

The Proposed Waikato District Plan

Hearing 22 : Infrastructure and Energy

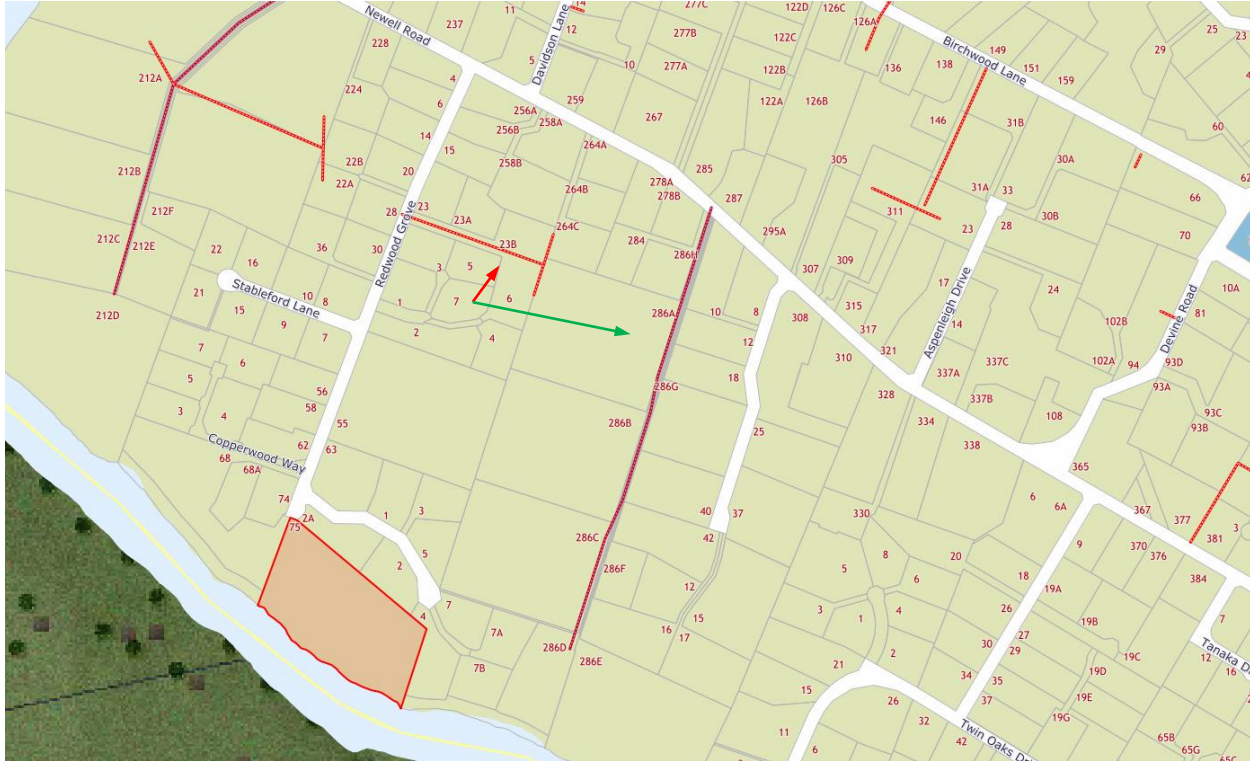
20 October 2020

Support of submission 694

Removal of Redwood Grove Indicative Road

Brendhan Greaney

The Operative District Plan



Redwood Grove Indicative Rd

- Intent important
- Location unimportant

Elmwood Lane Indicative Rd

- Location important

The Notified District Plan



- Both indicative roads retained
- Redwood Grove indicative road extended - to access undeveloped Lots 286 A, B & C currently accessed off Elmwood Lane

Why Remove the Redwood Grove IR?

- Its purpose to provide access to 264 Newell Road has been achieved by another means
- There is no practical need to retain and extend the IR to access Elmwood Lane properties when a viable solution already exists that makes practical, economic and environmental sense
- Provide certainty to all landowners

Seeking a logical & pragmatic outcome



Why Elmwood Lane?

- Currently services the undeveloped Lots
- Offers greater development optionality & utility
- Minimal impact on existing residential properties
- Potentially enables access to a further undeveloped Lot
- Provides a superior traffic outcome
- Is widely supported as the preferred option
- Is technically feasible as assessed by CKL – *report provided*
- Supports the Transportation Objective and Policies of the Proposed District Plan

An aerial photograph of a suburban neighborhood. The image shows several large, well-maintained houses with green lawns and mature trees. A prominent road runs diagonally from the top right towards the bottom right. The overall scene is peaceful and residential.

Thank you