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 On behalf of: Mark and Debby Smith
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- I am a trade competitor for the purpose of Section 308B of the Resource Management Act 1991
 I am not a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

- I am directly affected by an effect of the subject matter of the submission that :
 a. adversely affects the environment, and
 b. does not relate to the trade competition or the effects of trade competitions.
 I am not directly affected by an effect of the subject matter of the submission that :
 a. adversely affects the environment, and
 b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Would you like to present your submission in person at a hearing?

- Yes
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Pursuant to Section 100a of the Resource Management Act 1991 I request that you delegate your functions, powers and duties required to hear and decide to the 1 or more hearings Commissioners who are not members of the local authority.

- Yes
 No

Feedback

The specific parts of the application that my submission relates to are:

Waikato District Operative District Plan:

A13 Queueing space

A14A Road network - Safety and Functions

25.51 Building Coverage

25.46 Number of dwellings

25.16 Vehicle Movements

25.15 Access Vehicle entrance...

Proposed District Plan

TRPT -R4 Traffic Generation

GRUZ S9 Building Coverage

GRUZ S1 Number of Residential units

My submission is

oppose

The reasons for my views are

A13 Queueing Space and A14 Road Network

The applicants discuss queueing space for vehicles exiting the TCC when the gate is opening. They do not address vehicles entering the TCC either when the gate is open or when it is closed in the evening.

The applicant states that their development has lessened the number of vehicle entrances on to Tamahere Drive but do not stress that their development has increased vehicle movements by a factor of 50-100.

A slip lane for right turning vehicles from Tamahere Drive is already necessary. Also, there is no effective street lighting outside the TCC which adds to the issues of residents turning right into the entrance

It is also noticeable that residents of the village are dependent on private transport as there are only limited, but good, facilities at Tamahere shopping centre and most TCC residents choose to drive to the shopping centre. I carried out an unscientific survey at the shopping centre in October 2023 and found that less than 10% of the TCC residents walked or cycled to the shopping centre.

The residents of TCC are aging and public transport is very limited. To catch a bus from Hamilton to Tamahere would require a TCC resident to cross one off-ramp and one on-ramp of the Waikato Expressway and to negotiate the tunnel under Airport Road.

25.46 Number of Dwellings and 25.51 Building Coverage

The number of dwellings and building coverage are entirely inappropriate for a Rurally Zoned area and have

already dramatically altered the previous appearance of this portion of Tamahere Drive. Extending this anomaly further should not be allowed to continue.

Zoning and Land Use and soil types.

The development is inappropriate and does not meet the restrictions on development set out in the Issues, Objectives and Policies in the Operative and Proposed District Plan.

The applicant acknowledges that the land to be built on contains good soils but states that these areas of land are not used productively (apart from the Christmas Tree farm). The test for council is not one of current usage but of potential use of good soils. History records that this area was previously used for orchards so there is no doubt that this land could be used productively.

The policies of Council require any residential developments in rural areas to be confined to existing rural villages and townships. It is disingenuous of the applicants to suggest their existing high density TCC can be treated as a rural village and that their proposed extension is an addition to a rural village.

Construction Process.

In the event that the consents for the this proposed extension is granted more measures need to be enforced in the construction process. Since the TCC was initiated, other users of Tamahere Drive have had to put up with dust and dirt on the road which often obscures the road marking - particularly at night. The developer has made efforts to minimise this nuisance but it has remained. The early residents at TCC have had to put up with this for some years now but are probably restrained from submitting on these matters in their licence to occupy agreements

I seek the following decision from Waikato District Council:

Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

I am not asking for any amendments but for Council to totally decline the application.

I would like to appear at any hearing of this application

Attached Documents

File

No records to display.