

Date 19 October 2009

Brian Jones (Trustee of The Olive Grove Trust)

62d Wayside road

Te Kauwhata 3782

0272 93 51 28

Subject ***Variation 13 of the Te Kauwhata Structure plan***

Submission No1

I do not believe the District Council has fully investigated how storm water is to be managed and the effect on the environment when more housing is introduced to the Travis Road stream.

Historically the steam backs up and land is flooded on regular bases during yearly winter rains

At a meeting at the Council offices on Tuesday 13 in October 2009 when I asked the question what will happen to the storm water from the property at the top of Wayside Road (Ex Smith's property) the answer was *" developers will have to catch the storm water in the form of a pond?"*

Due to the topographical features the water can only end up in the Travis Road stream

You state in your book regarding the variation that you have a "big water problem " so why do you not sort the flooding problem out before you start making rushed changes to Te Kauwhata?

Broader consultation needs to occur with the wider community, including specialist consultants of the local environment

(TALK TO THE RIGHT PEOPLE)

(I support this action)

I WISH TO BE HEARD.

I WANT MY LAND TO REMAIN RURAL RESIDENTIAL

Brian Jones

Attention Anne Smyth

(Please substitute submission No2 for No2 A)

19 October 2009

Brian Jones (Trustee Olive Grove Trust)

62d Wayside Road

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Variation 13

Submission No2 A

Social and Economic Development

Nowhere in your Variation Book is anything written regarding the Social development of the people of Te Kauwhata?

Over the last 20 years Te-Kauwhata's population has gone from 700 to 1200 Approximately. Recent trend with population increase is with people who generally come and live in Te-Kauwhata are from Auckland and Hamilton.

They come to Te Kauwhata for the country living (life style) and are generally middle class

Generally these people bring money into Te- Kauwhata and buy rural lifestyle properties

The children from these families go to school in Te-Kauwhata and mix with the local children. These children grow up and marry local people and have children, thus raising the social levels

The point here is that the council is not bothered about this, nor does it appear bothered that it may be creating a "Ghetto" by allowing developers to develop the land into budget housing

The council is at present having meetings with Developers who are ready to start work on the land as soon as the stamp of approval goes on the plan

I would like to see all plans the developer (S) have for the Type of Houses, Size, Price of land, Price of Housing (Covenant) and their vision of what social development their development will have on Te- Kauwhata (To be shown at the public meeting in 2010)

The developers had plans for Rural Residential housing when they bought the land? So if it stays as Rural Residential they are not disadvantaged?

(I support this action)

Is the council going to miss out on more money from lands rates by staying Rural Residential ?

Why are we NOT waiting until all the other development (s) in Te Kauwhata (which some of the developers are already involved with) have been completed.

We can then look at how the town is developing.

We do not want another Rimu / Roto street area (**No**) which is why we have to look at the way we develop more **Slowly**

(I support this action)

Questions

How many rental properties have we in Te-Kauwhata?

Should there be a ratio between renting and owner occupied houses?

(I support this action)

Do we want State Housing in Te-Kauwhata? No

(I support this action)

Do we want to lower the social and economic level of

Te Kauwhata No

(I support this action)

I want land to stay Rural Residential for the good of

All Te kauwhata's development

I WISH TO BE HEARD

I WANT MY LAND TO REMAIN RURAL RESIDENTIAL

Brian Jones

Please substitute this submission for Submission No2

I have replaced Blunt Road for Rimu / Roto Street in the text

Thank you

Brian Jones

Brian Jones

19 October 2009

Brian Jones (Trustee Olive grove Trust)

62d Wayside Road

Te Kauwhata 3782

0272 93 51 28

Variation 13

Submission No3

On your change of structure plan for Te Kauwhata you have road (s) running through my property and a walkway

I object to this proposal

You are working on a 50 year plan WHY ARE YOU TRYING TO RUSH IT?

Similar to all people looking for a lifestyle block living , I had a dream. My dream was for an Olive Grove in the country and run a home stay in a tranquil green rural environment

**I started 10 years ago and have put my life and soul into it with great cost,
mental and physical effort Involved**

It is peaceful and a place admired by many people

**I am working on a 100 year plan and do not want any part of your structural
changes**

**I came to Te Kauwhata for the lovely country living and so did a great many
people.**

**At the meeting 13 October 2009 it was said that the council would not make
any person change their present living style**

(I support this action)

In your proposal you have **two** roads, one going down my Drive way (Collector
main road) and another going along my boundary, giving me new roads on
three sides of my property

My property is the key to opening up the valley

through to Travis road

We already have a collector road "Travis Road" running off wayside road

The drive way is 12m wide? To widen the drive this would involve taking
land off 7 Properties?

**I saw on one of your drawings how you had singled out me and my
neighbour's properties assuming 1 to 10 years horticulture usage. Providing I
have a normal life I will be there for a lot longer than those 10 years
growing Olives and I will not be forced out by greedy developers/council.**

**What compensation do you expect to pay for my lost of earnings and life
Style, (MILLIONS)**

The Walkway

Your walkway on your plans is drawn to come up the Travis Road stream to pass next to my accommodation, across my drive and then follows the boundary past my house. This walkway would take away all the peaceful living, security and impinge on my guests privacy, plus create unnecessary stress to my family

I do not want changes to the structure of the town plan as you have it drawn

The plan needs to incorporate a “Green Belt” around the urban sprawl and a green buffer between the motorway and our township

I feel the council is “wooing” to the developers and One mans dream.

There is more to the decision making than meets the eye

Your thinking does not make sense in view of making the town grow in a logical way

Your thinking (Actions) are very similar to the restructuring in the far north of country? WHICH HAS NOT WORKED

Are there political decisions being made out of the square?

I WISH TO BE HEARD

I WANT MY LAND TO REMAIN RURAL RESIDENTIAL

Brian Jones

Brian Jones (Trustee Olive Grove Trust)

62d Wayside Road

Te Kauwhata 3782

0272 93 51 28

Subject Variation 13 Te Kauwhata Structure Plan

Submission 4

The Council should not be dealing with developers regarding planning of property development until the plan has been approved whether it be zoned Rural Residential OR Residential

(I support this action)

Sewage System

The town sewage system would be struggling to cope with the developments if they all were to go on stream at the same time

All developments should be opened up in an orderly fashion, starting by finishing the already started sites first

Make a plan up of the order of development and a time frame so that growth can be monitored

(I support this action)

I WISH TO BE HEARD

I WANT MY LAND TO REMAIN RURAL RESIDENTIAL

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19 October 2009

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62d Wayside Road

Te Kauwhata 3782

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Variation 13 to the Te Kauwhata district plan

Submission No5

With the ever expanding urban sprawl fertile agricultural land is being consumed for housing. This resource is limited so we need to identify land that is of limited agricultural value and designate that to be urban development

Is all the land to be re-zoned suitable for high density housing?

No is the answer only certain areas would be suitable to comply with all requirements

Land to be identified for suitability irrespective if the land is zoned Rural Residential Or Residential

(I support this action)

Is all the land free of contamination?

No, land to be identified

(I support this action)

**The worst areas to be the last to be developed to
allow for soil recovery**

(I support this action)

**Will the testing of land be carried out by an
independent body?**

Testing to be carried out by independent body

(I support this action)

**Council has given its assurance verbally that nobody will be forced to make
changes to their land. No forced purchases of plan or part of land will take
place for any purpose whether it be zoned Rural Residential OR Residential**

(I support this action)

I WISH TO BE HEARD

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19 October 2009

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62d Wayside Road

Te Kauwhata 3782

Variation 13 to Te Kauwhata Structural Plan

Submission 6 of Variation 13

Reading from the materials supplied by the council I see that a large proportion of construction components are of the type consistent with the materials that would be used in the construction of low cost housing

(In my option)

I.e. Fibre Plank Cladding, Wooden Cladding, Tin Roofs,

My expectations for improving the desirability of Te Kauwhata would be for Brick cladding and Tile Roof houses complete with garages and all paths and drive ways in place before the house is signed off

The design of the section /houses to be done in away so we **do not have cars parked out side house for days on end and the streets /sections would be a credit to Te Kauwhata**

I Propose a Covenant on all housing to be built be imposed of \$350,000 plus

G.S.T. excluding cost of the section, Drive Ways and Paths with price adjustment geared to inflation / C.P.I

No Houses to be transported on to the land

(I support this Action) I wish to be heard

I want my land to stay Rural Residential Brian Jones

19 October 2009

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Variation 13

Submission No7

In the variation book it is written that retail shops will be allowed in the Wayside Road area or developments to protect the shops in the village of Te Kauwhata

This is a good thing No blocks of shops or Dairies

I Support this action

I want to be heard

Brian Jones

19 October 2009

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0272 93 51 28

Variation 13

Submission 8

At the meeting in the council rooms on 13 October 2009 Mr Malcolm Brown said that all submissions could be on any piece of paper (Cigarette paper) was quoted

I do not expect any submission not to be considered due to not having the correct format

I support this action

I want to be heard

Brian Jones

21 October 2009

Olive Grove Trust
62d Wayside Road
Te Kauwhata 3782
0272 93 51 28

Waikato District Council
15 Galileo Street
Ngaruawahia

Variation 13: Te Kauwhata Structure Plan

Submission No9

Dear Sir/Madam,

I am writing in opposition of this proposed Variation.

This variation has direct impact on me and my property due to the opening up of roads on my boundaries, also the proposed walkway that is planned to go through my property.

At the current growth of Te Kauwhata, this proposed area for development will not be utilised as planned. This is evident where other developments in the Te Kauwhata area have not been finished and do not look like continuing. E.g. Eccles Avenue and Blunt Road stage 1&2, due to the fact there is an oversupply of residual housing of a small land size.

The Variation 13 will also affect me and my property in the following ways;

- 1) Environmental issues that relate to the future development of this area have not been address; E.g. Flooding of this area will increase due to the number of houses.
- 2) This will devalue my property and the ability to sell will be reduced.
- 3) My business will suffer due to the increased noise and activity.

- 4) My health is and will continue to suffer due to the stress and worry over this issue.

- 5) **Security of my property will be reduced due to the new roading and walkway**

I know that local developers are waiting to develop this area once the Council changes the district plan, they will not wait for the future as stated by the councillors at the public meetings.

I wish to be heard at the upcoming public meetings.

Yours faithfully,

Brian Jones.