

Submitter

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Please use a separate form for each topic.

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

Name: John Cunningham + Ian Sedgwick (Mr / ~~Miss~~ / Ms / ~~Miss~~)

Contact person: (name and designation, if applicable) either

Address for service: 22 Moorfield Rd Phone: 07826 3013

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I.Sedgwick@cararra.co.nz

This is a submission on Variation 13: Te Kauwhata Structure Plan

The specific provision of the Variation that my submission relates to is Amendment Number

Other identification – eg Attachment, Schedule, Paragraph or Map Number 25A

My submission is: (Include whether you support or oppose the specific provision, or wish to have it amended, and the reasons for your view.)

The living zone east of Moorfield Rd, west of the drain and North of Travers Rd is inappropriate. The area is poorly drained, has a natural spring behind 22 Moorfield Rd and will be subject to flooding under climate change predictions for 2050.

I seek the following decision from the Waikato District Council: (give precise details)

The area east of Moorfield Rd, west of the drain and North of Travers Rd should be maintain as country living with minimum block size of 5000m². This will be in keeping with the green belt along Travers Rd and a logical extension to Moorfield Rd

- ➔ I wish to be heard in support of my submission: tick ✓ if yes
- ➔ If others make a similar submission, I will consider presenting a joint case with them at hearing: tick ✓ if yes

Signed: [Signature] Date: 17-10-09

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

Please return this form no later than 23 October 2009 to:
Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742; OR
Fax 07 824 8091; OR e-mail districtplan@waidc.govt.nz



Variation 13: Te Kauwhata Structure Plan

Submission form

Proposed Waikato District Plan

RMA Form 5

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The area bounded by Te Kauwhata Rd, Wayside Rd and Travers Rd should not be living zone.

Section 15A.3.3 alludes to open space and amenity value and the overall tag line for TK is "a village". The road to a village should preserve a verdant entry. as per Appendix G.

I seek the following decision from the Waikato District Council: (give precise details)

The living area designated in 25A, bounded by Te Kauwhata Rd, Travers Rd and Wayside Rd is maintained as country living with minimum block size of 5000m^2.

Any developments should be staged and not be approved until current sections (eg. Blunt Rd and Eccles Rd) are sold.

- I wish to be heard in support of my submission: [checked] tick ✓ if yes
If others make a similar submission, I will consider presenting a joint case with them at hearing: [checked] tick ✓ if yes

Signed: [Signature] Date: 17-10-09

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Appendix A to submission by John Cunningham and Jan Sedgwick

- 1 People come to Te Kauwhata, and to its rural zoned areas particularly, for the lifestyle.
- 2 What evidence does the council have of large scale increases in population due to prison officers/families? Anecdotal evidence suggests there are less than 20 families relocated to Te Kauwhata, and officers say they prefer to remain in the Manukau area where their families are settled.
- 3 There is a lack of industry and consequently few local jobs, which means there is no incentive for families wanting high density living. Our contention is that this will contribute very quickly to a social welfare ghetto.
- 4 Manukau city develops because of its industry; Auckland city develops northwards because of significant infrastructure spending in Rodney. The driver for Te Kauwhata is its appealing rural lifestyle, and proximity to Auckland and Hamilton. High density housing sprawling out from the village centre itself will detract significantly.
- 5 We suggest the Council consider what the profile is, of the people are who are projected to contribute to the growth in the future. Clearly these are not from the prison officers, as evidence shows. What are they looking for – we contend it is the rural village lifestyle and the ability to have a lifestyle block in close reach to a small village.
- 6 The Travers Rd valley is one of the last green valleys visible on entry to the village. It matches the other side of the road with its flat pastures and gives an appearance of a green and rural entry to what –by the council’s own admission is “a distinctive rural village connected to the surrounding rural landscape, lakes, wetlands and with clear views to the surrounding hills.” ((15A3.1). This is entirely contradictory to the following point (15A3.3) in saying “ uncontrolled intense urbanisation could compromise these local landscapes and destroy the open space amenity associated with the village.
The concept of lining the entry with houses is urban, not a village.
- 7 The existing small sections are not selling, both of which are closer to the village. There are no new housing starts on the Eccles Ave subdivision. The Blunt Rd subdivision is partially sold, but future stages have not yet been started. Clearly this will allow significant housing to meet demand for some time.
- 8 A developer’s spec- home in Travers Rd has been on the market for almost 2 years without being sold. We see this as a clear pointer to the requirement for housing in the area.
- 9 Any development should be stages in line with actual growth, not created in random bits of development that may lie fallow for years, or become a haven for low socio-economic housing which has no infrastructure or potential of jobs to support the residents.
- 10 Finally – much has been made of the village atmosphere of Te Kauwhata, which is seldom replicated anywhere else. It has natural advantages of proximity to large major cities, good education and recreational facilities, two churches and a close knit community. A village is habitually defined as :“a centre of population with an area less than 2.5 square kilometres; a village will always have a church.” Maintaining land currently zoned as country living and continuing to create more housing within easy walking distance of the village centre will continue to keep the village atmosphere.