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Regulations R M Act 1991

Waikato District Council

Form 5

Submission on publicly notified proposal for policy statement or plan  
Clause 6 of First Schedule, Resource Management Act 1991

To The Waikato District Council

Private Bag 544

Ngaruawahia 3742

Name of submitter: Mr R G Ade

This is a submission on the following proposed policy statement;  
Variation 13 of the Proposed Waikato District Plan.  
Te Kauwhata Structure Plan.

The specific provisions of the proposal that my submission relates to are:

The provisions relating to the Urban Design Considerations. Attachment 8  
Amendment 13.11.1

And

The lack of consideration being given to the existing and proposed Country Living  
Zone Rules.

My submission is:

That I generally support the proposed Variation and the provisions contained with it.

The aspects which my submission relates to are listed above.

On the matter of the Urban Design Considerations I consider that it is desirable to  
include the provisions within the Plan as it sets out the Councils design concepts  
clearly.

I support the concept of seeking to foster a collaborative approach with developers to  
encourage high quality outcomes that maximise benefits to the developer, residents  
and community.

The issues relating to the design considerations which are of concern are related to the  
concept of providing significant lengths of roading with one side adjoining reserves,  
waterway and green spaces.

This design concept while being an ideal outcome from an environmental and community perspective, would be uneconomic from a developers point of view.

The costs related to roading require that Lots should be developed with access on both sides of the road. This ensures that roading costs can be distributed within the Lot yield.

With the designs depicted in Oe2.3 and Oe3.2 and Oe3.5.3 you can see that there are huge frontages of the desired roading patterns with only one side of the road available as Lot frontages.

Such development would not be endorsed by developers unless there was a Council policy that would enable the use of Council Reserve, Roading or Amenity funding to help finance the development.

On the question of the Country Living Zone some of the zone is in the Structure Plan Area and some lies outside of it.

I consider that the Structure Plan should be extended to include the Country Living Zone as these residents also make up a vital part of the community.

The report associated with and attached to the Structure Plan comments on the Country Living areas and recognises that this land is effectively taken out of rural production and cannot be considered as "prime agricultural land". Ref 9.10 of report.

I agree with this position and consider that this reinforces the fact that this zoning is responsible for a significant portion of the community that needs to be thought about and planned for.

When this matter is considered in the light of the considerable amount of planning and policy making that has gone into Future Proof it begs the question as to why the implications of the zoning and the development standards within the zone have not been addressed.

I consider that the land zoned County Living should be included within the Structure Plan Area and that the development standards within the zone should be addressed as continued pressure will be exerted on the Council to expand into valuable productive land for Country Living purposes as the Te Kauwhata Township develops.

I seek the following decision from the local authority:

That the design guidelines be redrafted in a way that provides access to open spaces and waterways and also achieves a more appropriate roading balance to ensure that the needs of a developer to achieve economic subdivisions is provided.

That the Country Living Zone is included within the Structure Plan Area.

That the provisions of the Country Living Zone be amended for the Structure Plan Area to permit lot sizes of 3500sqm rather than the existing 5000sqm.

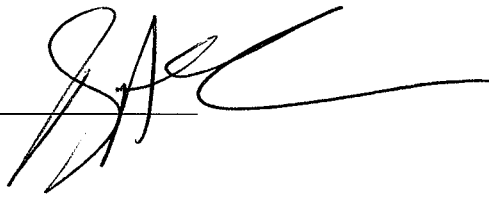
It is considered that the area of 3500sqm provides land of a sufficient size to allow for large lot residential subdivision with space for plantings and open areas around dwellings. This will still provide a Country Living feel.

It utilises the land more efficiently and is consistent with the desires of Future Proof to protect land and reduce the development pressure on land that would be better utilised for productive purposes for future generations.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of submitter  R G ADE



Date  13/10/09

(A signature is not required if you make your submission by electronic means.)

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