

Submitter: Lakeside Developments 2017 Limited - Simon Ash

Submission number: 579

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
579.1			Amend Rule 16.5.2PI (a)(i) Activity-Specific conditions as follows: (a) Secondary Access Control: (i) A secondary road access into the Lakeside Precinct Plan Area (as shown on Lakeside Precinct Plan 16.5.1(3)(ab)) must be opened for traffic before the number of dwellings include independent living units within a retirement village... AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
<i>FS1388.885</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	
579.2			Delete matter of discretion (a) (ii) for Rule 16.5.3RDI Restricted Discretionary Activities relating to matters identified in the assessment criteria. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
<i>FS1388.886</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	

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579.3			Amend Rule 16.5.3 (2) (RD1) (a) (ii) (e) as follows: (ii) A CLDC is in accordance with the Lakeside Precinct Plans identified above if: ... E. Lakeside Walkway is within 1030m of the location shown on Precinct Plan Rule 16.5.1(3)(c);... AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
<i>FS1388.887</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	
579.4			Amend Rule 16.5.4 (1) D2 Discretionary Activities as follows: (iii) Any activity that does not comply with one or more of the activity specific conditions for a permitted activity under Rule 16.1.2 applies under the or Land Use - Effects Rule 16.2 or Land Use Buildings Rule 16.3. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
<i>FS1388.888</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	
579.5			Delete Rule 16.5.7.2 P3 Earthworks - general. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside

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<i>FS1388.889</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	
579.6			Amend Rule 16.5.9.1 CI (a) (i) Subdivision Lakeside - general as follows: (i) Subdivision is for an existing or approved housing development or is applied for concurrently with an application for housing development. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Reject	Decision Report 16: Te Kauwhata Lakeside
<i>FS1388.890</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Accept</i>	
579.7			Delete Rule 16.5.9.2 RDI (b) (ii) Lakeside Comprehensive Subdivision Consent relating to matters identified in the assessment criteria. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
<i>FS1388.891</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	
579.8			Amend Rule 16.5.9.2RDI (a) (iv) Lakeside Comprehensive Subdivision Consent (CS) as follows: (iv) The Lakeside Walkway is within 1030m of the location shown on Precinct Plan 16.5.1(3)(c); AND Amend the Proposed District	Accept	Decision Report 16: Te Kauwhata Lakeside

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			Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.		
FS1388.892	Mercury NZ Limited for Mercury E	Oppose		Reject	
579.9			Amend Rule 16.5.9.2 DI (a) (v) Lakeside Comprehensive Subdivision Consent (CS) as follows: (v) Lakeside Walkway is within 10m-20m 30-50m of the location shown on Precinct Plan Rule 16.5.1(3)(c); AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
FS1388.893	Mercury NZ Limited for Mercury E	Oppose		Reject	
579.10			Amend Lakeside Te Kauwhata Precinct Plan 3 in Rule 16.5.1(3) to show the provision of four parks, with the park in the north western portion of the site being deleted. OR Retain Lakeside Te Kauwhata Precinct Plan 3 in Rule 16.5.1(3) with five parks if Council confirms that it is financially able to maintain 5 parks. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Reject	Decision Report 16: Te Kauwhata Lakeside

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
579.11			Retain the Business Zone rules as applicable to Specific Area: Lakeside Te Kauwhata Precinct are appropriate, except those to which amendments are sought in subsequent submission points.	Accept	Decision Report 16: Te Kauwhata Lakeside
FS1388.894	Mercury NZ Limited for Mercury E	Oppose		Reject	
579.12			Amend Rule 17.5.1(2) Application of rules as follows: (2) The rules that apply to a permitted activity in Rule 17.5.2 PI-PI7 17.1.2 PI-PI8 within the... AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
FS1388.895	Mercury NZ Limited for Mercury E	Oppose		Reject	
579.13			Delete Rule 17.5.2 RDI Restricted Discretionary Activities matters of discretion (a) (ii) relating to matters identified in the assessment criteria. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
FS1388.896	Mercury NZ Limited for Mercury E	Oppose		Reject	
579.14			Amend Rule 17.5.4 NCI Non-complying Activities as follows: A CLDC that does not meet the requirements of Rule 17.5.2 RDI(bc)	Accept	Decision Report 16: Te Kauwhata Lakeside

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			relating to infrastructure requirements. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.		
FS1388.897	Mercury NZ Limited for Mercury E	Oppose		Reject	
579.15			Amend Rule 17.5.5 PI Daylight admission as follows: Any building shall not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 3.5m above ground level at every point of the site boundary where it adjoins a residential zone. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
579.16			Amend Rule 17.5.6 RDI Gross floor area, as follows: (a) Any building which does not comply with Rule 17.5.6.2 PI. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
579.17			Amend Rule 17.5.9 RDI (a) Subdivision as follows: (a) A Comprehensive Subdivision Consent (CS) that meets all of the following conditions: (i) is in accordance with Te Kauwhata Lakeside Precinct Plan 16.5.1(3)(a); the roading	Accept	Decision Report 16: Te Kauwhata Lakeside

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			<p>network, walkways and cycleways shown on Precinct Plan 16.5.1(3)(b); and the open space shown on Precinct Plan 15.5.2.316.5.1(3)(c), as set out in the precinct parameters below; and (ii) A CS is in accordance with the Lakeside Precinct Plans identified above if: A. Primary roads are within 50m of the location shown on Precinct Plan 16.5.1(3)(b); and B. Bus route is either on the alignment shown on Precinct Plan 16.5.1(3)(b) or a continuous alignment that achieves the same circulation; and C. (i) indicative areas of open space are within 200m of the location shown on Precinct Plan 16.5.1(3)(bc). AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.</p>		
FS1388.898	Mercury NZ Limited for Mercury E	Oppose		Reject	
579.18			<p>Amend Rule 17.5.9 RDI (f)- Subdivision as follows: (f) Council's discretion is limited to the following matters: (i) consistency with the Te Kauwhata Lakeside Precinct Plan in 16.5.1(3)(a), (b) and (c); (ii) matters identified in the assessment criteria in X; (iii) managing the effects of wastewater and stormwater; (iv) roading network and compliance with a Council approved roading standard; (v) provision and location of existing and future utilities and</p>	Accept	

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			connections; (vi) location of roads and their connections; (vii) provision of open space, including linkages between residential areas, open space and Lake Waikare; (viii) effects of natural hazards (including flooding), geotechnical suitability and land contamination; (ix) provision of the historic Iwi overlay area shown on Precinct Plan 16.5.1.3(bc). AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.		
FS1388.899	Mercury NZ Limited for Mercury E	Oppose		Reject	
579.19			Amend Rule 17.5.9 DI Subdivision as follows: (a) A CS that does not comply with Rule 17.5.9 RDI and meets all of the following conditions and condition 17.5.9RDI(bc) relating to infrastructure... AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
FS1388.900	Mercury NZ Limited for Mercury E	Oppose		Reject	
579.20			Amend Rule 17.5.9 NCI Subdivision as follows: A CS that does not meet the requirements of Rule 17.5.9 RDI(cb) relating to Infrastructure Requirements, shall be a non-complying activity.	Accept	Decision Report 16: Te Kauwhata Lakeside

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			AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.		
579.21			<p>Add a new restricted discretionary activity rule to Rule 22.8.3(1) as follows: Activity: RDI (a) A comprehensive land development consent (CLDC) that meets all of the following conditions: (i) is in accordance with Te Kauwhata Lakeside Precinct Plan 16.5.1(3)(a); the roading network, walkways and cycle ways shown on Precinct Plan 16.5.1(3)(v); and the open space shown on Precinct Plan 16.5.1(3)(c) as set out in the precinct parameters below; and (b) A CLDC is in accordance with the Lakeside Precinct Plans identified below if: (i) Primary roads are within 50m of the location shown on Precinct Plan 16.5.1(3)(b); and (ii) Bus route is either on the alignment shown on Precinct Plan 16.5.1(3)(b) or a continuous alignment that achieves the same circulation; and (iii) Subject to (v) below, the indicative walkways/cycle ways are within 100m of the location shown on Precinct Plan 16.5.1(3)(b) provided that connections are retained between the Lakeside Walkway and the residential development; and (iv) Subject to (v) below, the Lakeside Walkway is within 30m of the location shown on Precinct Plan 16.5.1(3)(b); (v) Any walkway/cycle way or the Lakeside Walkway that needs to be aligned so as to avoid</p>	Accept	Decision Report 16: Te Kauwhata Lakeside

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			<p>an area of infested alligator weed as identified within in alligator weed management plan may be relocated from the alignment shown on 16.5.1(3)(b) to the extent necessary to avoid the infested area. (c) A CLDC can relate to the entire Te Kauwhata Lakeside Precinct Plan Area, or may be for an individual stage or stages beyond the business zone, provided that an individual stage is 5ha or more. (d) Applications for approval of a CLDC as a restricted discretionary activity will be considered without public notification and without the need to serve notice on or obtain the written approval of any affected persons. (e) LDC approval does not constitute authorization by the Waikato District Council as road controlling authority in terms of Section 357 of the Local Government Act 1974.</p> <p>Written authorisation is required from the Waikato District Council prior to any works commencing that affect public roads. Matters of Discretion: (a) Council's discretion is reserved over: (i) consistency with the Te Kauwhata Lakeside Precinct Plans in 16.5.1(3)(a), 16.5.1(3)(b) and 16.5.1(3)(c); (ii) managing the effects of wastewater and stormwater; (iii) roading network and compliance with a Council-approved roading standard; (iv) provision and location of existing and future utilities and connections; (v) location of roads and their connections; (vi) provision of open space,</p>		

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			including linkages between residential areas, open space and Lake Waikare; (vii) effects of natural hazards (including flooding), geotechnical suitability and land contamination. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.		
FS1388.901	Mercury NZ Limited for Mercury E	Oppose		Reject	
579.22			Amend Rule 22.8.1 Application of rules as follows: (1) Rules 22.8.2, 22.8.3, 22.8.4 and 22.8.5 apply in the Lakeside Te Kauwhata Precinct., in addition to the activity rules in: 22.1.2 (Permitted Activities); 22.1.3 (Restricted Discretionary Activities); 22.1.4 (Discretionary Activities); and 22.1.5 (Non-complying Activities), (2) The rules that apply to a permitted activity in 22.8.2 P1-18 within the Lakeside Te Kauwhata Precinct are as follows: (a) Rule 22.2 (Land Use - Effects), except: (i) Rule 22.2.7.1 (Earthworks - General) does not apply where earthworks consent has been obtained under Rule 22.8.8 (Comprehensive Land Development Consent); (b) The following provisions in Rule 22.3 (Land Use - Building): (i) Rule 22.3.4 (Height) (ii) Rule 22.3.5 (Daylight admission) (iii) Rule 22.3.6 (Building coverage) (iv) Rule 22.3.7 (Building setbacks) (3) Rule 22.8.6 and 22.8.7 apply to	Accept	Decision Report 16: Te Kauwhata Lakeside

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			subdivision in the Te Kauwhata Precinct in addition to: (a) Rule 22.4.1.7 Subdivision creating Reserves; and (b) Rule 22.4.7 (Esplanade reserves and Esplanade strips). (b) (4) The following precinct plan applies to the Rural Zone in the Lakeside Te Kauwhata Precinct as identified on the planning maps. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.		
<i>FS1388.902</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Reject	
579.23			Delete Rule 22.8.2 P1 relating to A Marae Complex or Papakainga Housing Development on Maaori Freehold Land or on Maaori Customary Land. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept in part	Decision Report 6: Tangata Whenua
<i>FS1388.903</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept in part	
579.24			Amend Rule 22.8.2 P6 as follows: P6 Pastoral Farming only AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Reject	Decision Report 16: Te Kauwhata Lakeside

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<i>FS1388.904</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Accept</i>	
579.25			Amend the activity specific conditions for Rule 22.8.2 P21 relating to Information Kiosk as follows: (a) Provided it is catered located within the cultural and heritage overlay show on on Precinct 4. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
<i>FS1388.905</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	
579.26			Add a provision for a CLDC as a restricted discretionary activity to Rule 22.8.3 RDI Restricted Discretionary Activities. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
<i>FS1388.906</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	
579.27			Add a provision within Rule 22.8.4 Discretionary Activities for a CDC that does not comply with the provisions for a Restricted Discretionary activity as follows: (a) A CLDC that does not comply with Rule 22.8.3 RDI and meets all of the following conditions: (i) Primary roads are	Accept	Decision Report 16: Te Kauwhata Lakeside

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			<p>within 50m-100m of the location shown on Precinct Plan 16.5.1(3)(b); and (ii) Bus route is either on the alignment shown on the Precinct Plan 16.5.3.1(3)(b) or a continuous alignments that achieved the same circulation; and (iii) Indicative walkways are within 150m of the location shown on the Precinct Plan 6.5.3.1(3)(b); (iv) Lakeside walkway is within 70m of the location shown on Proposed Plan 16.5.3.1(3)(b). The matters over which Council reserves discretion shall be used for assessing discretionary applications under this rule. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.</p>		
<i>FS1388.907</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	
579.28			Delete Rule 22.8.4 D4 Waste management facility. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
<i>FS1388.908</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	
579.29			Delete Rule 22.8.5 NCI Non-complying Activities. AND Amend the Proposed District Plan to make any amendments or consequential	Reject	Decision Report 16: Te Kauwhata Lakeside

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			changes that are necessary to give effect to the matters raised in the submission.		
<i>FS1388.909</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Accept</i>	
579.30			Delete Rule 22.8.6 Earthworks - General. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
579.31			Amend Rule 22.8.7 CI- Subdivision Lakeside General as follows: Subdivision is in accordance with the Lakeside Precinct Plans identified above if:... AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Reject	Decision Report 16: Te Kauwhata Lakeside
<i>FS1388.910</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Accept</i>	
579.32			Retain the approach of Lakeside being a 'Specific Area'. AND Retain the 'Te Kauwhata Specific Area' provisions contained within the Residential, Business and Rural sections of the Proposed Waikato District Plan.	Accept	Decision Report 16: Te Kauwhata Lakeside
579.33			Amend the title for Section 16.5 Lakeside Te Kauwhata Precinct as follows: 16.5 Specific Area: Lakeside Te Kauwhata Precinct AND Amend the Proposed District Plan to make any amendments or consequential changes that are	Accept	Decision Report 16: Te Kauwhata Lakeside

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			necessary to give effect to the matters raised in the submission.		
FS1388.911	Mercury NZ Limited for Mercury E	Oppose		Reject	
579.34			Retain Objective 4.1.1 Strategic as notified.	Reject	Decision Report 5: Strategic Directions
FS1388.912	Mercury NZ Limited for Mercury E	Oppose		Accept	
579.35			Retain Objective 4.1.2 Urban growth and development, except for the amendments sought below AND Amend Objective 4.1.2 Urban growth and development as follows: (a) Future settlement pattern is consolidated in and around existing towns and villages in the district and along the rail corridor. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Reject	Decision Report 5: Strategic Directions
FS1272.7	KiwiRail Holdings Ltd	Not Stated		Reject	
FS1388.913	Mercury NZ Limited for Mercury E	Oppose		Accept	

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579.36			Retain Policy 4.1.4 Staging of developments as notified.	Reject	Decision Report 5: Strategic Directions
<i>FS1388.914</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept	
579.37			Retain Policy 4.1.3 Location of development, except for the amendments sought below AND Amend Policy 4.1.3 Location of development, as follows: (a) Subdivision and development of a residential, commercial and industrial nature is to occur within towns and villages, and along the rail corridor, where infrastructure and services can be efficiently and economically provided. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Reject	Decision Report 5: Strategic Directions
<i>FS1388.915</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept	
579.38			Retain Policy 4.1.5 Density as notified.	Reject	Decision Report 5: Strategic Directions
<i>FS1286.7</i>	<i>Horotiu Properties Limited</i>	Oppose		Accept	

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FS1388.916	Mercury NZ Limited for Mercury E	Oppose		Accept	
579.39			Retain Policy 4.1.8 Integration and connectivity as notified.	Reject	Decision Report 5: Strategic Directions
FS1388.917	Mercury NZ Limited for Mercury E	Oppose		Accept	
579.40			Retain Policy 4.1.12 Te Kauwhata as notified.	Reject	Decision Report 5: Strategic Directions
579.41			Amend Objective 6.4.6 Stormwater and drainage, as follows: (a) The hydrological characteristics of the natural drainage processes are managed to achieve a treatment train process and minimise stormwater effects effects. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Reject	Decision Report 13: Infrastructure
FS1388.918	Mercury NZ Limited for Mercury E	Oppose		Accept	Decision Report 13: Infrastructure
579.42			Amend Policy 6.4.7 Stormwater as follows: (a) Ensure that stormwater and drainage infrastructure for subdivision, land use and development: (i) Adopts, where appropriate, a best-practice low impact design approach to the	Reject	Decision Report 13: Infrastructure

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			<p>management of stormwater; (ii) Manages stormwater in accordance with a drainage hierarchy, with a preference for initial on-site treatment; (iii) Minimises Manage impervious surfaces to meet agreed impervious standard within respective zones so as to reduce stormwater runoff; (iv) Retains pre-development hydrological conditions as far as practicable; (v) Manage Does not increase the flow of stormwater to minimise runoff onto adjoining properties or flood plains, or reduce site storage capacity on site; (vi) ... AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.</p>		
FS1388.919	Mercury NZ Limited for Mercury E	Oppose		Accept	Decision Report 13: Infrastructure
579.43			Retain the "roll-over" of the Residential, Rural and Business Zones from Plan Change 20 on sites within the Lakeside Precinct (see Diagram I of submission).	Accept	Decision Report 16: Te Kauwhata Lakeside
FS1388.920	Mercury NZ Limited for Mercury E	Oppose		Reject	
579.44			Amend the position of the Lakeside walkway to ensure it is located only within the Lakeside Development 2017 Limited property boundary, Te Kauwhata and west of the Significant Natural	Reject	Decision Report 13: Infrastructure

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			Area and Outstanding Natural Feature (see map included in submission). AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.		
579.45			Delete the Significant Natural Area overlays from the lake edge within the Lakeside Developments 2017 Limited property (see map included in submission). AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 9: Significant Natural Areas
<i>FS1293.120</i>	<i>Department of Conservation</i>	Oppose		<i>Reject</i>	
579.46			Delete the Development Precinct from the Lakeside Development 2017 Limited property, Te Kauwhata. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Reject	Decision Report 16: Te Kauwhata Lakeside
579.47			Retain the Residential zone provisions as they relate to the Te Kauwhata Lakeside Precinct, except the provisions for which amendments are requested.	Accept	Decision Report 16: Te Kauwhata Lakeside
<i>FS1388.921</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	

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579.48			Amend Rule 16.5.1(1) Application of rules, as follows: (1) The rules that apply to a permitted activity in Rule 16.5.2 within the Lakeside Te Kauwhata Precinct as identified in the planning maps are as follows: (i) Rule 15.2 (Land Use - Effects) except: ... A. Rule 16.2.4.1 (Earthworks - general) and Rule 16.2.4.2 (Earthworks - Maori Sites and Maori Areas of Significance) does not apply and Rule 16.5.7.2 applies instead B.... C. Rule 16.2.6 Notable trees (i) D. Rule 16.5.7.1 Noise and Vibration - North Island Main Trunk line (NIMT) (ii) E. Rule 16.3 (Land Use - Building) does not apply, Rule 16.5.8 (Land use-Building) applies instead. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
<i>FS1388.922</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	
579.49			Amend Rule 16.5.1(3) by replacing the Lakeside Te Kauwhata Precinct plans with the updated Lakeside Te Kauwhata Precinct plans (included as Diagram within the submission). AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept in part	Decision Report 16: Te Kauwhata Lakeside

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
FS1388.923	Mercury NZ Limited for Mercury E	Oppose		Accept in part	
579.50			Amend Rule 22.8.7 CI (x) Subdivision Lakeside General as follows (x) subject to v) below Lakeside Walkway is within 1030m of the location shown on Precinct Plan 16.5.1(3)(c); AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
579.51			Amend Rule 22.8.8 RDI (a) (ii) D Lakeside Comprehensive Subdivision Consent as follows: D. Lakeside Walkway is within 1030m of the location shown on Precinct Plan 16.5.1.3(3)(c). AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
FS1388.924	Mercury NZ Limited for Mercury E	Oppose		Reject	
579.52			Delete Rule 22.8.8 RDI (c)(ii) Lakeside Comprehensive Subdivision Consent. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
FS1388.925	Mercury NZ Limited for Mercury E	Oppose		Reject	
579.53			Amend Rule 22.8.8 D1 (a)(iv) as follows: iv) Lakeside Walkway is within 10m30-2050m of the location shown on Precinct Plan 16.5.1(3)(b). AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
FS1388.926	Mercury NZ Limited for Mercury E	Oppose		Reject	
579.54			Amend Table 14.12.5.7 Required parking spaces and loading bays by annotating the control on dwellings with a sentence as follows: except in Te Kauwhata Lakeside on sites 300m2 or less. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Reject	Decision Report 13: Infrastructure
579.55			Add a new line within Table 14.12.5.7 Required parking spaces and loading bays as follows: Te Kauwhata Lakeside dwelling on sites of 300m2 or less - minimum of one car parking space per dwelling plus on-street parking at a ratio of 0.7 carparking spaces per allotment, or... AND Amend the Proposed District Plan to make any amendments or consequential changes that are	Reject	Decision Report 13: Infrastructure

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			necessary to give effect to the matters raised in the submission.		
579.56			Amend Table 14.12.5.7 Required parking spaces and loading bays by annotating the control on retirement villages as follows: except in Te Kauwhata Lakeside. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Reject	Decision Report 13: Infrastructure
579.57			Add a new line within Table 14.12.5.7 Required parking spaces and loading bays as follows: Te Kauwhata Lakeside Retirement Village - 0.5 car parking spaces per independent living unit and one visitor space for every 10 residents AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Reject	Decision Report 13: Infrastructure
579.58			Amend Table 14.12.5.14 Access and road conditions (Residential, Village, Business, Business Town Centre and Industrial Zones) to insert specific provisions which provide for a minimum local road width of 16m and a reduction in the seal width from 8m to 6m. AND Amend Table 14.12.5.14 Access and road conditions (Residential, Village, Business, Business Town Centre and Industrial Zones) to insert specific provisions which provide for private ways which have passing bays and/or dual carriageway to serve more than 8 allotments.	Reject	Decision Report 13: Infrastructure

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.		
579.59			<p>Amend Table 14.12.5.19 Te Kauwhata Structure Plan - Road cross sections - Collector Roads to insert specific provisions which provide for a minimum local road width of 16m and a reduction in the seal width from 8m to 6m.</p> <p>AND</p> <p>Amend Table 14.12.5.19 Te Kauwhata Structure Plan - Road cross sections - Collector Roads to insert specific provisions which provide for private ways which have passing bays and/or dual carriageway to serve more than 8 allotments.</p> <p>AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.</p>	Reject	Decision Report 13: Infrastructure
579.60			Amend activity specific conditions in Rule 14.2.1.1 (1) (a) relating to PI New Infrastructure as follows: (a) Not exceed 10m2 in area above-ground for any one structure AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Reject	Decision Report 13: Infrastructure
FS1134.34	Counties Power Limited	Support		Reject	Decision Report 13: Infrastructure

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
FS1176.168	Watercare Services Ltd	Support		Reject	Decision Report 13: Infrastructure
579.61			Amend activity-specific conditions 14.11.1.1(a)(ii) A relating to P1 Stormwater systems for new development or subdivision as follows: (ii) Manages stormwater in the following manner: A. Primary systems detain runoff from all impervious surfaces during a 10% Annual Exceedance Probability AEP storm event to ensure that the rate of any stormwater discharge offsite is at or below pre-development rates or connects to a stormwater treatment train process approved by the Council as part of a previous consent. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Reject	Decision Report 13: Infrastructure
579.62			Amend activity-specific conditions in Rule 14.11.1.2 relating to P2 Impervious surfaces as follows: (a) The establishment of impervious surfaces associated with new development or subdivision that complies with the following condition: (ii) The maximum impervious surface of a site within the Residential Zone, Rangitahi Peninsula Zone, Village Zone or Country Living Zone is 70% and within the Te Kauwhata Lakeside Precinct is 75%. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to	Accept	Decision Report 16: Te Kauwhata Lakeside

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			give effect to the matters raised in the submission.		
579.63			Amend activity-specific conditions in Rule 14.11.1.8 (a) (i) relating to P8 Stormwater ponds or wetlands, as follows: (i) The area of the pond or wetland does not exceed the equivalent site building coverage conditions applicable to the zone, except that this control does not apply in the Rural Zone. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Reject	Decision Report 13: Infrastructure
579.64			Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in this submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
579.65			Delete Rule 16.5.9.3 (b) (ii) Subdivisions- Sites less than 5ha. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
FS1388.927	Mercury NZ Limited for Mercury E	Oppose		Reject	
579.66			No specific decision sought, but submission supports the objectives and policies in Chapter 4 Urban Environment.	Reject	Decision Report 5: Strategic Directions and Decision Reports 14-21: Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
<i>FSI087.12</i>	<i>Ports of Auckland Limited</i>	Support		Reject	
<i>FSI388.928</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept	
579.67			Delete the Significant Natural Feature overlays from the lake edge within the Lakeside Developments 2017 Limited property, Te Kauwhata (see map included in submission). AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Reject	Decision Report 10: Landscapes
579.68			Delete Rule 22.8.2 P4 relating to A home occupation. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Reject	Decision Report 16: Te Kauwhata Lakeside
<i>FSI388.929</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Accept</i>	
579.69			Delete Rule 22.8.2 P5 relating to Afforestation. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
<i>FSI388.930</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Reject	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
579.70			Delete Rule 22.8.2 P7 relating to Forestry. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
579.71			Delete Rule 22.8.2 P9 relating to Homestay. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Reject	Decision Report 16: Te Kauwhata Lakeside
<i>FS1388.931</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Accept</i>	
579.72			Amend the activity specific conditions for Rule 22.8.2 P22 relating to Structures providing information on culture, history or environment of the Lake Waikare and Te Kauwhata area as follows: (a) Provided it is catered located within the cultural and heritage overlay shown on Precinct 4. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
<i>FS1388.932</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	
579.73			Amend Rule 22.8.2 P23 relating to Memorials recognising the culture and history of the Lake Waikare and Te Kauwhata area as follows: (a) Provided it is catered located within the cultural	Accept	Decision Report 16: Te Kauwhata Lakeside

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			and heritage overlay shown on Precinct 4. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.		
FS1388.933	Mercury NZ Limited for Mercury E	Oppose		Reject	
579.74			Delete Rule 22.8.3 RDI Restricted Discretionary Activities (relating to Intensive Farming). AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
FS1388.934	Mercury NZ Limited for Mercury E	Oppose		Reject	
579.75			Delete Rule 22.8.4 D5 Hazardous waste storage, processing or disposal. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
FS1388.935	Mercury NZ Limited for Mercury E	Oppose		Reject	
579.76			Delete Rule 22.8.4 D7 A correctional facility. AND Amend the Proposed District Plan to make any amendments or consequential changes	Accept	Decision Report 16: Te Kauwhata Lakeside

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			that are necessary to give effect to the matters raised in the submission.		
<i>FS1388.936</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	
579.77			Delete Rule 22.8.4 D8 An extractive industry. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
<i>FS1388.937</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	
579.78			Delete Rule 22.8.4 D9 Commercial activity, excluding a produce stall. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
<i>FS1388.938</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	
579.79			Delete Rule 22.8.4 D10 Industrial activity. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
<i>FSI388.939</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	
579.80			Delete Rule 22.8.4 D11 Travellers accommodation for more than 5 people. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
579.81			Delete Rule 22.8.4 D12 Transport depot. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
<i>FSI388.940</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	
579.82			Delete Rule 22.8.4 D13 Place of assembly. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Accept	Decision Report 16: Te Kauwhata Lakeside
<i>FSI388.941</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	
579.83			Delete Rule 22.8.4 D14 Boarding, breeding or animal training establishments. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to	Accept	Decision Report 16: Te Kauwhata Lakeside

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			give effect to the matters raised in the submission.		
<i>FS1388.942</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	
579.84			Amend Table 14.12.5.20 Te Kauwhata Structure Plan- Road cross sections- Local Roads to insert specific provisions which provide for a minimum local road width of 16m and a reduction in the seal width from 8m to 6m. AND Amend Te Kauwhata Structure Plan- Road cross sections- Local Roads to insert specific provisions which provide for private ways which have passing bays and/or dual carriageway to serve more than 8 allotments. AND Amend the Proposed District Plan to make any amendments or consequential changes that are necessary to give effect to the matters raised in the submission.	Reject	Decision Report 13: Infrastructure
579.85			No specific decision sought, but submission supports the identification of indicative roads in Lakeside, Te Kauwhata.	Accept	Decision Report 16: Te Kauwhata Lakeside
<i>FS1388.943</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	
579.86			No specific decision sought, but submission supports the straightened alignment of the main boulevard in Lakeside, Te Kauwhata as compared with Plan Change 20.	Accept	Decision Report 16: Te Kauwhata Lakeside

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
579.87			No specific decision sought, but submission supports the identification of the walkway along the edge of the property at Lakeside, Te Kauwhata adjoining Lake Waikare.	Reject	Decision Report 13: Infrastructure
579.88			No specific decision sought, but submission generally supports the objective and policies relating to Tangata Whenua (Chapter 2 Tangata Whenua).	Accept in part	Decision Report 6: Tangata Whenua
579.89			No specific decision sought, but submission generally supports the objectives and policies relating to the Natural Environment (Chapter 3 Natural Environment).	Accept in Part	Decision Report 9: Significant Natural Areas and Decision Report 10: Landscapes
<i>FS1087.13</i>	<i>Ports of Auckland Limited</i>	Support		Accept in Part	
579.90			No specific decision sought, but submission generally supports the objectives and policies relating to Rural development (Chapter 5 Rural Environment).	Accept	Decision Report 22: Rural Zone
<i>FS1087.14</i>	<i>Ports of Auckland Limited</i>	Support		Accept	
579.91			Delete Rule 22.8.3 RD2 Restricted Discretionary Activities (relating to Rural Industry).	Accept	Decision Report 16: Te Kauwhata Lakeside

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
<i>FSI388.944</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	