

27th September 2018

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SUBMISSION ON PROPOSED WAIKATO DISTRICT PLAN 2018 (STAGE 1)

Introduction

This Submission is from:

Greig Holdings Limited
C/- The Surveying Company
PO Box 466
PUKEKOHE 2340

Attn: Leigh Shaw

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The Surveying Company is a multi-disciplinary Property Development Consultancy that has been providing Planning, Surveying and Civil Engineering services throughout the Waikato, Franklin, Papakura, Manukau and Hauraki Districts for the past 30 years. This includes the application and management of Subdivision Resource Consents and Land Use Consents associated with the use and development of land for both urban and rural activities.

The Survey Company has been engaged to prepare a submission on the Proposed Waikato District Plan on behalf of Greig Holdings Limited. The submission relates to the site located at Johnson Street, Tuakau. The site is two hectares in area and is located to the north of the existing CBD of Tuakau. The property is proposed to be zoned village.

We could not gain an advantage in trade competition through this submission.

We would like to present our submission in person at a hearing. If others make a similar submission I will consider presenting a joint case with them at the hearing.

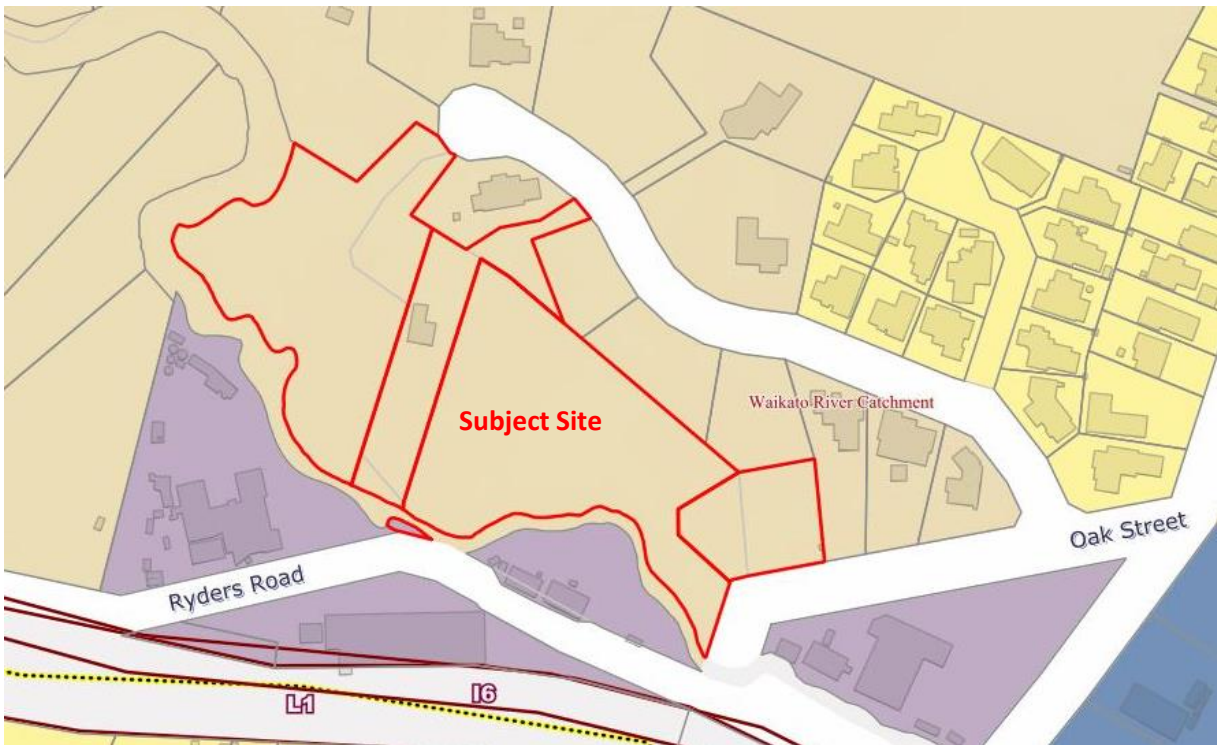


Figure 1: Subject site located at Johnson/Oak Street.

The specific provisions of the Proposed Waikato District Plan that my submission relates to the zoning of land within walking distance of the Tuakau Town Centre as follows:

Prepared by:

THE SURVEYING COMPANY LTD

VANESSA ADDY

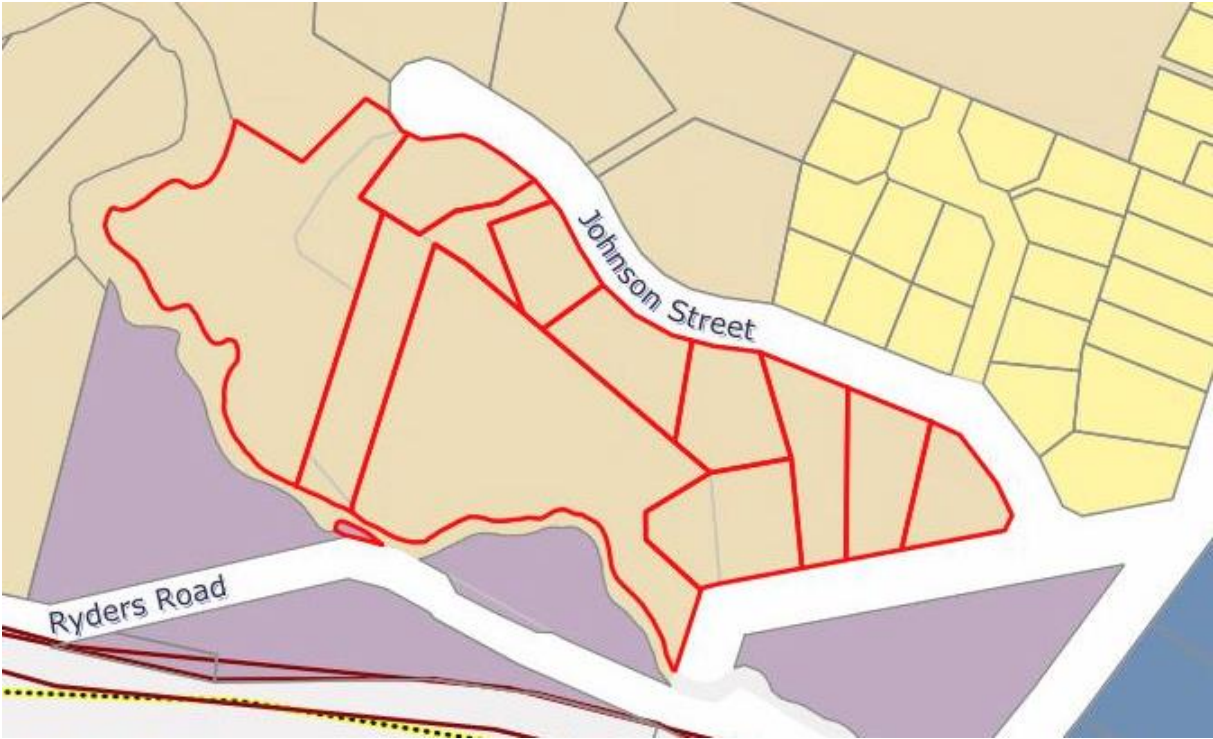
Senior Planner

Reviewed by:

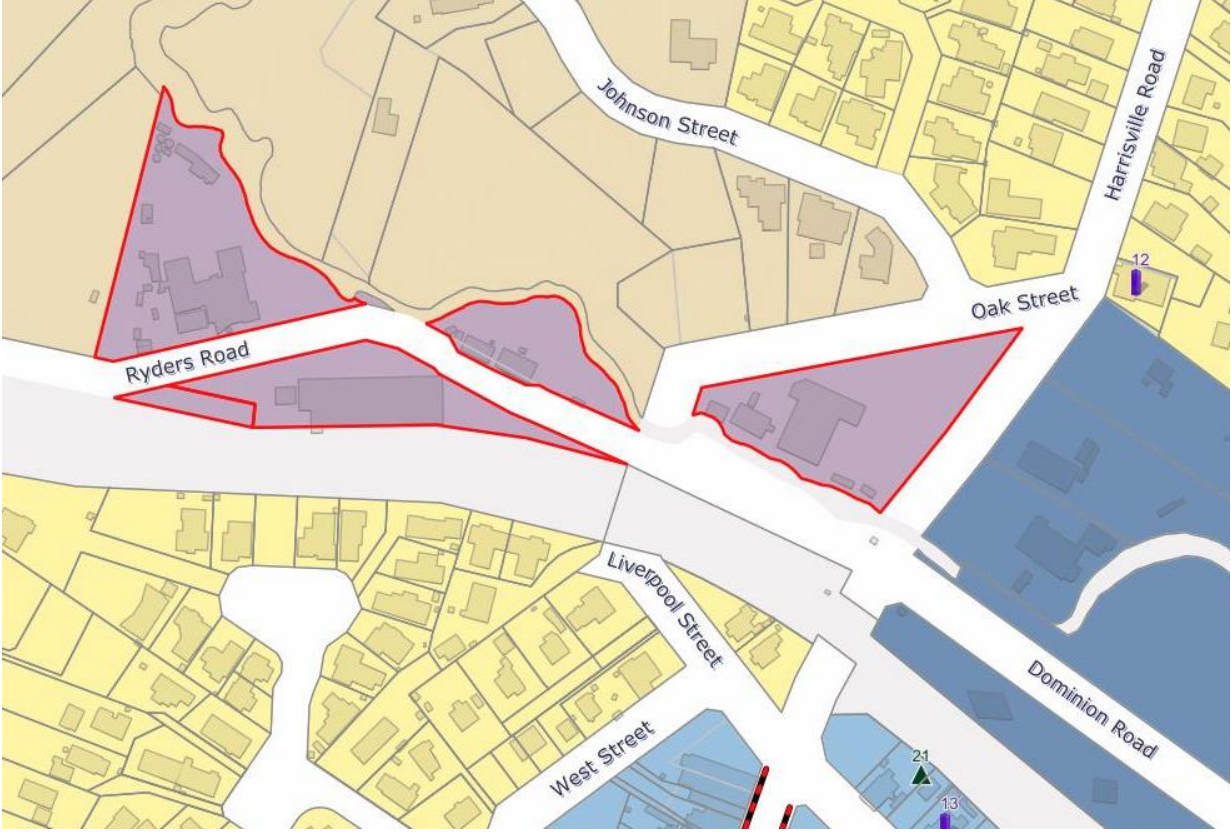
LEIGH SHAW

THE SURVEYING COMPANY LTD

Planning Manager

Proposed Zone/Overlay	Support/ Oppose	Our Submission is:	We seek the following decision:
Village	Oppose Amend Maps	<p>Overall we support the intent of the Plan and the rezoning of land for residential and business use in the Tuakau area for the following reason:</p> <ul style="list-style-type: none"> • Zoning of residential land gives effect to the NPS on Urban Land Capacity which identifies the Waikato District as high growth urban area. <p>Our submission relates to zoning of land at Johnson/Oak Street, Tuakau as shown below.</p>  <p><i>Figure 2: Land located at Johnson/Oak Street to be zoned Residential.</i></p> <p>We oppose the village zoning of the land at Johnson/Oak Street, Tuakau and request this is zoned Residential for the following reasons:</p>	We support the rezoning of subject land for residential use within Tuakau but request that the maps are amended so that the land at Johnson/Oak Street is zoned Residential .

		<ul style="list-style-type: none"> • Village zoning is an inefficient use of the urban land resource that is in close proximity to the town centre of Tuakau, within walking distance of approximately 400 metres. • The site is serviced by Council’s water and wastewater infrastructure. The council should give consideration to residential subdivision in suitably located areas that are able to utilise urban services. • The site's development will create residential growth within an appropriate area and directs residential growth away from rural and coastal areas in the District. • The rural areas of Tuakau contain versatile soils that are used for rural production activities. These soils contribute significantly to both regional and national food supply. Intensification of urban land at higher densities should be encouraged within close proximity of the Tuakau town centre to ensure that land supply requirements meet expected growth while preserving the soil resources. The maximisation of the lands residential development potential will future proof the capacity of land supply to avoid further encroachment into the rural area past the lifetime of this Plan. The proposed Village zoning underutilises the land resource where Residential zoning in this location is more appropriate given its proximity to the town centre of Tuakau. • Fails to give effect to the Future Proof Strategy identified in 1.5.1 of the Plan that seeks a shift in the existing pattern of land use towards accommodating growth through a more compact urban form based on concentrating growth in and around Hamilton (67%) and the larger settlements of the district (21%). This involves a reduction in the relative share of the population outside of the subregion’s existing major settlements through tighter control over rural-residential development and encouraging greater urban densities in existing settlements. In respect to this strategy, the proposed village zone is considered to be an inefficient use of the residential land resource. • “Village” zone does not feature in the Draft National Planning Standards. While the standards are still in draft form, it should be encouraged that the Proposed Waikato District Plan follows the format set out in the standards. • There is no assessment in the s32 analysis as to why this land has been zoned village. 	
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Proposed Zone/Overlay	Support/ Oppose	Our Submission is:	We seek the following decision:
Industrial	Oppose Amend Maps	<p>Overall we support the intent of the Plan and the rezoning of land for residential and business use in the Tuakau area.</p> <p>Our submission relates to zoning of land shown below.</p>  <p><i>Figure 3: Land to remain zoned Business.</i></p> <p>We oppose the proposed Industrial zoning of the land between the subject site and the CBD of Tuakau for the following reasons:</p> <ul style="list-style-type: none"> The proposed industrial land is considered to provide ad-hoc development. This will introduce smell and noise sensitivity of some of the industries and business activities in the town to occur in the future. 	<p>We oppose the rezoning of the land between the subject site and the Tuakau Town Centre to Industrial.</p> <p>This land should remain zoned Business.</p>

		<ul style="list-style-type: none"> • There is considerable stock of existing undeveloped industrial land situated on Bollard Road to the south-east of Tuakau. • A key principle of a district plan is to provide buffers between residential and industrial activities to reduce reverse sensitivity effects of industry. • No additional areas for industry are required as there is a large area of industrial zoned and as yet undeveloped land to the east of the town. The industrial area is separated from the residential areas by the gully through which Kairoa stream flows. • New opportunities for industrial activities should <u>not</u> be encouraged adjoining the town centre and residential areas. The plan needs to enable industrial development in the Whangarata industrial area • Any existing businesses located in the subject area are protected by either land use consents or existing use rights. • The Tuakau Structure Plan shows this area as part of the Business Zone. • The town centre is a focal point to provide a mixture of business and community services. • There is no assessment in the s32 analysis as to why this land has been zoned industrial. 	
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