

J & T Quigley Limited

Submitter #389

Hearing 25 – Zone Extents

10 June 2021

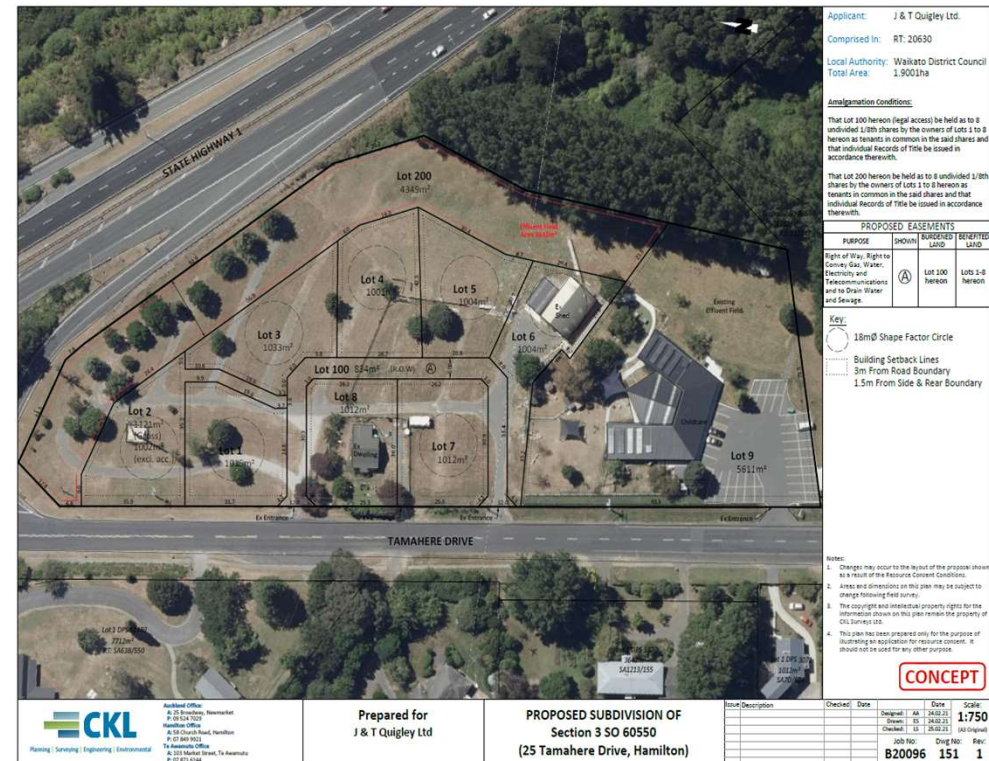
Site – 25 Tamahere Drive

- The notified version of the PWDP identified the property to remain rural zoned without consideration of the uniqueness of the subject site.
- The area to the north and west of the subject site is characterised by country living development and the Tamahere commercial and community facilities.
- There is also now a cycleway connection to both Hamilton and Cambridge. That cycleway passes opposite the site on Tamahere Drive.
- The site is already heavily modified with a small cottage and a substantial building housing an early learning centre with space for up to 114 children on the property.
- JTQL has identified the growth potential of their property due to its location adjacent to Tamahere Village with existing community facilities and public transport connections. The JTQL site is not able to support compact productive rural activities due to its highly modified nature.
- Given the size, location, highly modified condition, and surrounding urban development, the retention of Rural Zoning on the subject site represents an inefficient use of a potential urban land resource.



Concept Plan - 25 Tamahere Drive

- Approximately 8 additional lots and separate titles around the existing early learning centre and the existing dwelling.
- Maintain yard setbacks along the Waikato Expressway with a commonly owned area comprising a planted earth bund for visual, acoustic and wastewater disposal purposes.
- A decentralised on-site wastewater treatment and disposal system to enable a minimum net site area of 1,000m².
- All lots will be a member of a Communal Management Structure that makes provision for the terms of use, operation, management, maintenance, funding, and when required replacement of the decentralised on-site wastewater treatment and disposal system.
- In terms of access and traffic safety effects, the site has frontage to multiple existing entrances with good visibility.



Relief sought

- The submitter seeks that:
 - Its property at 25 Tamahere Drive be zoned 'Village Zone' on the planning maps;
 - Rule 24.4.2 be amended to provide "Subdivision – Tamahere, Te Kowhai and Tuakau" including a new rule RD3 to provide for 1000m² lots with a comprehensive method for wastewater management and disposal; and
 - Any further necessary and consequential amendments to the provisions, including any cross-references in other chapters, to give effect to the relief sought.
- The NPS-UD is an enabling document, whilst the proposal does not necessarily achieves Objectives 6(a) and (b) of the NPS-UD, it is not contrary to these. Clause 3.8 of the NPS-UD specifically allows for plan changes that will enable well-functioning urban environments connected to transport corridors.
- Overall, the requested rezoning of the JTQL site gives effect to the objectives of the NPS-UD and accordingly does not preclude integrated and strategic outcomes over time.