

Jonathon Quigley
Precision Built

via email: jonathon@precisionbuilt.co.nz

27th January 2021

Dear Jonathon

S95e Affected Party Approval For Proposed Plan Change

Thank you for providing Mercury with draft AEE dated January 2023, outlining proposed plan change to rezone rural land to Rural Residential Zone, with the intent of future subdivision of **Lot 9 DP 425239 and Part Lot 1 DP 24479, at 1861 Ongaroto Road, Whakamaru.**



This Private Plan Change request is to rezone 31.68ha of land at Lake Whakamaru currently within the Rural Zone to Rural-Residential Zone. Predominantly, the proposal seeks to adopt the existing District Plan structure and contents for the re-zone proposal. However, minor amendments are requested, bespoke to this land in order to create a future rural residential development which enhances the surrounding environment.

It is noted that the site is located adjacent to the WHS operating easement, which authorises inundation associated with the operation of the WHS over LINZ owned land. The South Waikato District Plan identifies Mercury as an affected party for land use applications adjoining or within the hydro easement.

Mercury operates the Waikato Hydro System, operating levels and high flow flood events at Lake Whakamaru need to be a relevant consideration. Mercury is able to attenuate some but not all flows, which brings into focus risks on surrounding land use risk from future high flow flood events are also subject to change due to a climate change and a more volatile environment.

The AEE does reference natural hazards and refers to Council Planning maps, which Mercury has not reviewed for this purpose. Given the managed nature of flows and levels associated with Lake Whakamaru and the Waikato Hydro System. With no building platform for habitable structures identified, Mercury seeks a minimum freeboard for all habitable structures and dwellings is 0.5m above Probable Maximum Flood 228.67m RL, which result in a level of 229.17m RL minimum freeboard.

Mercury expects that the developer will abide by any geotechnical report recommendations and ensure compliance with relevant and related New Zealand standards.

Please accept this letter as our affected party approval under section 95E of the Resource Management Act 1991.

If there are any questions please not hesitate to contact me Mercury is able to provide more detail on operating levels if relevant to land use with interaction with flows or levels associated with the operation of the Waikato Hydro System.

Yours sincerely



Fraser Graafhuis
Planning and Policy Advisor
Mercury
Fraser.graafhuis@mercury.co.nz

Cc Patrick McHardy
Senior Planner, South Waikato District Council.
Via Patrick.McHardy@southwaikato.govt.nz



Charlotte Martynoga

From: John Meikle <jmeikle@fishandgame.org.nz>
Sent: Tuesday, 18 October 2022 1:06 pm
To: Charlotte Martynoga
Cc: planners@southwaikato.govt.nz
Subject: RE: Consultation request - 1861 Ongaroto Road, Lake Whakamaru

Charlotte,

That wording is fine – it forewarns potential buyers of activities – of which I suspect most would buy at this site so as to utilise/ undertake these same activities. I also believe it is a positive move that the applicants request this.

Thank you for your consideration of this.

John Meikle
Fish & Game Officer
New Zealand Fish & Game – Eastern Region
T 07 357 5501
M 021 375 480
E jmeikle@fishandgame.org.nz
1130 Paradise Valley Road, Rotorua
Private Bag 3010, Rotorua 3046
www.fishandgame.org.nz



From: Charlotte Martynoga <Charlotte@feathers.co.nz>
Sent: Tuesday, 18 October 2022 12:11 PM
To: John Meikle <jmeikle@fishandgame.org.nz>
Cc: planners@southwaikato.govt.nz
Subject: RE: Consultation request - 1861 Ongaroto Road, Lake Whakamaru

Hi John

Thank you for your emailed consultation response regarding the proposed plan change from rural zone to rural-residential zone and subsequent subdivision of land at 1861 Ongaroto Road, Lake Whakamaru.

To cover off the reverse sensitivity issue for future residents we will suggest to South Waikato District Council that the following wording be applied:

"The present and future owners acknowledge that Lake Whakamaru and the adjoining reserve is a public place. The effects of lawful recreational activities, including, but not limited to camping, motorboat sports and fish and game sports may generate amenity effects, including noise."

Please do let me know if you agree that this wording would be suitable and/or have any outstanding concerns. Thank you

Kind regards

Charlotte Martynoga MNZPI
Senior Planner

Feathers Planning

A [Panama Square, 14 Garden Place, Hamilton, 3204](#)
M PO Box 1462, Hamilton
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My work hours are 8.15am – 3.15pm Monday - Thursday

From: John Meikle <jmeikle@fishandgame.org.nz>
Sent: Monday, 17 October 2022 2:35 pm
To: Charlotte Martynoga <Charlotte@feathers.co.nz>
Cc: planners@southwaikato.govt.nz
Subject: RE: Consultation request - 1861 Ongaroto Road, Lake Whakamaru

Charlotte,

Further to your below email and subsequent brief phone conversation – in principle Fish & Game, Eastern Region (as statutory authority for game birds and sports fish) have no issues with the proposal of a district plan policy change for the subdivision at 1861 Ongaroto Road, lake Whakamaru – on the clear understanding

- a) that the proposed joint access to both the subdivision and the Lake Whakamaru Reserve is NOT inhibited by gates (i.e. becoming a gated community)
- b) that the subdivision does not inhibit access to and from the existing boat ramp
- c) that the proposal, as stated, use of colours and materials, enhances the appearance and amenity value of the subdivision and allow it to integrate with the surrounding landscape.

And Fish & Game would recommend that the below wording – or similar to – be included as part of the subdivision approval and included on each and every title – a reverse sensitivity clause to protect the ongoing use of motor boats and their recreational activities on the adjoining Lake Whakamaru.

“The present and future owners be advised that they shall not be entitled to object to the effects of activities or noise on the adjoining Lake Whakamaru water body, including the use of motor boats for recreational purposes, provided those activities are lawfully carried out.”

Regards,

John Meikle
Fish & Game Officer
New Zealand Fish & Game – Eastern Region
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From: Charlotte Martynoga <Charlotte@feathers.co.nz>
Sent: Monday, 17 October 2022 12:20 PM
To: John Meikle <jmeikle@fishandgame.org.nz>
Subject: Consultation request - 1861 Ongaroto Road, Lake Whakamaru

Kia ora John

We wish to advise you that on behalf of the landowner (Jonathan Quigley) we shall be submitting to South Waikato District Plan a request for a private plan change/variation to district plan policy for a subdivision at 1861 Ongaroto Road, Lake Whakamaru

The proposal seeks to create a high-quality residential subdivision that integrates and enhances the natural and landscape attributes of the surrounding environment. As you will see from the attached concept plan, the proposal is for 66 lots ranging in size between 2500m² and 12,661m². The average lot size is 2923 m² (with the exclusion of lot 62 which contains the existing dwelling).

As part of the consultation process, I should be grateful for any feedback you may have via email and/or the opportunity to discuss further within an online meeting. Please do let me know of a convenient day/time should you wish to discuss.

I look forward to hearing from you.
Thank you

Kind regards

Charlotte Martynoga MNZPI
Senior Planner

Feathers Planning

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My work hours are 8.15am – 3.15pm Monday - Thursday

17th February 2023

Jonathan Quigley
c/- Jonathan@precisionbuilt.co.nz

RE: SUBDIVISION PROPOSAL 1861 ONGAROTO ROAD

Waikato River Trails Trust supports the subdivision proposal at 1861 Ongaroto Road.

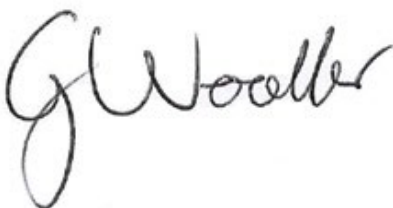
We appreciate the thorough consultation to date. We acknowledge Jonathan has offered to vest lands to enable the Waikato River Trails to pass through the proposed subdivision.

Connectivity of the River Trail from Lake Whakamaru to Lake Maraetai is critical and we thank Jonathan for acknowledging the importance of the River Trail in the subdivision planning.

Economic Development is a critical part for the Waikato River Trails, and we see this enhancing the local Economic Development.

We wish Jonathan all the best with this proposal.

Yours sincerely



Glyn Wooller
General Manager
Waikato River Trails