

Te Kauwhata

Request: Business zone or Business Town Centre Zone for Waerenga Rd originally submitted as submission 251.

John Cunningham – Chairman Te Kauwhata Retirement Trust Board

There were four items in the original submission, which was submitted within the correct time frame

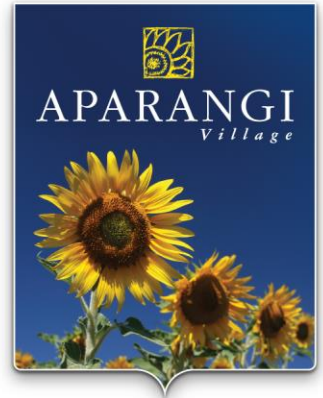
Three have been resolved, but the one that did not get addressed is the request for a zone change on street frontage sections at 2-18 Waerenga Rd from the Aparangi Retirement Village to Business Zone or Business Town Centre. Thank you for the opportunity to present at this 'mop up' session.

Introduction

Te Kauwhata Trust Retirement Board (TKTRB) owns the land and buildings for Aparangi covering 30 acres and with road frontage from 2 to 18 Waerenga Rd. There are 123 houses and a 54 bed care unit on the site. In total 220 live at Aparangi and we employ 61 staff. The Board is voluntary and TKTRB is a charitable trust.

Business zone Te Kauwhata

1. The current town centre is Main Rd and services 1,900 people. There are some gaps in the retail development, but the one remaining piece of bare land is owned by one person; and he has no plans to develop the land.
2. Main Rd will be inadequate for the expanded population projected in the growth plan and Waikato 2070 – expected 6,000 in the next 10 -25 years.
3. Main Road becomes Waerenga Road at the intersection of Baird and Main Roads
4. The s32 report on Business zone extends this Business Town Centre zone through Waerenga Rd to Wira St. This includes the petrol station and post shop, laundry and general store. However on the opposite side of the road it comprises only one section in the matching zone (the house on the corner of Baird Rd).
5. The two major sections to the East of Wira St are the Te Kauwhata Community House, and St Margaret's Church. Existing use would suggest that neither of these are likely to change their use in the future.
6. Submission 251 from the RTKTRB seeks rezoning of the Waerenga Rd sections 2 to 18. This will give more land for commercial development as Te Kauwhata grows and ensure the Main Rd remains the centre of the village.



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7. Currently there is a shortfall of small, flexible commercial premises, resulting in a number of small businesses operating from home (flower shop, hairdresser, beauty salon, crafts). There is no space available in the Main Rd for art and crafts shops, gift shops, a commercial kitchen for hire, laundrette, commercial meeting or hot spot rooms etc.
8. We would envisage that the TKRTB would develop a modest footprint of street facing shops for rent or lease, whilst also using the footprint as serviced apartments above, in a mixed use environment that doubles as commercial space extending the constrained footprint of the village whilst allowing for apartment-style living in the Retirement Village. (Available housing is in short supply).
9. In making this submission request, we note the supporting evidence
 - a. The land is, in part, opposite existing town centre zoning
 - b. Car parking for 45 cars is available in the adjacent Bowling Club car park, which is now owned by TKRTB. These are available during most of the week, except for bowling days, which are Saturday and Tuesday, and the size of the car park and small numbers of bowlers (approx. 20_ allows sufficient off street parking
 - c. A mixture of business/retail with terraced housing would increase the amenity of this land to the Te Kauwhata community
 - d. By extending the Town Centre zoning on both sides of the street it would allow a more cohesive and pleasing eastern entrance to the village.
 - e. There is a shortage of commercial premises available for lease and no signal of intention from the two landholders who own land in Main Road and Saleyard Rd to do anything except leave them vacant.

We are uncertain of the best designation for this land. We note that Business Zone and Business Town Centre are both used, but feel that Council Planners will know the definition that best suits our request.

Thank you for your time and we are available to respond to questions.

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Te Kauwhata Retirement Trust Board

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