

FURTHER SUBMISSION ON PROPOSED PLAN CHANGE

TO: Hamilton City Council

COPY TO: Submitters this Further Submission Relates to

SUBMISSION ON: Plan Change 17 to the Hamilton City Operative District Plan – Fonterra

SUBMITTER: HOROTIU FARMS LIMITED AND TE AWA LAKES UNINCORPORATED JOINT VENTURE (TE AWA LAKES)

C/: Ben Tyson
Private Bag 3091
Hamilton
Attention: Ben Tyson
Email: ben@teawalakes.co.nz

SCOPE OF FURTHER SUBMISSION

1. The scope of our further submission is to support / oppose relief sought in original submissions on Plan Change 17.

NATURE OF FURTHER SUBMISSION

2. Horotiu Farms Limited and Te Awa lakes Unincorporated Joint Venture has an interest that is greater than the general public has because:
 - a) They own or occupy land that is subject to the plan change.
 - b) They own or occupy land that is affected by the relief sought in the Original Submissions.
3. The following table to this submission comprises the summarizing parts of the Original Submissions that Horotiu Farms Limited and Te Awa lakes Unincorporated Joint Venture supports or opposes, and any reasons for that position.
4. Te Awa Lakes wish to be heard in support of their further submission.
5. Te Awa Lakes would not gain an advantage in trade competition through this submission.

BEN TYSON

Date: 9 July 2025

The specific provisions of Plan Change 17 that Te Awa Lakes submission relate to are as follows:

Sub No.	Submitter Name and Address for Service	Provision	Support / Oppose	Additional Reasons for Support / Opposition	Decision Sought
6.	New Zealand Transport Agency / Waka Kotahi PO Box 973, Waikato Mail Centre Hamilton 3240 E: sam.kay@nzta.govt.nz	3.9.4.2 – Transport mitigation	Support	We note the level of service impacts and in particular the Level of Service F impacting Scenario 3. We also agree that a future resource consent will be required in accordance with 3.9.4.2 (b) to address specific mitigation as part of an Integrated Transport Assessment. We are therefore satisfied that an effects assessment can address this matter through a resource consent process as anticipated under the Plan change.	That the submission be accepted.
		Point 7 (viii)	Support	We support stormwater being managed on site such that there are no impacts on the State Highway stormwater infrastructure and in particular further offsite stormwater discharge as a result of the plan change.	That the submission be accepted.
10.	Waikato District Council Private Bag 544 Ngaaruawaahia 3742 Email : spatial.planning@waidc.govt.nz	Point 10	Support	Additional work is required to develop a wastewater solution. Timing is not aligned and other options should be explored.	That the submission be accepted.
		Point 13	Support	The provision to construct an East – West Road to a suitable standard to allow for a Northern River Crossing (NRC) is supported as it will facilitate connectivity between Waikato District and Hamilton City.	That the submission be accepted.
		Point 14	Support	It is important to coordinate pedestrian and cycling facilities both with Te Awa Lakes and further northwards into Waikato District Council's growing residential zones to ensure that connectivity is enhanced for pedestrian and cycling modes of transport.	That the submission be accepted.
		Point 17	Support	Relevant considerations for stormwater management on the western side of the proposed development using on site retention is supported and future detailed design may identify further necessary mitigations.	That the submission be accepted with suitable stormwater provisions to be included in the rule framework.

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11.	Cheryl Anne Meies 2083B River Road, RD1, Hamilton E: cheryl0109@icloud.com	25.8.3.7 (d)	Oppose	The submission requests that for Te Awa Lakes, a noise limit from the Business Zone 6 be limited to 45dB rather than 60dB. This is outside the scope of the plan change as Te Awa Lakes is not included in Plan Change 17 .	That the submission be rejected as Te Awa Lakes land is not included in Plan Change 17.
13.	Waikato Regional Council Private Bag 3080, Waikato Mail Centre Hamilton E: paul.bowman@waikatoregion.govt.nz	Structure Plan and Rule 3.9.4.2 (a) 7 Retain walking and cycling infrastructure requirements.	Support	Support the basis of all parties collaborating on a coordinated approach for the development of walking and cycling infrastructure.	That the submission be accepted.
		Retain all supporting public transport provisions	Support	We support the provisions and the need for collaboration to achieve a coordinated approach to public transport infrastructure.	That the submission be accepted.
		3.9.3.2 (e), 3.9.3.3	Support in part	The retail function should be limited to the daily needs of industrial workers.	That the submission be accepted.