

15D Te Kauwhata Lakeside Precinct Plan

15D.1 Introduction

Te Kauwhata is a rural service centre and urban village located in the northern portion of the Waikato region. It is a key township for Waikato District Council's growth strategy. Te Kauwhata has a village character and is surrounded by rural activities, Lake Waikare and the Whangamarino Wetlands.

Demand for housing in Te Kauwhata is expected to grow at a high rate over the next 20 years. This is because Te Kauwhata is well placed to connect with Auckland, Hamilton and other activities in the northern Waikato, such as Hampton Downs.

Further attractions to residents is the village character of Te Kauwhata, the rural landscape, Lake Waikare and the range of activities in the town centre including schools, library, medical centre and commercial activities and golf course.

The logical place to provide for this growth is to the south of the town centre as this land has good connections to the village and is of a gently rolling nature which can be readily developed for residential use.

A significant factor in this development is that it will enable public access to Lake Waikare and will also provide a variety of open spaces to be used by residents of the development and the wider Te Kauwhata community. This will not only have recreation and amenity benefits but will integrate the development with the existing town centre.

It is important to ensure that development of the Te Kauwhata Lakeside Precinct Plan Area has a compact urban form which is consistent with the Future Proof Growth Strategy including updated evaluation of growth trends. Additionally, development must be carefully planned so that it is complementary with the existing village character of Te Kauwhata, provides a high level of urban design and amenity, and respects the environmental values of the area, particularly Lake Waikare.

This chapter presents plan provisions that are specific to the Te Kauwhata Lakeside Precinct Plan Area, as shown in Schedule 21E, which are designed to ensure that development is appropriately managed. It is to be read in conjunction with the district-wide provisions contained elsewhere in this plan and the Te Kauwhata Structure Plan provisions contained in 15A. The Lakeside Precinct Plan is a part of the Te Kauwhata Structure Plan. It follows structure planning principles, but is called "Lakeside Precinct Plan" to distinguish it from the "Te Kauwhata Structure Plan".

Provision of comprehensive infrastructure, including roading, water, wastewater and stormwater, telecommunications and energy services, needs to be integrated with development of Lakeside. This plan change is developed on the basis that Lakeside is capable of being self-sufficient in managing wastewater and stormwater. It is also designed that should the Huntly wastewater pipeline or any other Council option proceed, then the Lakeside development could connect into this pipeline or an alternate public system. If Lakeside is not able to obtain discharge consents for wastewater, then development of the area will need to occur after the pipeline is built or alternate system implemented.

The Lakeside Precinct Plan provisions encourage a two-step process for development. The first is a Comprehensive Subdivision Consent and Comprehensive Land Development Consent. The

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combination of these two consents provides for the creation of the core infrastructure and either superlots or development sites which enable future housing and business development. These consents include matters of earthworks, infrastructure, roading, identification of open space and the walkway network. Once the core land management infrastructure and amenities are provided and the land appropriately subdivided through the Comprehensive Subdivision Consent and/or Comprehensive Land Development Consent, then the second phase is the construction of residential and other permitted development. Where this residential development complies with the building and effects standards of the plan, they are generally permitted activities.

The North Island Main Trunk Railway bisects the Te Kauwhata township and runs alongside the western extent of Lakeside. Development near to the railway operations, including level crossings may create safety and reverse sensitivity effects. The Precinct Plan includes provisions to manage any adverse effects from the current and anticipated future operation of the North Island Main Trunk Railway Line and of development on level crossing safety.

Note: The Waikato Regional Council manage identified pest species through the Regional Pest Management Plan which provides direction on subdivision and land development on sites that contain or may contain pest species.

15D.2 Issue - Te Kauwhata Lakeside Development

This plan change sets out to manage the following issues related to the Te Kauwhata Lakeside development. Comprehensive planning for the Lakeside development will avoid or mitigate significant adverse effects on the environment. The issues that are managed include:

- Significant demand for housing and growth pressures in the northern Waikato and Te Kauwhata area,
- Constraints on Te Kauwhata growing to the north due to the Whangamarino Wetlands and on growing to the west due to the rural lifestyle blocks and the inability to create an efficient pattern of development,
- The desirability for a future growth area to be in reasonable proximity to the town centre and community facilities so as to reinforce the Te Kauwhata village,
- Providing public access to Lake Waikare and other public open spaces throughout the development,
- Achieving high-quality urban design and residential amenity outcomes,
- Providing for a broader range of lifestyle choice and housing opportunity within Te Kauwhata,
- Enhancing the natural values of Lake Waikare and enabling formal public access to the lake foreshore,
- Providing for development while maintaining the landscape and other environmental values and character of the Te Kauwhata area,
- Creating quality open space and amenity, including walkways, cycleways and streetscapes,
- Supporting development by efficient and adequate provision of infrastructure, including upgrading of the existing Te Kauwhata wastewater infrastructure,
- Supporting the existing town centre and enhancing its role and viability but also providing for the needs of the residents of Lakeside.
- Managing reverse sensitivity issues impacting on the existing railway network including level crossing, noise and vibration.
- Addressing the issue of alligator weed within the precinct.

15D.3 Te Kauwhata Lakeside Precinct Plan – Objectives and Policies

OBJECTIVES	POLICIES
<p>15D.3.1 Development of the Te Kauwhata Lakeside Precinct Plan Area provides for growth in Te Kauwhata and achieves a compact urban form.</p>	<p>15D.3.2</p> <p>15D.3.2.A Significant additional land for housing provides for population growth in the northern Waikato and in particular Te Kauwhata.</p> <p>15D.3.2.B A broader choice of housing types is provided within Te Kauwhata by enabling a range of housing types including medium density, higher density and retirement living.</p> <p>15D.3.2.C Housing affordability is improved through the provision of smaller allotment sizes in appropriate locations.</p> <p>15D.3.2.D Manages the balance between creating areas for growth, open space and retaining an appropriate size and capacity flood plain to assist flood management within the Waikato River system.</p>

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<p>15D.3.3 Development of the Te Kauwhata Lakeside Precinct Plan Area integrates with the existing town centre, Lake Waikare and the wider Te Kauwhata area.</p>	<p>15D.3.4 The layout and form of urban development:</p> <ul style="list-style-type: none"> (a) Provides an open space area between the residential development and the edge of Lake Waikare, (b) Provides for medium density residential development towards the edges of the Lakeside Precinct Plan Area, (c) Locates the higher density development, retirement living and community hub in the northern and central portions of the Lakeside Precinct Plan Area, (d) Provides a rural zone buffer to farmland to the south, (e) Enables a community hub which complements the activities within the existing Te Kauwhata town centre, (f) Provides safe and efficient vehicle, pedestrian and cycle connections within the Lakeside Precinct Plan Area, and into the existing village and the wider area, (g) Provides significant areas of open space which will enable access to Lake Waikare and attract Te Kauwhata residents to the development, (h) Enhance the public amenity values of the Lakeside environment, (i) Maintains a visual connection from Te Kauwhata Memorial Domain to Lake Waikare.
<p>15D.3.5 Residents and users of the Te Kauwhata Lakeside Precinct Plan Area enjoy a high level of amenity and a sense of place.</p>	<p>15D.3.6 Implement design based planning and subdivision controls that promote a high standard of urban design which:</p> <ul style="list-style-type: none"> (a) Orientate significant portions of the subdivision and development to maximise outlook to Lake Waikare (and its natural landscape qualities such as lake margins) and solar gain, (b) Ensure a streetscape design which combines a comprehensive and consistent landscape theme and quality materials, (c) Has a range of building footprints and forms at different densities, (d) Fosters neighbourhood identity by providing quality open spaces within the higher density precinct, (e) Includes large areas of open space that can be used for a variety of recreational activities, (f) Provides connections to and along the foreshore, to and from the town centre and between the different parts of the Lakeside Precinct Plan Area, (g) Provides an overlay within the rural zone, adjacent to Lake Waikare and as a transition between the Lakeside development

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	<p>and rural land to the south, which provides for pastoral farming, horticultural and recreation uses while restricting more intensive rural uses,</p> <ul style="list-style-type: none"> (h) Has a low-speed, pedestrian-friendly and highly landscaped road network (i) Has a highly connected network of pedestrian and cycle ways, (j) Fosters community and safety with good street and open space outlook / surveillance which satisfies CPTED (crime prevention through environmental design) principles, (k) Ensures that the medium density development adjoins the rail corridor to the east so as to enable adequate setbacks between habitable rooms and the rail corridor, (l) Minimises the use of rear allotments. (m) Creating an Iwi reserve on the most eastern point of the Lakeside development and vesting this land in iwi. <p>15D.3.7 Mitigate the potential adverse effects on noise sensitive activities in the vicinity of the rail corridor arising from the operation of the North Island Main Trunk line (NIMT).</p> <p>15D.3.8 Require new development in close proximity to the North Island Main Trunk line to meet minimum internal noise and vibration standards.</p>
<p>15D.3.9 The activities within the community hub complement the existing Te Kauwhata town centre.</p>	<p>15D.3.10 Non-residential activities are limited to those which:</p> <ul style="list-style-type: none"> (a) are small-scale and provide local-level business opportunities and services or provide a community function, (b) will complement the role, amenity and social function of the Te Kauwhata town centre.
<p>15D.3.11 The distinct environmental and cultural values (including landscape, ecology and habitat) of the Te Kauwhata Lakeside Precinct Plan Area are maintained or enhanced.</p>	<p>15D.3.12 Public access is provided to and along the edge of Lake Waikare within the Lakeside Precinct Plan Area, through the establishment of managed reserves and walkways/cycleways.</p> <p>15D.3.13 Creating Iwi reserve on the most eastern point of the Lakeside development, and vesting this land in iwi.</p> <p>15D.3.14 The edge of Lake Waikare is planted with locally appropriate</p>

indigenous species which maintain and enhance the natural values of the lake.

15D.3.15

Ecological corridors are established for the management of stormwater which are designed to minimise erosion and minimise ecological or water quality degradation in Lake Waikare arising from the Lakeside development.

15D.3.16

Stock are excluded from the edge of Lake Waikare and the natural waterway shown on Precinct Plan 21E.3.3.

15D.3.17

Landscape treatment and planting along streets, public open spaces and other areas are designed and implemented in a manner which maintains and creates ecological linkages and habitat for indigenous fauna.

15D.3.18

Stormwater and wastewater from the Lakeside Precinct Plan Area is managed in a way which minimises the environmental effects on Lake Waikare.

15D.3.19

Identified areas of existing vegetation which are of ecological and/or landscape significance and shown on the Te Kauwhata Lakeside Precinct Plan Area are maintained.

15D.3.20

An appropriately sized flood plain is maintained as open space and/or rural land so as to allow this land to continue its flood protection function.

15D.3.21

Implement a management plan to control the spread and impact of alligator weed.

15D.3.22

Manage the portion of the rural zoned land that is part of the Lower Waikato Flood Control Scheme to ensure that, in any reconfiguration of the flood plain boundaries, there is no material difference in the holding capacity of the flood plain in extreme events.

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<p>15D.3.23 Urban development within the Lakeside Precinct Plan Area is coordinated with integrated development of roads and other infrastructure.</p>	<p>15D.3.24 Subdivision and development occurs in an orderly sequence dictated by the provision of the following infrastructure.</p> <ul style="list-style-type: none"> (a) stormwater management practices to provide a “treatment train” for stormwater including swales, rain gardens and wetlands. This shall be set out in a stormwater management plan, (b) wastewater capacity to service the development which will ensure an enhanced high quality effluent treatment to ensure natural waterbodies are not degraded and ecological values are protected and enhanced, (c) a wetland in the southern end of the precinct to manage discharge from the wastewater plant or connection to a public system with sufficient capacity, (d) adequate potable water, energy and telecommunications to service growth within the subdivision, (e) in the reformation of the extent and shape of the flood plain and in the allowance for the public facilities within the flood plain, the same storage capacity of water is retained, (f) a secondary access roading connection into the Te Kauwhata Lakeside Precinct Plan Area must be open for traffic once the number of new residential allotments in the Lakeside Precinct Plan Area exceeds 400 provided that each independent living unit in a retirement village shall count as one allotment. <p>15D.3.25 Development manages effects on the North Island Main Trunk line to ensure the continued safe and efficient operation of the rail network.</p> <p>15D.3.26 Implement safety improvements at the Te Kauwhata railway level crossing.</p>
<p>15D.3.27 Urban development within the Lakeside Precinct Plan Area is appropriately serviced to ensure that any effects on the surrounding environment are minimised.</p>	<p>15D.3.28 Urban development within the Lakeside Precinct Plan connects to appropriate infrastructure that has the capacity to adequately service the proposed development.</p>

15D.4 Reasons and Explanations for Objectives and associated Policies

15D.4.1 Contributing to growth

An important aspect of the Council's growth strategies is promotion of compact urban form. Objective 15D3.1 makes this a requirement of development in the Lakeside Precinct Plan Area. Associated policies set out a number of means by which appropriate compact form can be achieved without detriment to other environmental principles including the retention of rural village character and the natural values of the Te Kauwhata area, and having regard to topographical constraints.

Due to its proximity to the heart of Te Kauwhata, Lakeside can accommodate growth in a manner that supports the compact form of Te Kauwhata and expands housing typologies and hence the lifestyle choice available to existing and future residents.

The Te Kauwhata Lakeside Precinct Plan Area has a limited number of owners and is of considerable scale. Therefore, a comprehensive planning analysis and design can be undertaken to achieve:

- Provision for significant growth in the northern Waikato area,
- Compact urban form,
- Reinforcement of the village character,
- Protection and enhancement of the natural values of the area,
- Public access to Lake Waikare,
- Coordinated provision of infrastructure (including the upgrading of the existing wastewater treatment system).

15D.4.2 Diverse Living Environments

In any urban development, it is important to achieve a diversity of living environments in order to meet the needs of a diverse community. This diversity can contribute significantly to the character and identity of Te Kauwhata, and reflects diversity within the community itself. Provision of a greater range of housing typologies will complement the existing range of housing choice within Te Kauwhata. These characteristics are seen as the essence of Te Kauwhata, and planning for future growth should strongly seek to further promote these characteristics. Lakeside provides a range of medium and higher densities which will complement the existing low and medium density housing of the existing Te Kauwhata urban area. Te Kauwhata will now be able to offer a range of housing typologies including some small sites which will assist in providing market affordable housing.

This important aspect is reflected in Objective 15D.3.1. The associated policies refer to design for a variety of living environments, proximity of recreational opportunities, and the use of landscape design within streets and public spaces to promote an individual sense of identity.

15D.4.3 Te Kauwhata Village Character

A key element in planning for the growth of Te Kauwhata is ensuring that new development is complementary with its existing village character. This is recognised in Objective 15D.3.3 of the District Plan. Lakeside by location and orientation presents an immediate opportunity to accommodate part of Te Kauwhata's growth in a way that supports the existing village character.

The objectives and policies for the Te Kauwhata Lakeside Precinct Plan Area recognise that the development of Lakeside will introduce a level of masterplanning, design and some development types that are relatively new to the wider Te Kauwhata area. They require comprehensive planning and design to ensure that new development will be consistent with, and reflective, of its lake setting and is complementary overall with Te Kauwhata's existing character. The policies set out a number of requirements to utilise lake outlooks, where practical passive solar gain, connection to the existing Te Kauwhata settlement, a village scale and a sense of place in the Te Kauwhata environment.

Local commercial activities are anticipated. However Objective 15D.3.9 and the associated policies and rules control the scale of these activities to ensure they will complement the role, amenity and social function of the Te Kauwhata town centre.

Other policies identify elements such as built form characteristics supporting a village environment, walking and cycling access to Lake Waikare and integration of public open space within the residential development that are important in maintaining and contributing to a village style development.

15D.4.4 High Standard of Amenity and Sense of Place

Urban design and planning controls have been put in place to achieve quality development outcomes. In particular, the planning controls ensure that residents of Te Kauwhata Lakeside will have a high standard of residential amenity through a range of development controls suitable for the land and assessment criteria in the critical land development/subdivision stage. A high standard of amenity in the public environment is also achieved as a result of open spaces and controls on landscaping and streetscapes. Collectively, this high level of amenity will result in a development which is an enjoyable and engaging place to live and visit.

The Te Kauwhata Lakeside Precinct Plan Area requirement for a Comprehensive Subdivision includes urban design assessment criteria. This urban design approach ensures that the appropriate outcomes can be met, where zoning alone will likely produce homogenous and unresponsive outcomes.

15D.4.5 Natural Values of the Lakeside Environment

Much of the Lakeside development is located within the Lake Waikare environment. Formal public access will be provided to Lake Waikare.

The most important natural values of the environment are the Lake Waikare edge combined with the topographical profile of the land. Development of Lakeside to accommodate part of Te Kauwhata's growth affords an opportunity for the retention and enhancement of the remaining natural values of the lake environment. Ensuring a high-quality land/water interface is an important part of sustainable management of this resource. Retaining the main topographical features of the land and planting in gully systems and stream margins will contribute landscape elements to achieve a balance between residential development and retention and enhancement of the natural character of the lake environment.

Objective 15D.3.11 and the associated policies encourage the use of buffers between urban development and the lake, restoration planting and the use of a low-impact stormwater treatment system to manage the quality and rate of run-off of stormwater into Lake Waikare.

Other objectives and policies refer to restoration and management of public access to the lake environment. Overall, the objectives and policies promote a sustainable balance between development and the retention and enhancement of natural values.

15D.4.6 Public Access, Open Space and Lake Waikare

The rural land adjacent to Lake Waikare is zoned rural because of its private ownership but functions as a significant open space area for the benefit of the community. Pastoral, horticulture farming, gardening and a broad range of recreation uses are provided for within this area of land. A cultural heritage overlay is applied to an important historic site on Lake Waikare.

Permeability and connectivity are important attributes of any new residential area. Provision of public open space and walkways/cycleways are therefore an integral part of layouts within the Precinct Plan Area. In addition, connections between the residential areas, surrounding public open space and Lake Waikare are important to make the most of the environmental opportunities within the Precinct Plan Area. Public access by way of walkways and cycleways will be significant amenities for the new Lakeside community and the existing Te Kauwhata community and will contribute to the relaxed, active village character of the new development.

Walkways are enabled within the Precinct Plan Area to connect with similar facilities in the wider Te Kauwhata area, and form part of a wider recreational network.

Objective 15D.3.5 and its associated policies set a foundation for provision to be made in the Comprehensive Subdivision for development of environmentally appropriate walkways/cycleways as an integral part of new development. The policies and Precinct Plan 21E.3.2 promote a roading pattern that distinguishes primary and local roads and provides additional alternative future connections to the Te Kauwhata village.

15D.4.7 Cultural importance and historic heritage

Lakeside is rich in heritage and it is important that this is recognised. Cultural and heritage resources are the tangible link to the past and it is important that future development of the lake edge accommodates and protects these heritage features for both present and future generations. For Māori this is an extremely rich cultural heritage area.

It is important to recognise the significance of the area to iwi, particularly the cultural importance and history of the Lake Waikare foreshore. This land will be preserved as Open Space and landscaped to recognise its cultural significance. The offer will be made to vest this land in iwi.

15D.4.8 Infrastructure

Residential development within the Te Kauwhata Lakeside Precinct Plan Area must be supported by a full range of infrastructure including roading, water supply, wastewater disposal and stormwater management as well as energy and telecommunications services.

Provision of the services must be timely to appropriately support each stage of residential development and contribute to an efficient outcome for the land as a whole. Development of these services within the Precinct Plan Area will be a requirement of a Comprehensive Subdivision.

Infrastructure will be staged as part of the development of subdivided sites within the Precinct Plan Area. Opening up access to Lake Waikare will be part of the first stage development.

The existing wastewater plant will be upgraded or Lakeside will have a stand-alone plant if a public network of sufficient capacity is not available. This will not only enable high quality treatment for the Lakeside development but will also be done in a manner which will enable the Council to expand the plant and connect the entire Te Kauwhata settlement. The wastewater solution and/or associated pipeline will be future-proofed so it can connect to any possible future pipeline to Huntly or other alternative public system. This is seen as a significant benefit and may enable retirement of the existing wastewater treatment facility.

This wastewater upgrade will allow the decommissioning of the existing wastewater treatment ponds and creation of public reserve.

A second access road to the Te Kauwhata Lakeside Precinct Plan Area will be open for traffic once the number of new residential allotments in the Lakeside Precinct Plan Area exceeds 400 provided that each independent living unit in a retirement village shall count as one allotment.

15D.5 Methods of Implementation

15D.5.1 Regulatory Methods

- Rules to require approval of a Comprehensive Subdivision and or Comprehensive Land Development Consent prior to urban development within the Te Kauwhata Lakeside Precinct Plan Area.
- Manage the location, density, amenity and integration of subdivision and development through the requirement for a Comprehensive Subdivision.
- Through the Comprehensive Subdivision, require progressive implementation of environmental improvements and low-impact solutions to stormwater management.
- The Te Kauwhata Lakeside Precinct Plan Area in 21E.3.1, 21E.3.2 and 21E.3.3 shows:
 - public open space network,
 - a walkway and cycleway network,
 - primary road network and future connections to the Te Kauwhata village,
 - areas of different housing typologies,
 - flood plain,
 - wetlands.
- An application for approval of a Comprehensive Subdivision that must be consistent with the Precinct Plan.
- Inclusion of an Urban Design Criteria for subdivision and development within the Comprehensive Subdivision.
- The use of a communal open space control to provide for the outdoor needs of residents in the higher density precinct.
- Inclusion of an infrastructure staging plan for development within the Comprehensive Subdivision with a particular emphasis on upgrade to the wastewater network.
- Require appropriate infrastructure design that takes into account maintenance and renewal costs.

15D.5.2 Council Works and Services

- Council's exercise of its regulatory function.
- Council maintenance of roads, walkways/cycleways and services once constructed to required standard and vested.
- Advice to the developer about restoration planting and ecological improvements.
- Development agreements between Council and the developer to address solutions for wastewater treatment and disposal and the provision of public amenity particularly walkways and cycleways to and along the lake edge.

15D.5.3 Information, Education and Advocacy

- Promote within the community the need to provide for growth in a planned manner and for development to be sensitive to the area.
- Promote low-impact design.
- Promote high-quality design features in development.
- Promote development and enhancement of the Te Kauwhata village character.

15D.6 Reasons for Methods

15D.6.1 Comprehensive Subdivision Consent and Comprehensive Land Development Consent

The Comprehensive Subdivision Consent and Comprehensive Land Development Consent enables the preparation of land ready for development. It is intended to provide for integrated comprehensive development. It enables the provision of earthworks, infrastructure, roading, pedestrian networks and other activities necessary for the development of residential, business and open space land. The Comprehensive Subdivision Consent creates the titles to enable both development and associated infrastructure and facilities.

15D.6.2 Regulatory Methods

Rules are necessary to assist the Council to carry out its duties under section 31 of the Resource Management Act 1991. Except as substituted by specific rules for the Te Kauwhata Lakeside Precinct Plan Area, District wide and Living zone rules will apply.

Specific rules for the Te Kauwhata Lakeside Precinct Plan Area have been introduced to recognise and protect particular attributes of Te Kauwhata and its village character, Lake Waikare and other environmental elements specific to the Lakeside area.

The Te Kauwhata Lakeside Precinct Plan Area has been designed to accommodate future growth of Te Kauwhata whilst avoiding, remedying or mitigating adverse effects on the environment. In particular, existing natural values of Lake Waikare are to be protected. In the extensive open spaces proposed as part of the identified development areas, there is a strong emphasis on the maintenance and enhancement of environmental values. The rules will enable the Council to regulate development to achieve a high quality environmental outcome through the integrated management of the natural and physical resources of the Lakeside Precinct Plan Area.

A three-level regulatory approach has been adopted:

- Incorporation of the Te Kauwhata Lakeside Precinct Plan within Schedule 21E of the district plan provides certainty about the extent and location of development and environmental protection areas and provides certainty about the pattern of development, village amenity and environmental outcomes required;
- Implementation of a Comprehensive Subdivision is required prior to development to enable the Council to exercise appropriate regulatory control over the extent and quality of development and effects on the environment. Any proposed Comprehensive Subdivision must be consistent with the Te Kauwhata Lakeside Precinct Plan included in the district plan in Schedule 21E; and
- Most development and activities are permitted activities, but resource consent is required for subdivision and any proposals that depart from the District Plan's standards to ensure that potential adverse effects on the environment will be appropriately managed.

15D.6.3 Council Works and Services

Roads, walkways/cycleways, infrastructure services and reserves will be progressively developed to Council's standards and vested in Council. Following vesting, Council will have ongoing responsibility for maintenance of these public facilities.

15D.6.4 Information, Education and Advocacy

Council will continue to work towards promoting the development of the Te Kauwhata Lakeside balanced with important environmental attributes and the village character of Te Kauwhata as a whole. This may include encouraging the community to enhance and protect lake environment and ecologically sensitive areas and by encouraging high-quality design within development.

15D.7 Anticipated Environmental Results

ISSUE	ANTICIPATED ENVIRONMENTAL RESULTS
<p>15D.7.1 Lakeside form and amenity.</p>	<ul style="list-style-type: none"> (a) Residential layout and development which has a character and scale that takes into consideration its Lakeside's setting and is complementary to Te Kauwhata's village character, (b) High amenity residential development providing a choice of housing typologies that will complement those currently offered in Te Kauwhata, (c) A diversity of built form and architectural style which creates a high quality urban environment, (d) High-quality connectivity within the Lakeside development and connecting to the village, (e) Landscaping of streets and public open spaces forming the green network within and between the development, Lake Waikare and the village, (f) Sustainable and cost-effective infrastructure.
<p>15D.7.2 Environmental values of Lakeside and adjoining environment</p>	<ul style="list-style-type: none"> (a) Lake margins are protected and enhanced through revegetation and enrichment planting, (b) Landscape and ecological values are enhanced by restoration planting, (c) Public access to public open spaces and the lake environment is enhanced whilst avoiding or mitigating adverse effects on those environments, (d) Environmental values are protected by the use of low-impact design principles.