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Melanie Hunkin

**From:** Bevan Houlbrooke <Bevan.Houlbrooke@ckl.co.nz>  
**Sent:** Monday, 15 July 2019 9:13 a.m.  
**To:** DistrictPlan  
**Subject:** [#CKL U1197] Further Submissoin - Metcalfe  
**Attachments:** Metcalfe - Further Submission.pdf

**Categories:** Further Submission

RECEIVED  
15 JUL 2019  
BY: MH

Hello,

Please find attached a further submission from Greig Metcalfe.

Kind regards,

**Bevan Houlbrooke**

Director – Planner MNZPI

P 07 849 9921 | M 021 232 0784 | Bevan.Houlbrooke@ckl.co.nz | 58 Church Road, PO Box 171, Hamilton, 3240 | www.ckl.co.nz



Planning | Surveying | Engineering | Environmental

Large files can be uploaded and sent to CKL at <https://www.hightail.com/u/waikato-bft>

ECM Project: DPRPh5-014  
ECM # .....  
Submission # .....  
Customer # .....  
Property # .....

**Further Submission Form**

In support of, or in opposition to,  
 submission/s on notified:

ECM Project: DPRPh5-04  
 ECM # .....  
 FS # .....  
 Customer # .....  
 Property # .....

**Proposed Waikato District Plan – Stage 1**

Clause 8 of Schedule 1, Resource Management Act 1991

**Closing date for further submissions: 9am on Monday 27 May 2019**

To submit electronically please go to: [www.waikatodistrict.govt.nz/pdp](http://www.waikatodistrict.govt.nz/pdp)

<b>I. Further Submitter details: (mandatory information)</b>	
Full name of individual/organisation making further submission:	Greig Metcalfe
Contact person (if different from above)	
Email address for service	bevan.houlbrooke@ckl.co.nz
Postal address for service	c/- CKL, PO Box 171
	Hamilton Postcode: 3240
Preferred method of contact	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone numbers	Daytime: 849 9921
	Mobile:
Correspondence to	<input type="checkbox"/> Submitter <input checked="" type="checkbox"/> Contact person <input type="checkbox"/> Both

<b>2. Eligibility to make a further submission (for information on this section go to RMA Schedule 1, clause 8)</b>
I am:
<input type="checkbox"/> A person representing a relevant aspect of the public interest; <i>In this case, also specify below the grounds for saying that you come within this category; or</i>
<input checked="" type="checkbox"/> A person who has an interest in the proposal greater than the interest that the general public has. <i>In this case, also specify below the grounds for saying that you come within this category; or</i>
My reasons for selecting the category ticked above are: <i>owner of land at Te Kowhai</i>

<b>3. Request to be heard at a hearing</b>
<input checked="" type="checkbox"/> Yes, I wish to be heard at the hearing in support of my further submission; or
<input type="checkbox"/> No, I do not wish to be heard at the hearing in support of my further submission

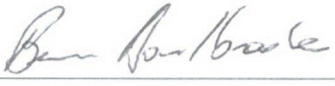
<b>4. Joint submission</b>
If others make a similar submission, I will consider presenting a joint case with them at the hearing
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no

### 5. Checklist for further submission being made

- I have filled in the table on the next page with details of my further submission.
- I have added 5 further pages/sheets that form part of my further submission.
- I understand that I am responsible for serving a copy of my further submission on the original submitter(s) within 5 working days after it is served on Council.

### 6. Signature of further submitter (a signature is not required if you make your submission by electronic means)

Signature of further submitter (or person authorised to sign on their behalf)

Signature:  Date: 15/7/19  
(type name if submitting electronically)

### 7. Return this form no later than 9am Monday 27 May 2019 by:

- Delivery to any Waikato District Council office or library
- Post to Waikato District Council, Private Bag 544, Ngaruawahia 3742
- Email to [districtplan@waidc.govt.nz](mailto:districtplan@waidc.govt.nz)

### 8. Important notes to person making a further submission:

#### A. Content of further submission

A further submission must be limited to a matter in support of, or in opposition to, an original submission.

A further submission cannot introduce new matters that were not raised in original submissions.

Please note that your further submission (or part of your further submission) may be struck out if the authority is satisfied that at least one of the following applies to the further submission (or part of the further submission):

- it is frivolous or vexatious
- it discloses no reasonable or relevant case
- it would be an abuse of the hearing process to allow the further submission (or the part) to be taken further
- it contains offensive language
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

#### B. Serving a copy of your further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on Council.

#### C. Privacy Information

Council will make all further submissions, including name and contact details, publicly available on Council's website. Personal information will also be used for the administration of the submission process and will be made public.

Name of original submitter	Original Submitter number	Original submission point number/s	Support or Oppose	Reasons for my support or opposition are:
Hamilton City Council	535	4.1.17	Oppose	The policy is consistent with the outcome sought by Future Proof. Te Kowhai is specifically identified as a growth area and Future Proof anticipates a density of 8-10 households per hectare where reticulated wastewater is available and a rural-residential density where they are not. The policy as written captures both of these scenarios.
Hamilton City Council	535	4.3	Oppose	The objective and policies are consistent with the outcome sought by Future Proof. Te Kowhai is specifically identified as a growth area and Future Proof anticipates different densities depending on whether reticulated wastewater is available. The Village Zone is different from the Country Living Zone in that growth is centred on existing communities and amenities and there is the potential for reticulated services being provided.
Hamilton City Council	535	4.3.3	Oppose	Te Kowhai is identified in Future Proof and the Hamilton-Auckland Corridor Plan as a growth area. This policy ensures development occurs in a way that does not constrain future densification should services become available.
Hamilton City Council	535	24.4.2	Oppose	The subdivision provisions give effect to the objectives and policies relating to development in the Village Zone. Te Kowhai is specifically identified as a growth area and Future Proof anticipates different densities depending on whether reticulated wastewater is available. The Village Zone is different from the Country Living Zone in that growth is centred on existing communities and amenities

				and there is the potential for reticulated services being provided.
Hamilton City Council	535	Map 26.2	Oppose	Te Kowhai is specifically identified as a growth area in Future Proof and the Hamilton-Auckland Corridor Plan. Future Proof anticipates different densities depending on whether reticulated wastewater is available. The Village Zone is different from the Country Living Zone in that growth is centred on existing communities and amenities and there is the potential for reticulated services being provided.
Waikato Regional Council	81	Table 1 – Plan-wide provisions: Urban Growth	Oppose	The extent and live status of the proposed Village Zone in Te Kowhai should be retained to accommodate housing demand in the Waikato District and the Council's obligations under the NPS.
Waikato Regional Council	81	4.1.5	Support	The submitter would support an increase in density for serviced sites in the Village Zone along with consequential amendments to the relevant subdivision standards in Chapter 24 in order to achieve compact urban environments. An average net site area of 600m <sup>2</sup> would be appropriate to differentiate it from the Residential Zone in Towns.
Waikato Regional Council	81	4.3.3	Support	Inevitably the character of the Village zone will change as a result of development. Reference to "semi-rural character" should be in relation to the close interplay between the village and rural area surrounding it.

Future Proof Implementation Committee	606	Chapter 4: Urban Environment, Chapter 24: Village Zone	Oppose	The extent and live status of the proposed Village Zone in Te Kowhai should be retained to accommodate housing demand in the Waikato District and the Council's obligations under the NPS.
Future Proof Implementation Committee	606	Section 4.3: Village Zone including Policy 4.3.3 Future development – Te Kowhai, Chapter 24 Village Zone Rules, Chapter 27: Te Kowhai Airpark Zone, Planning Maps.	Oppose	The provisions relating to growth in Te Kowhai should be retained to accommodate housing demand in the Waikato District and the Council's obligations under the NPS. The submitter however is supportive of structure planning and strategic three waters planning being prioritised for Te Kowhai.
Weir	116	Maps	Oppose	The extent and live status of the proposed Village Zone in Te Kowhai should be retained to accommodate housing demand in the Waikato District and the Council's obligations under the NPS. 702 Horotiu Road is a logical extension of Te Kowhai. This is due to its topography, its large size which can be comprehensively planned and developed, and its proximity to the village centre.
Slomp	604	24.4.2.	Oppose	Council maintains discretion on the position of proposed building platforms and driveways to ensure future subdivision is not compromised should reticulated wastewater become available at Te Kowhai.
NZTE	823	Planning Maps 24.3.7	Oppose	The property legally described as Lot 2 DP 456538 (CFR 590290) is affected by the proposed Outer Control Boundary. While the submitter supports measures to set acoustic limits within which the aerodrome will operate there remains uncertainty on the nature, scale and

				operation of the Airpark and how adverse effects on neighbouring can be appropriately managed. Consultation with NZTE is on-going.
NZTE	823	24.3.3.2	Oppose	Under the Operative District Plan (Rule 25.49c) only the height of buildings and structures is controlled in the OSL, not vegetation or trees. The property legally described as Lot 2 DP 456538 (CFR 590290) contains a large number of trees that will breach the proposed OSL and will benefit from existing use rights pursuant to s10 of the RMA. While consultation between the submitter and the NZTE is on-going, there is not yet an understanding or agreement as to how the existing tree infringements will be managed both now and in the future.
Waikato District Council	697	24.1.1	Support	Village Zone is an appropriate location for retirement villages. In respect of b), there should be an option for retirement villages to provide their own regular transportation services (e.g. shuttle bus).
GD Jones	110	24.4.2	Support	The submitter would support an increase in density for serviced and un-serviced sites in the Village Zone.
McCracken Surveys	943	24.3.3.2	Support	Under the Operative District Plan (Rule 25.49c) only the height of buildings and structures is controlled in the OSL, not vegetation or trees. The property legally described as Lot 2 DP 456538 (CFR 590290) contains a large number of trees that will breach the proposed OSL and will benefit from existing use rights pursuant to s10 of the RMA. While consultation between the submitter and the NZTE is on-going, there is not yet an understanding or agreement as to how the existing tree infringements will be managed both now and in the future.

Russell Grey	333	14.12.1	Oppose	<p>The appropriate cross-section for Richards Road and Woolrich Road will depend, in part, on whether there is frontage access and if so, how much. That will in turn influence the speed limit which is applied and whether these roads are upgraded to an urban form or a more rural form. The latter seems probable for Woolrich Road but Richards Road may be more suitable in an urban form given its proximity to the centre of Te Kowhai village. It would however be recommended that both these roads be upgraded given the higher traffic volumes and possibility of cyclists.</p>
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