

First name: Andrew

Last name: Kusabs

On behalf of:

David Rankilor - Rankilor Consultants

Would you like to present your submission in person at a hearing? *

Yes

Nukuhau Private Plan Change

Additional requirements for hearing:

Person of interest declaration: I am

- (a) a person representing a relevant aspect of the public interest, or
- (b) a person who has an interest in the proposal that is greater than the interest the general public has, or
- (c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

A Kusabs is representing the owners of "BA17" blocks, land included in Change 37

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

File
copy of cover page futher submission PPC37
TD-123992-5-431-1 Further Submission Rangatira
9 7 Structure Plan Further submissions1



Proposed Plan Change 37 – Nukuhau Private Plan Change
Taupō District Plan
Form RMA Form 6

Further Submission

Office use

This form will be copied. Please do not print outside the frame.

Please remember that Further Submissions must reach Taupō District Council by 5pm on Friday 30 April 2021.

Submitter Details:

Full Name: ANDREW, M. KUSABS

Contact person: (if applying on behalf of an organisation) David Rankiler

Address for correspondence: Rankiler Consultants P.O. Box 312 Taupo

Phone Number: 0274 769450

Email Address: rankiler@xtm.co.nz

Further Submitter Relevance:

I am: (select one)

- (a) A person representing a relevant aspect of the public interest; or
(b) A person who has an interest in the proposal that is greater than the interest the general public has; or

Explain the grounds for saying that you come within category (a) or (b) above:

A Kusabs is representing the owners of "BA17" blocks, land included in Change 37

Public Hearing:

I/we wish to be heard in support of my/our submission: Yes [checked] No []

If others make a similar submission, I will consider presenting a joint case with them at a hearing: Yes [] No []

Signed: S Rankiler Date: 30/04/2021
67/05/2021 RML

Please return completed forms no later than 5pm on Friday 30 April 2021 to:

- "Further Submissions on Plan Change 37"
Taupo District Council
30 Tongariro Street
Private Bag 2005
Taupo Mail Centre
Taupo 3352 or
e-mail nukuhauplanchange@taupo.govt.nz

PLEASE FILL IN YOUR FURTHER SUBMISSION OVERLEAF

Submitters are advised that the information supplied in written submissions may contain personal information within the meaning of the Privacy Act 2020. By taking part in this public submission process, submitters have agreed to any personal information (including names and contact details) which is contained in their submission being made available to the public as part of the consultation and decision making process. All information collected will be held by Taupō District Council. Submitters have the right to access and correct personal information.

Further Submission on Some

Submitters to

NUKUHAU PRIVATE PLAN CHANGE 37 ("PPC 37")

By

MR ANDREW KUSABS

Representing the Owners of

RANGAIRA BLOCKS 8A17A5 and 8A17A6

and

RANGATIRA 8A1T2X AND 8A1T2Y AND PT. RANGATIRA A1T2

Generally described as

" THE RANGATIRA 8A17 TRUSTS"

May 2021

1.0 INTRODUCTION

This submission seeks to address several matters introduced by other submitters and amplify the initial submission of the Rangatira 8A17 Trusts.

The Structure Plan 9.7 and 9.7.2 have been upgraded and annotated "Further submission".

Other submitters have raised, individually or collectively, issues relating to the process as a whole, the roading pattern, including closing of part of Dougherty Drive(Jarrod Munford), the appropriateness of positioning a further shopping complex, and the need for and the positioning of "medium density" land use. A series of submissions have a common theme relating to the use and history of 8A17 lands with the inference that it is Māori Land whereas the Māori Land Court have determined it to be General Land. Many submitters question the assertion, within the applicant's submission, that the additional traffic generation can be accommodated until 2041 by the present infrastructure at the control Gates Bridge.

2.0 ORIGINAL SUBMISSION POINT 3.1

8A17 Further submission Point	Original Submission point	Support/Oppose
2.01 The roading pattern as designed in proposed structure plan of 2015, focused on the design for the traffic island at the intersection of Lakewood Drive and Doherty Drive.	3.1	Oppose
2.02 This roading pattern has been modified to introduce additional traffic calming and to connect at the north eastern boundary with the alignment shown on the applicants structure plan 7.1.	3.1	Oppose
2.03 The Code of Practice for the Development of Land 2009 requires the gradients to be 12% 1 in 8 or 10% 1in 10 or flatter and this particular configuration and the connection to Rangatira E was subject to more detailed design to determine gradients.	3.1	Oppose
2.04 From a visual impact perspective the aim was to minimise bulk earthworks and steep batters.	3.1	Oppose
2.05 The use of roundabouts and traffic calming as adopted to the South with a roundabout at the intersection of Doherty Drive and Jarden Mile and the curvilinear pattern of Northwood Drive has also set the tone.	3.1	Oppose

2.06	The extension of Lakewood Drive has been modified from the earlier design with consideration being given to the future linkage to Rangatira E to the Northwest.	3.1	Oppose
2.07	The curvilinear pattern of Roding for the extension of Northwood Drive provides for a more suitable area for the Medium Density Residential Environment/Retirement village.	3.1	Oppose
2.08	The Trustees have received a strong enquiry as to making such land available for a Retirement village.	3.1	Oppose
2.09	The Collector Road width of 22.0m as shown in Figure 3.1R of Appendix 1 of the Code of Practice for the Development of Land 2009 has been used in the design for the extension of Doherty Drive and Lakewood Drive. Lakewood Drive is currently 20 m wide.	3.1	Oppose
2.10	5.3.5 of the PPC 37 notes that 3.1 R are guidelines and a 20 m cross-section is required for the extension of Doherty Drive however this has not been used. 5.3.5 suggests a 40 km/h design speed for these internal roads which could also result in a 40 km speed restriction, a restriction that the Trustees could support .	3.1	Oppose
2.11	Figure 5-4 shows the TDC Current Bus Network. This could be extended to loop around Mansell Road up Lakewood Drive (and at a very early stage of development) and return to Northwood Drive. Long-term this bus route could continue to the intersection of Doherty Drive and Lakewood drive and then south along Doherty Drive.	3.1	Oppose
2.12	This revised alignment provides for a practical first stage extension of Lakewood Drive as originally agreed to with Council.	3.1	Oppose
2.13	The most relevant aspect of this Road alignment is that it sets the scene for the future development taking into account the existing landform. To minimise earthworks and retain as much as the land form is possible the positioning of the roundabout at the intersection of the extension of Dougherty Drive and Lakewood Drive has been the subject of careful design.	3.1	Oppose

3.0 SUBMITTERS - Māori Land Considerations

This further submission is not an exhaustive response to the list of notified submitters. Mr Kusabs and his advisers reserve the right to address the Council and Hearing Commissioners in more detail on all of the submissions. The submission by Aroha Henry

on behalf of the Rauhoto Land Rights RMA Committee is addressed now collectively with submissions by Ben Hartstone, Tane Lawless, Patricia Wharekawa, Geoff Rameka , Eunice Wharehinga, Hiraina Kapua, James and Miurel Tamiuru Whanau Trust, Naina Wineera/John Paki, Raeleen Wineera, Raewyn Keremete, Rangihiroa Te Whetu Trust, Rawari Hunia and the William Wirumu Wineera Whanau Trust . These names may represent individual or groups of owners and not necessarily complete representation of the grouping or an individual owner.

3.03	It appears that many or all of the submitters in 3.0 above were unaware of the outcome of a meeting properly advertised and called for and attended by the several owners as held on the 21st September 2013 at The Taupō Cosmopolitan Club.	20.5, 21.5, 22.5, 23.5, 24.5, 25.5, 26.5, 27.5, 28.5,29.5	Oppose
3.04	It appears that many or all of the submitters in 3.0 above were unaware of the status of the lands following a properly advertised and called for hearing in the Māori Land Court on the 7th of March 2017 where Judge Coxhead made Orders (158 Waiiraki MB 261-271) declaring the lands to be General Lands.	20.5, 21.5, 22.5, 23.5, 24.5, 25.5, 26.5, 27.5, 28.5,29.5	Oppose
3.05	The inference from one of the submitters in 3.0 above is that Judge Coxhead was the author of funny business.	20.5, 21.5, 22.5, 23.5, 24.5, 25.5, 26.5, 27.5, 28.5,29.5	Oppose
3.06	The inference from one or more of the submitters in 3.0 above is that Judge Coxhead was wrong in having this land declared General Land .	20.5, 21.5, 22.5, 23.5, 24.5, 25.5, 26.5, 27.5, 28.5,29.5	Oppose
3.07	The inference from one or more of the submitters in 3.0 above is to threaten the Trustees and therefore in effect the Judge, with injunction procedures.	20.5, 21.5, 22.5, 23.5, 24.5, 25.5, 26.5, 27.5, 28.5,29.5	Oppose
3.08	Judge Coxhead remains as resident Judge in Rotorua and accessible through the ML Court procedures, to all or any of the submitters in 3.0 above, providing the appropriate avenue to rectify any or all of the assertions made in the public submissions to the Taupō District Council.	20.5, 21.5, 22.5, 23.5, 24.5, 25.5, 26.5, 27.5, 28.5,29.5	Oppose

4.a SUBMITTERS - Roothing , Medium Density, Shopping Centre

4.01	Many submitters questioned the applicants Traffic Engineering Report and the assessment of effects of allowing additional housing development not only in this area but as far away as Kinloch.	17.1	Oppose
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4.02	Several submitters requested that the Council consider either a single stage or two-stage approach to mitigating the effects of additional traffic at the "Control Gates Bridge"	17.1	Oppose
4.03	A first stage approach was to attach "wings" to the existing control gates bridge to allow two-lane traffic in each direction and to modify the roading system on the town side to facilitate such flows. This would be supplemented with a second stage high level bridge downstream.	17.1	Oppose
4.04	The preferred approach was for Council to bring forward the date for a second bridge crossing, regardless of allowing additional residential housing development north of the river.	17.1	Oppose
4.05	2041 was the date of previous traffic management reports but considered by many submitters an inappropriate baseline for the traffic management report and assessment by the applicant.	17.1	Oppose
4.06	Rangatira 8A17 has for the past decade in liaison with Council recognised the traffic management dilemma.	17.1	Oppose
4.07	Having had Council officers support for first stage residential development off the extension of Lakewood Drive but to defer further development in view of the traffic management dilemma. The Trustees seek Council reinforce that support for this first stage.	17.1	Oppose

4.b SUBMITTERS - Stormwater Management, Positioning Medium Density and Shopping Centre, and First stage 8a17 Extention of Lakewood Drive

4.08	The Waikato Regional Council amongst other matters requires full compliance with the most recent principles of stormwater management including minimising realignment of existing natural stormwater gully features. The Trustees support this position.	43.1	Support
4.09	Contact Energy Ltd amongst other matters requires the deletion of the medium density residential zone. The Trustees submit that the positioning of such zone close to Contact Energy Ltd interests may well be inappropriate and the Trustees provide an alternative location as shown on the attached infrastructure plan.	48.2	Support

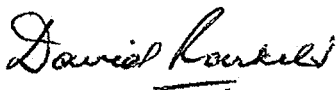
4.10 Rangatira E submits in their submission No 2 that the inclusion of the medium density zone is inappropriate and as above in 4.09 the Trustees submit if such a zone is to be included it is more appropriate at the extension of Lakewood Drive.	49.2	Support
4.11 Rangatira E submits in their submission No 3 that the location of an additional neighbourhood shopping centre is inappropriate and this is supported by the Trustees	49.3	Support
4.12 Rangatira E submits in their submission No 4 support for the Trustees to be able to proceed as previously promised by Council with the first stage of development as per 4.07 above and as shown on the attached plans.	49.4	Support

SUMMARY

"Rangatira 8A17 Trust", remain wishing to be heard in support in part of their original submission and in support of this submission.

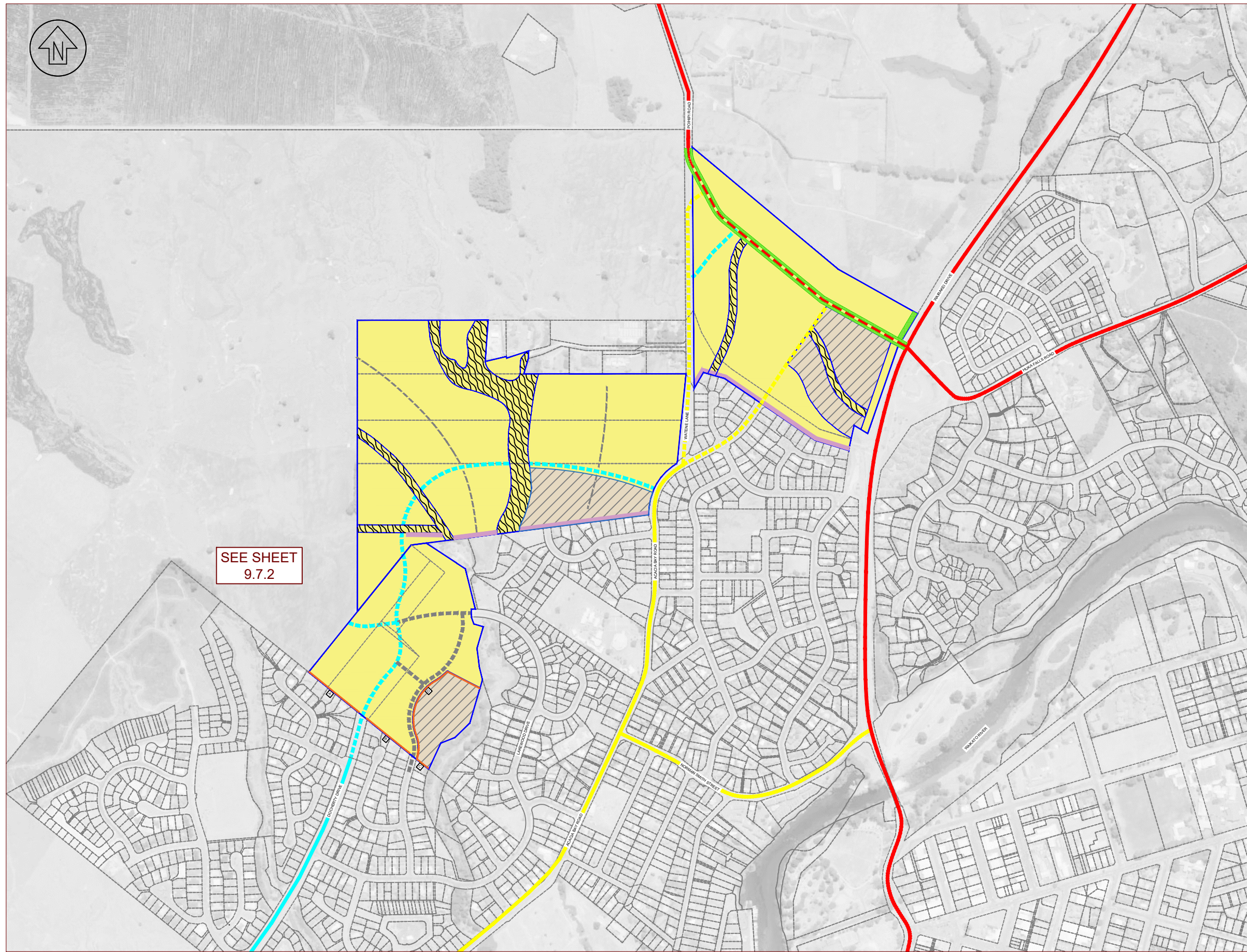
Signed on behalf of:

"Rangatira 8A17 Trust" Representing the Owners of Rangatira 8A17A5, Rangatira 8A17A6, Rangatira 8A1T2X , Rangatira 8A1T2Y and Part Rangatira 8A1T2






David Rankilor








Attachments - Further Submission Plans 9.7 and 9.7.2 dated 30/04/2021



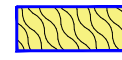




LEGEND

-  PROPOSED MEDIUM DENSITY RESIDENTIAL ZONE
-  PROPOSED GENERAL RESIDENTIAL ZONE
-  PROPOSED NEIGHBOURHOOD SHOPPING CENTRE (SHOPS)

URBAN ROAD HIERARCHY

-  ARTERIAL
-  PROPOSED ARTERIAL
-  PRIMARY COLLECTOR
-  PROPOSED PRIMARY COLLECTOR
-  SECONDARY COLLECTOR
-  PROPOSED SECONDARY COLLECTOR
-  PROPOSED ACCESS AND LOW VOLUME

PROPOSED OVERLAYS

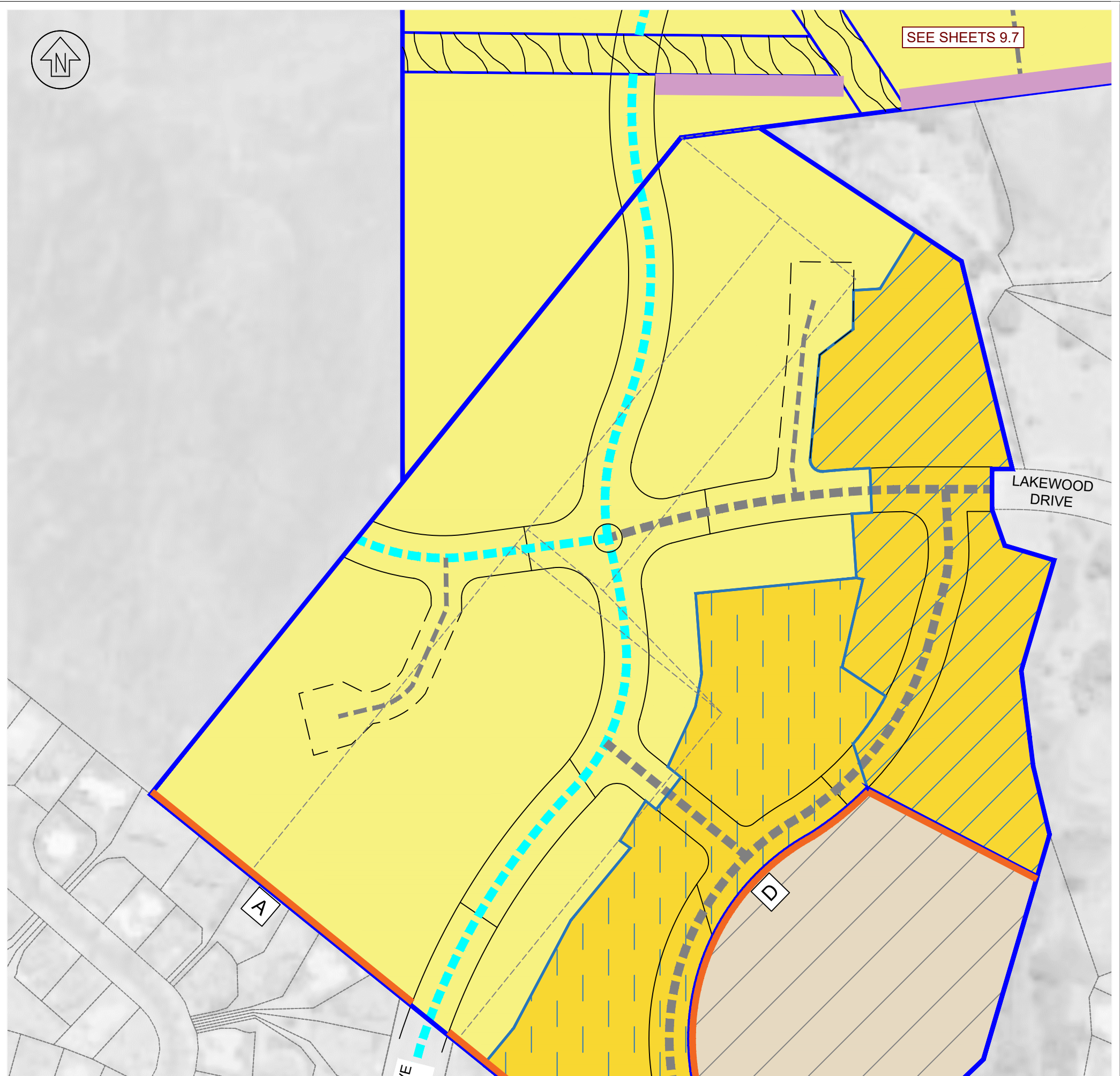
-  PROPOSED STORMWATER RESERVE WITH PEDESTRIAN ACCESS, CYCLEWAY AND PLANTING
-  RECREATION RESERVE 10-12m WIDE, WITH PEDESTRIAN ACCESS, CYCLEWAY AND PLANTING
-  3m WIDE LANDSCAPING STRIP - NO DRIVEWAY ACCESS
-  10m WIDE LANDSCAPING STRIP
-  A, B & C PRIVATE LANDSCAPING BUFFER 3m WIDE COVENANTS WITH HEIGHT RESTRICTION

NOTES:
 FURTHER SUBMISSION
 A KUSABS, RANGATIRA 8A17


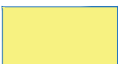






RANKILOR CONSULTANTS
 CIVIL ENGINEERS, LAND DEVELOPMENT CONSULTANTS
 PLANNERS & SURVEYORS
 36 Gillies Avenue, PO Box 313 Taupo
 Ph: 07-377 1255 | Mob: 0274-769 450 | email: rankilor@tra.co.nz

**9.7 Nukuhau Structure Plan
 Private Plan Change**

Sheet No.:	Drawing No.:	Issue:	Issue:	Amendment:	Date:	Approved:
Sheet 1 of 2	9.7	2	1	First issue	3/03/21	DVR
			2	Final release	30/04/21	DVR
Scale at A3: 1: 10000	Drawn:	Date: 30/04/21				



LEGEND

-  PROPOSED MEDIUM DENSITY RESIDENTIAL ZONE
-  PORTION 6 PROPOSED GENERAL RESIDENTIAL ZONE
-  PORTION 6A PROPOSED GENERAL RESIDENTIAL ZONE
-  PORTION 6B PROPOSED GENERAL RESIDENTIAL ZONE
-  A, B, C & D PRIVATE LANDSCAPING BUFFER COVENANTS WITH HEIGHT RESTRICTION
-  PROPOSED PRIMARY COLLECTOR
-  PROPOSED SECONDARY COLLECTOR
-  PROPOSED ACCESS AND LOW VOLUME

NOTES:

FURTHER SUBMISSION
A KUSABS, RANGATIRA 8A17

RANKILOR CONSULTANTS
CIVIL ENGINEERS, LAND DEVELOPMENT CONSULTANTS
PLANNERS & SURVEYORS
36 Gillies Avenue, PO Box 313 Taupo
Ph: 07-377 1255 | Mob: 0274-769 450 | email: rankilor@xtra.co.nz

**9.7.2 Nukuhau Structure Plan
Private Plan Change 37**

Sheet No.:	Drawing No.:	Issue:	Issue:	Amendment:	Date:	Approved:
Sheet 2 of 2	9.7.2	2	1	First issue	3/03/21	DVR
			2	Final release	30/04/21	DVR
Scale at A3:	Drawn:	Date:				
1: 2000		30/04/21				