 51.1 Delete from Map 25Ap the Local Road B shown as bordering 36 Moorfield Road and realign to between 30 and 36 Moorfield Road.
- 51.2 Provide for a pedestrian bridge over the railway line at the high point of the cutting from the west of the township to the Mixed Use Policy Area.
- 51.3 Amend map 25Ap to show road connection from proposed road in Eccles Ave to Lot 1 DPS 86897 and Lot 1 DPS 376718.
- 51.4 Amend on Map 25Az the zoning of 30 Moorfield Road from Country Living Zone to Te Kauwhata West Living Zone.
- 51.5 Enable the submitter to retain current access across the proposed Recreation Zone so that there is a connection between areas in the Living Zone on their property.
- 51.6 Retain the structure plan and zones as notified.

New Zealand Fire Service

- 20.1 Retain the structure plan in that it reflects New Zealand Fire Safety requirements.

NZ Transport Agency

- 67.1 Retain Objective 15A.2.3.
- 67.10 Amend policies associated with objective 15A.2.15 to include specific wording detailing alternative sources of funding such as financial contributions or cost share arrangements, as financial assistance via the National Land Transport Programme is unlikely.
- 67.11 Retain Objective 15A.2.31.
- 67.12 Amend Reasons 15A.3.4 to outline how the Council plans to deal with people having to commute for employment and how it will provide alternative routes between employment and residential areas that do not rely on State Highway 1.
- 67.13 Amend Reasons 15A.3.5 to include the principles of the NZ Transport Agency - Policy, Planning and Funding Manual, section F.10.8 (cost sharing policy.)
- 67.14 Delete from Reasons 15A.3.10 any reference to potential upgrades of SH1/Te Kauwhata Road intersection.
- 67.15 Retain Appendix Oe: Urban Design Guide.
- 67.2 Retain Policy 15A.2.4.
- 67.3 Retain Policy 15A.2.5.
- 67.4 Retain Policy 15A.2.6.
- 67.5 Retain Objective 15A.2.10.
- 67.6 Retain Policy 15A.2.11.
- 67.7 Retain Policy 15A.2.12.
- 67.8 Retain Policy 15A.2.13.

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67.9 Retain Policy 15A.2.14.

Orr, Mr C J

65.1 Delete from Map 25Az the Te Kauwhata West Living Zone from 128 Travers Road and retain the existing Country Living Zone.

Owen, Mr David & Mrs Tessa

21.1 Delete from Map 25Az the Te Kauwhata West Living Zone from all properties that are being rezoned from Country Living, and retain the existing Country Living Zone on those properties.

21.2 Delete the indicative road linking Travers Road to Eccles Avenue.

Peach, Mr Kevin & Mrs Wendy

52.1 Delete from Map 25Az the Te Kauwhata West Living Zone from the area bounded by Travers Road, Wayside Road and Te Kauwhata Road and retain the existing Country Living Zone.

Periam, Mr R S

23.1 Delete from Map 26z the proposed Light Industrial Zone on Waerenga Road and Roto Street, and retain the existing Living Zone, OR
Provide a combination of residential and recreation zones.

23.2 Amend on Map 25Az the zoning of the area between Wayside Road and State Highway 1 from Rural to Light Industrial.

Periam, Mrs J E

22.1 Delete from Map 26z the proposed Light Industrial Zone on Waerenga Road and Roto Street, and retain the existing Living Zone, OR
Provide a combination of residential and recreation zones.

22.2 Amend on Map 25Az the zoning of the area between Wayside Road and State Highway 1 from Rural to Light Industrial.

Post And Office Limited

53.1 Retain the rural community town and develop vacant land on the Main Street before expanding the business area.

Searle, Tim and Noelene

24.1 Delete from Map 25Az the Te Kauwhata West Living Zone from all properties that are being rezoned from Country Living, and retain the existing Country Living Zone on those properties.

Silverstone Developments & Silverstone Wayside Ltd

54.1 Delete 21A.22.1(b).

54.10 Amend structure plan to confirm that allotment size rules are to be satisfied in a subdivision in its entirety and not within individual development stages.

54.2 Amend Rule 21A.22.1(d) to read:
"earthworks do not alter the pre-existing contours by more than 2.5m,"

54.3 Amend Rule 21A.19.1(b)(ii) to read:
"the average net site area of all allotments is at least 875sqm, and".

54.4 Amend infrastructure improvements timetable so that wastewater infrastructure is supplied no later than June 2011 to allow developments in the Te Kauwhata West Living to occur.

54.5 Amend on Map 25Ap the roading network in the Te Kauwhata West Living Zone, as per the plan

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attached to the submission.

- 54.6 Amend on Map 26p the roading network in Te Kauwhata Ecological Area, as per the plan attached to the submission.
- 54.7 Amend on Map 25Az the Recreation Zone as shown in the Te Kauwhata West area (the hilltop reserve) in consultation with both affected property owners to reduce it in size.
- 54.8 Amend Appendix Oe: Urban Design Guide to provide a more workable solution to swale drains and work with developers to achieve this (eg through use of traditional kerb and channel management of stormwater).
- 54.9 Retain the structure plan, specifically the new light industrial zoning areas.

Smith, R L I

- 25.1 Delete from Map 25Az the Te Kauwhata West Living Zone from all properties that are being rezoned from Country Living, and retain the existing Country Living Zone on those properties.

Snowling, Mr W T

- 26.1 Delete from Map 25Az the Te Kauwhata West Living Zone from the area west of Te Kauwhata Road and retain the existing Country Living Zone.

Sunde, Ian & Juliet

- 55.1 Amend on Map 25Ap the Environmental Protection Policy Area on the submitters' property to reflect a more realistic area.
- 55.2 Remove from Map 25Ap the collector road showing on the submitter's property.
- 55.3 Delete from Map 25Az the Te Kauwhata West Living Zone from the Travers Road area and retain the existing Country Living Zone.
- 55.4 Amend Rule 21A.22.1 to not allow earthworks to be undertaken during harvesting time from January to April.
- 55.5 Defer rezoning for about 20 years until all existing residential areas have been subdivided.
- 55.6 Remove from Map 25Ap all indicative roads.

Te Kauwhata Water Association

- 57.1 Amend the relevant sections of Chapter 15A to incorporate as part of the permitted activity the interests of the Te Kauwhata Water Assoc by:
defining the Association's role in the delivery of non-potable water to and within the zone, AND defining the allocation of income (from a share of development levies and provision of services paid by developer) to meet the necessary new capital commitments, AND ensure each developed site has the option of taking two different water supplies to meet its needs.
- 57.2 Amend Schedule 24B.4 to incorporate as part of the permitted activity the interests of the Te Kauwhata Water Assoc by:
defining the Association's role in the delivery of non-potable water to and within the zone, AND defining the allocation of income (from a share of development levies and provision of services paid by developer) to meet the necessary new capital commitments, AND ensure each developed site has the option of taking two different water supplies to meet its needs.
- 57.3 Amend Schedule 24B.6 to incorporate as part of the permitted activity the interests of the Te Kauwhata Water Assoc by:
defining the Association's role in the delivery of non-potable water to and within the zone, AND defining the allocation of income (from a share of development levies and provision of services

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- paid by developer) to meet the necessary new capital commitments, AND ensure each developed site has the option of taking two different water supplies to meet its needs.
- 57.4 Amend Reasons 13.8.1 as appropriate to incorporate as part of the permitted activity the interests of the Te Kauwhata Water Assoc by: defining the Association's role in the delivery of non-potable water to and within the zone, AND defining the allocation of income (from a share of development levies and prvision of services paid by developer) to meet the necessary new capital commitments, AND ensure each developed site has the option of taking two different water supplies to meet its needs, AND reconsider the practice of "harvesting" roof water and mixing with the potable supply.
- 57.5 Amend the Structure Plan to determine a framework that could incorporate the functions of the Te Kauwhata Water Association.
- 57.6 Amend Explanation 29.71A to include specific reference to Te Kauwhata Water Association reticulation network and the requirement to have on-site connections on each property.
- 57.7 Consider the introduction in the area of a dual water reticulation scheme.
- 57.8 Amend Explanation 29.109 to include specific reference to Te Kauwhata Water Association reticulation network and the requirement to have on-site connections on each property.

Tesrof Limited

- 58.1 Delete the Te Kauwhata West Living Zone from Map 25Az and replace it with Country Living Zone.
- 58.2 Defer creating new Living Zone areas until all existing areas are developed.
- 58.3 Ensure future Living Zones are created with a view toward maintaining Te Kauwhata's heritage and lifestyles. Firstly complete the required infrastructure. Then allow subdivision to occur slowly and as demand requires. Initially allow a minimum lot size of 2500 sqm, and eventually 1200 sqm. At all times use covenants to ensure quality housing.

The Surveying Company

- 56.1 Delete Objective 15A.2.15.
- 56.10 Amend Map 25Az for Lot 1 DP69220 by changing the zoning to Te Kauwhata West Living Zone consistent with the surrounding land holdings.
- 56.11 Amend Map 25Ap to show the Environmental Protection Policy Area on Lot 2 DP 369733 coinciding with the Te Kauwhata Structure Plan Area Flood Limit.
- 56.2 Delete Policy 15A.2.16.
- 56.3 Delete Policy 15A.2.17.
- 56.4 Delete Rule 21A.10: Building Coverage.
- 56.5 Amend Rule 21A.11.1 to read:
"(a) an outdoor living court is provided that is located between 90 degrees east through north to 90 degrees west of the dwelling measured from the southernmost part of the dwelling."
- 56.6 Amend Rule 21A.13.1 as follows:
"(c) (i) it is a non habitable building or attached garage, and"
- 56.7 Amend Rule 23A.8.1 to read:
"(a) an outdoor living court is provided that is located between 90 degrees east through north to 90 degrees west of the dwelling measured from the southernmost part of the dwelling."

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- 56.8 Amend Explanation 29.76 2nd sentence to read:
"Living courts should be positioned and oriented between 90 degrees east and 90 degrees west and associated with the living area of the dwelling"
- 56.9 Amend Appendix Oe: Urban Design Guide section Oe7.3 to be consistent with every other relevant section of Variation 13.

Thomas, Mr Graham & Mrs Carol

- 59.1 Amend Map 26z by removing the Light Industrial Zone from the submitters' property in Waerenga Road and retaining the zoning as New Residential Living Zone.

Trigger, Mr Mike

- 60.1 Add to Rule 21A.7.1 the following:
"Advisory Note: Vehicle access and manoeuvring areas shall be assessed as impervious, irrespective of surface."
- 60.10 Add to Appendix B: Engineering Standards B5.4 the following:
"In Country Living Zone in the Te Kauwhata Structure Plan Area, privately owned waste water and stormwater systems providing benefit to multiple lots shall have a suitable management structure proposal at the time of consent."
- 60.11 Amend Appendix A: Traffic Fig 4B2 to show a 600mm wide invert in the swale.
- 60.12 Amend Appendix A: Traffic Fig 4B3 to show a 600mm wide invert in the swale.
- 60.13 Amend Appendix A: Traffic Fig 4B4 to show a 600mm wide invert in the swale.
- 60.2 Amend Rule 21A.8.1 to read:
"Any activity is a permitted activity if: (a) fences along a road frontage, public open space and side boundaries within 3m of the road: (i) do not exceed 1m in height"
- 60.3 Amend Rule 21A.12.1 to read:
". . . (a) 6m from the road boundary and set back further than another part of the building if the garage door faces the road and the road frontage of the lot equals or exceeds 15m."
- 60.4 Amend Rule 21A.15.1(b) to read:
"earthworks comply with the earthworks rules in the land use effects section and a method of compliance is provided with the building consent documentation."
- 60.5 Amend Rule 23A.5.1 to read:
"Any activity is a permitted activity if: (a) fences along a road frontage, public open space and side boundaries within 3m of the road: (i) do not exceed"
- 60.6 Add to Appendix B: Engineering Standards B5.7 the following:
"In the Living and Business Zones in the Te Kauwhata Structure Plan Area, rain tanks shall be specifically designed for urban use, shall be located adjacent to the building and not extend more than 1m horizontally from the external wall, shall not be visible from the road, and the controlled outlet and overflow shall be connected to the Council's reticulated system at all times."
- 60.7 Amend Appendix B: Engineering Standards B5.4 (r) to read:
" facilitate groundwater recharge where soil characteristics and groundwater modelling demonstrate the viability of ground infiltration systems."
- 60.8 Add to Appendix B: Engineering Standards B5.4 the following:
"(w) the infrastructure vested in Council is of sufficient capacity to cope with total unmanaged design flows assuming there are no functioning private LIUDD's within the catchment."
- 60.9 Amend Appendix B: Engineering Standards B5.4 to read:
"In addition to the above, except (j), in the Te Kauwhata"

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Tulloch, Ms Kylie

- 27.1 Delete from Map 25Az the Te Kauwhata West Living Zone from the area in the vicinity of Travers Road and retain the existing Country Living Zone.

Turner, Mr Neville & Mrs Claire

- 61.1 Delete the Te Kauwhata West Living Zone from Map 25Az and retain the existing Country Living Zone.

Twiss, Mr Dion

- 62.1 Delete the Te Kauwhata West Living Zone from Map 25Az and retain the existing Country Living Zone.
- 62.2 Amend the minimum lot size of Living Zone to 800sqm.

Vanderstar, Mr John

- 63.1 Delete the Te Kauwhata West Living Zone from Map 25Az and retain the existing Country Living Zone.

Waikato District Council

- 64.1 Amend Policy 11.2.12 to read:
"Activities in Te Kauwhata should contribute to the evolving social and cultural characteristics derived from diverse traditional and emerging industries and servicing of them, the town's setting near Whangamarino Wetland and Lake Waikare, its low and medium density residential character and its proximity to Auckland and to other employment nodes."
- 64.2 Evaluate trees associated with the Te Kauwhata Viticultural Research Station and include in Appendix F: Notable Trees if appropriate.
- 64.3 Evaluate tree identified in the Ecological Report of Boffa Miskell dated 29 May 2009 for the Te Kauwhata Bypass Notice of Requirement and include in Appendix F: Notable Trees if appropriate.
- 64.4 Add to Appendix P: Meaning of Words - P51A a diagram that illustrates by compass points the placement of the living court.
- 64.5 Amend Rule 21A.9.1 to read:
"Construction or alteration of a building is a permitted activity if: (a) for a building containing sanitary facilities, it is connected to reticulated water supply, stormwater and wastewater disposal networks that comply with Appendix B (Engineering Standards), and (b) for a building exceeding 10sqm stormwater is managed using low impact design features that comply with Appendix B (Engineering Standards) prior to connecting the Council network."
- 64.6 Amend Rule 23A.7.1 to read:
"Construction or alteration of a building is a permitted activity if: (a) for a building containing sanitary facilities, it is connected to reticulated water supply, stormwater and wastewater disposal networks that comply with Appendix B (Engineering Standards), and (b) for a building exceeding 10sqm stormwater is managed using low impact design features that comply with Appendix B (Engineering Standards) prior to connecting the Council network."

Welch, Mr Lyn & Mrs Jenny

- 28.1 Delete from Map 26z the proposed Light Industrial Zone on the submitters' property in Scott Road OR
Amend the Industrial Zone provisions for the site to allow for residential development on part or all of the property for a fixed term of approximately 20 years, after which, or sooner by arrangement, the property can be reinstated as light industrial.

Wilson, Mr James

- 29.1 Evaluate the trees at the top of Main Road for possible protection in Appendix F: Notable Trees.

Total printed 282