



For internal use only:

ECM project # PR-920-02

ECM #

Submission #

Customer #

Property #

Natural Reserves Management Plan

Submission form (please provide feedback by **Monday 1 October 2018**)

Name/Organisation Sally Ridley

Physical address 26 Totara Grove Waitetuna Rd1 Raglan

Postal address as above Postcode 3293

Email sally@community.waikato.org.nz

Would you like to present your submission to Council at the Hearing? Yes No

Does your property boundary a reserve listed in the draft Natural Reserve Management Plan?
 Yes No

The name of the reserve I am submitting on is Totara Grove Reserve, Waitetuna.

Comments: (You may like to include if you support/don't support the proposal, any suggested changes and reasons why)

Ref Proposed development:

• Potential to hotel picnic area & bush path

• Potential for off street parking to be created

- Please see attached document!

Prefer to do it online?

You can complete the submission form online at www.waikatodistrict.govt.nz/sayit

Need more information

For more information, visit our website www.waikatodistrict.govt.nz/naturalreserve

Privacy statement

The contents of your submission (not including your address, email and age) will be made public through Council agendas and as result will be published on our website. If you would like your name also kept confidential, please let us know on your submission form.

Natural Reserves Management Plan

Waikato District Council

Submission: Totara Grove Reserve

25/10/2018

Melissa.Russo@waidc.govt.nz

My name is Sally Fenwick Ridley, I am a long term resident of Waitetuna and have lived approximately 29 years in Totara Grove. I am a ratepayer and reside at 26 Totara Grove, Waitetuna. I am submitting on behalf of myself and the five other members of my household.

I attached a copy of the original Totara Grove brochure for your information, where it outlines the intent of the original developers to allow (Totara Grove) block purchasers the opportunity to enjoy this reserve.

I would like to express my dissatisfaction of the Waikato District Council process on this Management Plan. As a close resident to the proposed development I would have expected some direct communication from the Council, however this did not happen. Fortunately a neighbour was able to alert us and gain approval on behalf of residents to make this late submission.

Reserve management policy:

I fully support the policy which includes ecological enhancement of the habitat, having no stock on the reserve, a pest control and weed control programme that will ecologically enhance the reserve.

Proposed Development: Picnic area and bush path:

A bush path and picnic table is an unnecessary expense and poor use of rates. I question why it is necessary to provide either, we haven't required or requested these for the last 30 years. They do not appear to be a good use of funding which, as a ratepayer, I object to. The introduction of a picnic table and therefore the generation of food waste, rubbish and the inclusion (presumably) of rubbish bins will attract the rodents your pest programme is designed to be getting rid of.

The piece of bush is beautiful, however is very small. What rationale or scoping study has been used to determine that people are going to travel to it, walk in it and picnic in it? What justification is there for this significant financial undertaking, and its subsequent environmental impact?

I strongly object to the development of off street parking.

There are a number of reasons for this.

Cost: I do not believe this to be wise or efficient use of my rates

- The initial investment in traffic access to and from Totara Grove Road from Waitetuna Valley Road, which is not currently designed for regular traffic flow
- The initial and ongoing cost of redesigning and maintaining Totara Grove road to cope with extra traffic
- The initial cost and ongoing maintenance of an unnecessary carpark

Safety:

- The speed limit of Waitetuna Valley Road is 100km. The entrance way to Totara Grove does not have good visibility. This represents a significant hazard for increased traffic flow
- Totara Grove Road is a narrow access road for nine resident homes. The road is regularly walked and cycled on. There are no pavements. A number of the residents are elderly. Children use the road frequently. Increased traffic flow, particularly would be a significant potential hazard for all residents and visitors
- It is well known locally there is illegal activity (sale/purchase of drugs) taking place at the end of Waitetuna Valley road, where it intersects State Highway 23. The development of a public carpark in Totara Grove would I believe provide a secluded space which will be utilised by these people, creating significant health, safety and security issues for residents.
- A parking area, coupled with a picnic area, will encourage rubbish in what is currently a pristine environment. This will encourage pest animals such as rats and possums.

Community Input:

- The Waikato District Council is proposing a course of action that will have a significant impact particularly on Totara Grove Residents. I am concerned about the lack of community voice in this proposal. There was no direct contact made by the Council to the primarily impacted residents. As noted above we were not even notified directly of this proposal, never mind consulted with.
- I am concerned over the lack of scoping or feasibility study that has been undertaken to establish the need for a car park, picnic area or more importantly examine the potential harm to resident's wellbeing and security. Or if there was some scoping or feasibility study undertaken, I have grave concerns about its quality given the lack of transparency and lack of communication with significant stakeholders.

Sally Fenwick Ridley
26 Totara Grove
Waitetuna
RD 1 Raglan

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07 8255770 or 027 6600906



Stage II



TOTARA GROVE

*A Unique Lifestyle in a
Natural Bush Setting*

TOTARA GROVE

A Unique Lifestyle in a Natural Bush Setting

Introduction

Totara Grove, offers a unique opportunity for a lifestyle with a difference. Set among mature native trees and bounded by a stream, prospective purchasers have the chance to procure a way of life that many dream of, but few attain.

Away from the pressures of a city environment, and yet within easy commuting distance to Hamilton city (20 minutes by car), Totara Grove offers a unique way of living in harmony with it's natural bush environment.

Mature stands of Totara, Kahikatea and Rimu provide an ever-changing contrast to the surrounding landscape of green rolling hills and valleys, with Mt. Pirongia providing a majestic backdrop.

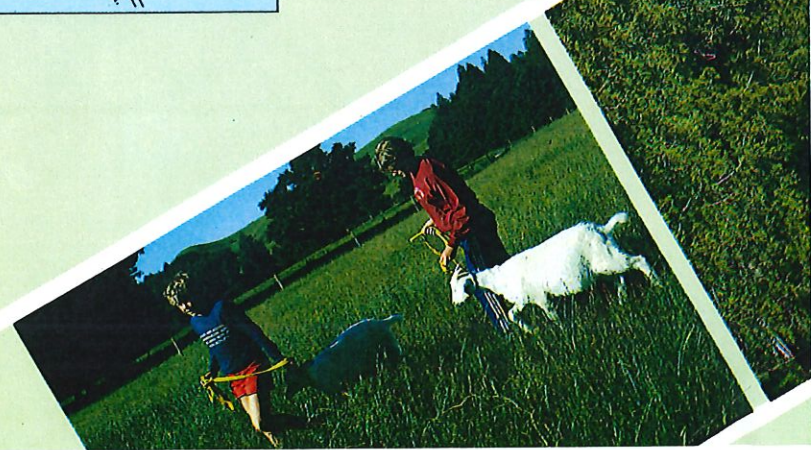
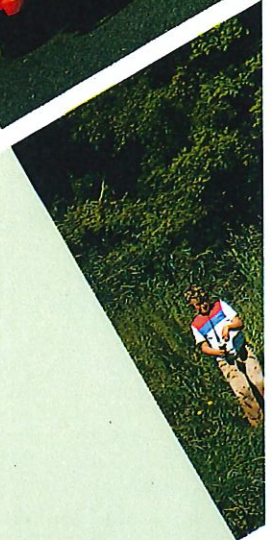
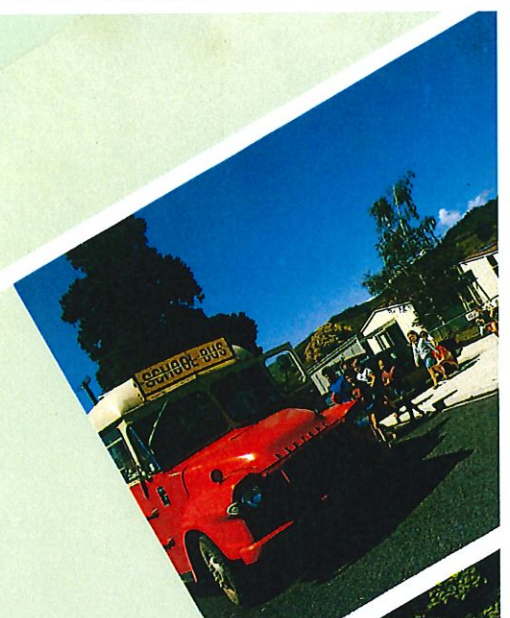
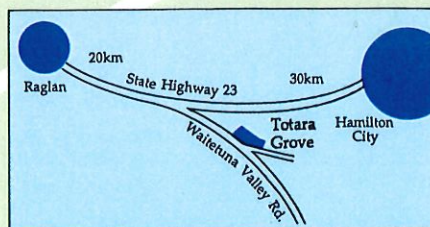
The developers of Totara Grove have made a positive attempt to allow block purchasers an opportunity to fully enjoy this amenity, with easy access to the stream via an esplanade reserve along it's entire length. In addition, generous reserve areas of native bush and an area of land for recreational purposes have been set aside for possible future development of tennis or squash courts or a community centre.

Features

- The Waitetuna School, immediately adjacent, is a 2 teacher country school, offering sound Primary educational opportunities.

- An excellent bus service to Hamilton and Raglan, for both workers and secondary school pupils (zoned for Fraser or Melville High Schools).

- Active pony club adjacent.
- Raglan township, a growing beach resort area is 15 minutes away by car.
- Mail and paper delivered 6 days/week. Free grocery delivery once/week. Milk delivered to corner 7 days/week.
- The Waitetuna Stream bounds this block, offering opportunities for water activities including swimming, canoeing, fishing and duck shooting.
- Fog free environment.
- All lots contain:
 - 7 wire post and batten boundary fence.
 - Underground services provided by vendor.
 - Water reticulation for stock and back-up domestic supply.
 - Free lot maintenance for first 12 months.
 - Building and land use covenants to protect the environment.
 - Engineers report.
- Term finance available.
- Vendor pays GST.





TOTARA GROVE

*A Unique Lifestyle in a
Natural Bush Setting*



Sole selling agents

Geo. Boyes

& CO. LTD. MREINZ

P.O. Box 35, Hamilton. Phone: 82039.

Further information on request from:

Auctioneer Andy Ryan Ph: 66900

Vendors - AN & BA Sutton Ph: 56460

County - Raglan

Zoning - Rural Residential

Terms of Sale - Cash 10% Deposit, Balance on title

- Terms 20% Deposit

- 1 yr @ 14%

- 2 yrs @ 16%