

Hearing 25 Rezoning

Rudy van Dam Evidence for submission 805

Tena Koutou Commissioners

Taupiri features in the Blue print, the Waikato district plan, the Hamilton Metropolitan spatial plan, the Waikato District 2070 plan and of course the H2A corridor plan.

Taupiri is now a recognized growth node and transport hub and with good reason. We are geographically well positioned with on and off ramps to the expressway for both North and South bound traffic. The expressway is the game changer for Taupiri. We can be at the base in 15 minutes now which is probably quicker than from many Hamilton suburbs. We boast a new service center with a BP, Mc Donald's, Taco Bell, Robert Harris, Subway and many more to come. This has really put Taupiri on the radar in terms of a place to live, but Taupiri sits back to front in relation to the expressway and needs a new front door so to speak in order to get the flow running correctly to connect better with the expressway. At present Taupiri traffic flows to the Great South Road which is in the opposite direction and is now considered the backdoor of Taupiri. Access to the new housing development in Taupiri is by Te Putu street and Murphy lane, both of which are awkward and unsafe.

Plan A illustrates a road we will call for now "Herringbone road". It comes off a roundabout on the Gordonton Road about 400 meters from the expressway junction, roughly where the Van Dam cowshed is and will go through to roughly where the Lovell cowshed is and connect up to Murphy Lane. All internal roads can link into Herringbone road. The waste water and water can be on the same alignment. This will remedy the add hock way of development. It will enable us to develop on several fronts at the same time and enable cost savings which translate to more affordable homes and avoid subjecting the people of Taupiri to inconvenience and safety issues. Now we can build from the outside in as well as the inside out and start on the commercial and light industrial park.

The Blue print identified a new code and aspiration to live, work, learn and play in our own town and this was expanded on in our 2070 plan in four pillars.

- 1 Our communities
- 2 Our identity
- 3 Empower our people
- 4 Our businesses

We need to create employment opportunities in Taupiri and the industrial parks are exactly the right fit for Taupiri. Tens of millions have already been spent on infrastructure namely "the expressway junction" and now we must utilize this asset and opportunity. Taupiri is equal distance to the ports of Auckland and the ports of Tauranga. We have affordable land available beside the expressway. We are logistically well positioned. Now we can address the mish mash that is Taupiri where residential and industrial or commercial sites are mingled. For example, I have approached Taupiri engineering in Te Putu street if they would consider relocating to an industrial park and they replied "Yes". Obviously, their present site would become valuable residential land. Also Farm source in Greenlane Road by the school could relocate thus no more trucks and farmers in their Utes being a danger to our school children. The industrial parks need to have critical mass to be relevant.

Taupiri is unique in that it is the smallest town and the most impoverished in the Waikato district which will experience the biggest development in relation to its size. People make the mistake of seeing Taupiri for what it is instead of what it can and will become. As always, our capacity to comprehend limits our vision and imagination. Taupiri has so much going for it. We have the Waikato river, the main trunk railway line, the expressway, the Hakarimata's, the Taupiri range and the Maunga. We are on the H2A corridor. We have elevation and all slopes are north facing, elevation with views but also for internet towers and water reservoir. An extensive gully system runs through both farms but we see it as an asset not a liability. It will become the lungs of the development. Willows and gorse will be eradicated and we will plant for color, fragrance and bird life. It will become a filter purifying our stream bringing back inanga, eel and kura.

The Maunga looms large in Taupiri and our identity is for the most part our cultural heritage. We have many historical cultural heritage sites and walkways to visit them. Many more walkways and cycle tracks are planned linking us to Hopu hopu and Ngaruawahia putting us on the Kingitanga trail. There is tremendous potential for cultural tourism in Taupiri. All roads lead to Taupiri and so do all water ways. We have the Maungawara, the Wangamaree, the Komokorau and the Mangatoketoke, all tributaries which join together with the Mighty Waikato river at the foot of the Maunga to pay homage to the spiritual and mighty Mount Taupiri before continuing on to Port Waikato and out to sea. Yes, Taupiri is a special place where lots of people will want to live, learn, work and play.

The size of the development might seem large at first glance but when you take out the land for commercial and industrial parks and potentially a retirement village and the gully system, then there is not as much left as first thought. There are only 2 land owners in this plan and we are united in our vision. We want the same thing for Taupiri. Taupiri development can be looked at as a green fields' development more so than brown fields or infill. We have an amazing opportunity to plan it well. We will retain the boutique village atmosphere in the existing part of the village and have a more modern and vibrant feel to the new part.

Taupiri will be a mix of medium and low-density housing. We will appeal to those retiring from farming in the huge catchment of North Waikato, also people working in Hamilton and Auckland and Ohinewai as well as local.

Employment land is where Taupiri has tremendous potential. Horotiu has rezoned all its industrial land to residential leaving Waikato district light on employment land. The Hamilton metropolitan spatial plan and the Waikato district 2070 plan show Taupiri having two industrial parks, Taupiri East and Taupiri West both with a time frame start-up in 3-5 years. In the blue print Taupiri was recognized as the preferred location for a "clean air" industrial park because it was no longer possible to have one in Auckland or Hamilton. This will have to go in the Taupiri West park because the prevailing winds come from the West and will be uncontaminated. The Taupiri East park will be a common industrial park and contain an Agri-hub. There is high demand for this. The dilemma we have is that the East side is not in scope in the present district plan so we collectively have to find a solution to this problem such as starting a stage one with a private plan and let a district plan correction catch up with us.

Productivity is where the focus will be in the post Covid world. Businesses will want to expand and we will have affordable options for them in the Golden Triangle in a hazard free environment.

Conclusion:

I can not stress enough the importance of the East-West arterial route coming in to Taupiri of the Gordonton Rd round-a-bout, the afore mentioned "Herringbone Rd". It is the key to unlock the whole development. When I mentioned, to get the flow right I am talking about connectivity to the expressway and how it affects the way internal roads end up curving and how driveways are placed and where on their sections houses will be placed. Also, it will be the entry and exit point for the Taupiri West commercial and light industrial park.

We have had multiple onsite visits from Ernst Zollner from the ministry of Housing and Urban Development together with Vishal Ramduny a senior town planner with WDC and many councilors and other town planners from WDC and all have endorsed the plan. In fact, it is a collaboration of all their idea's and those of council led workshops and L.T.P. WDC meetings which I have had the privilege of attending.

To my further submission (see plan B) I have amended the extend to the areas of the different zones. It is a more up to date version giving us more residential land and following the contour of the land better. Bear in mind it was October 2018 when this joint submission was tabled, on the back of PC 17. That was only 3 years ago but it seems like it was a different world back then compared to where we stand today.

The Taupiri village expansion zone is ring fenced by natural boarders consisting of the Waikato river to the west, Kainui and Kerrie roads to the south, the expressway and Gordonton road to the east and the Maungawara stream to the north. It makes a very tidy circle, you couldn't design it better, the gods are on our side. Once again, I invite you all to get on the Taupiri Waka to a bright new future as we turn our dreams to reality in the shadow of the Mountain of Kings.

Tena Koutou, Tena Koutou, Tena Koutou Katoa

Rudy Van Dam.