

Submitter Number 474 & 472

*Amend the zoning of the 44.5437ha properties at 2 and 42 Plantation Road, Te
Kauwhata from Rural Zone to Countryside Living/Residential.* RECEIVED

5 JUL 2021

Waikato District Council

There is **NO** Provision for additional Countryside Living in the
Proposed District Plan for Te Kauwhata

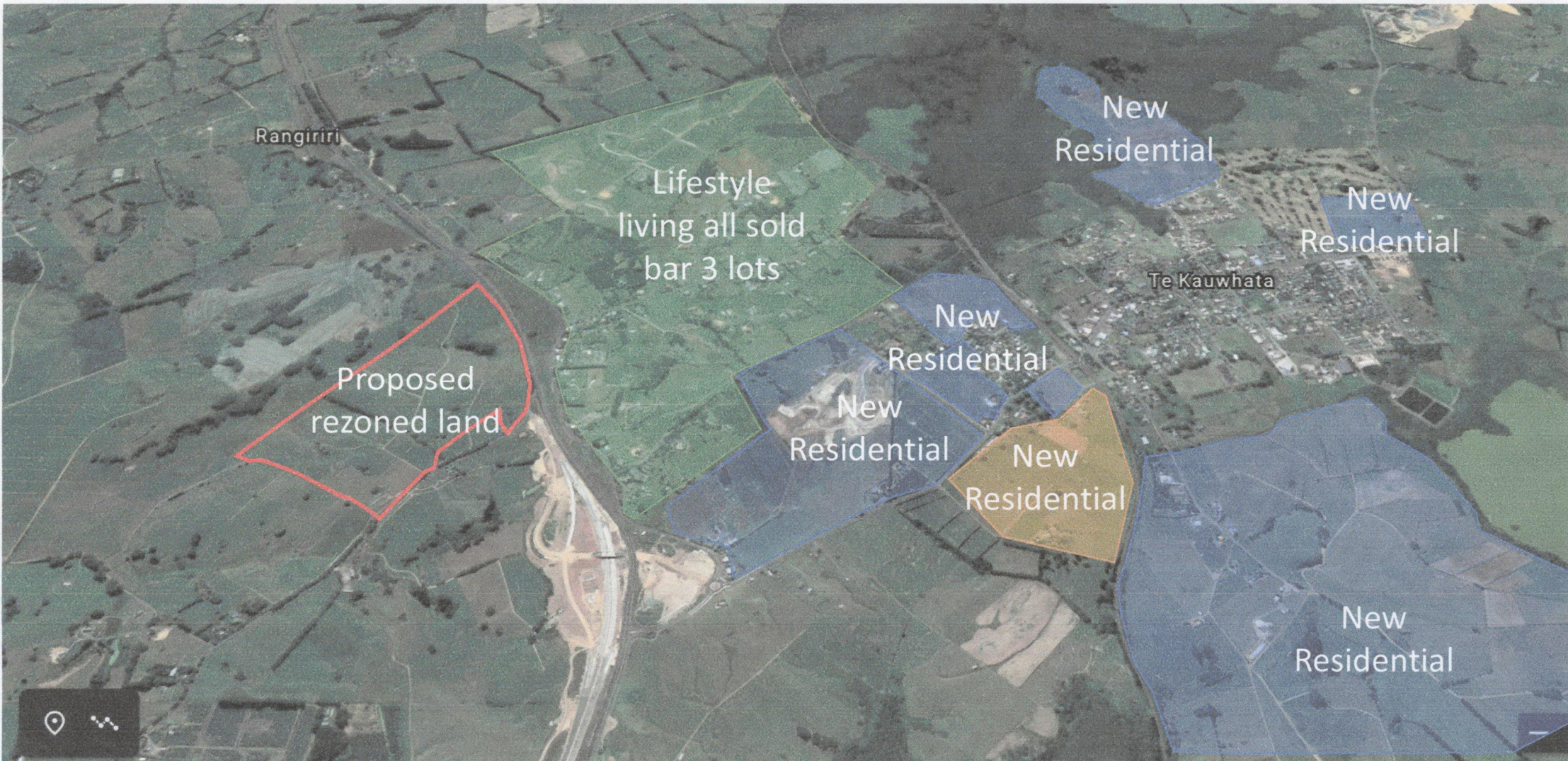
Only a handful of lifestyle blocks for sale remain in Te Kauwhata,
everything else is SOLD.

There is great demand in the area

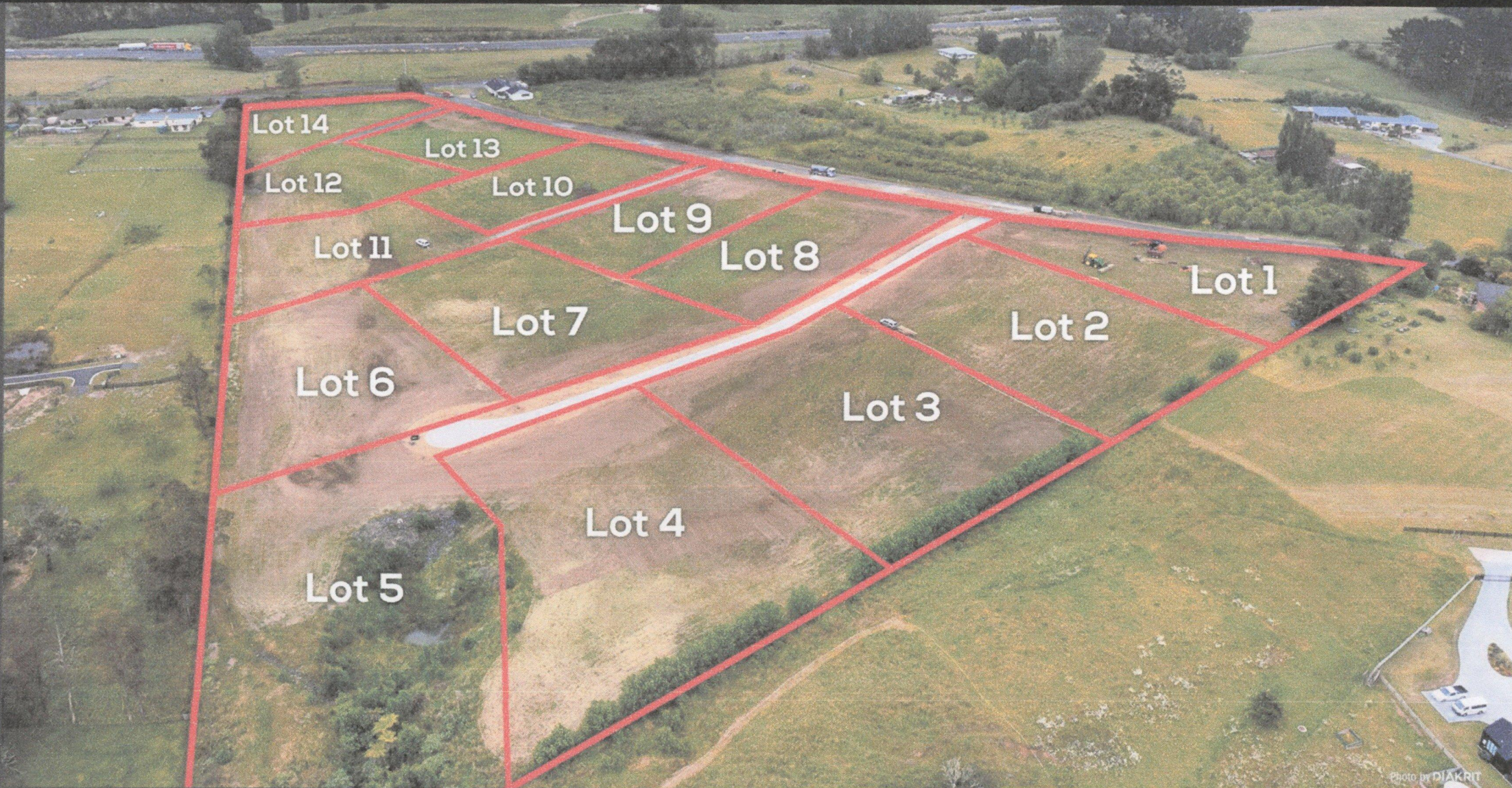
Te Kauwhata is in danger of losing its rural community focus
The current housing supply is all residential which does not provide
for a diverse population

Disproportionate allocation of Residential to countryside living – currently no future provision for countryside living.

Future Supply of approximately 2,500 residential Sections – Countryside living 0 supply



Last release of Vineyard Road Lots – All SOLD Bar 2 as of 2.2.2021



Summary

The subject property is small, unproductive in a rural sense. Property cannot make a profit and is thus farmed at a loss, and is not financially viable for any economic gain.

Subject site is already well serviced with extensive road frontage, power and water supply. Site's existing vehicle crossing, meter water connection, transport and water reticulation supports proposed rezoning to Country Living Zone whereby storm and waste water can be accommodated on site and infrastructure is self-sufficient.

Roading has been recently upgraded and is located close to transport and local town. Site access is safe and convenient, Additional Vehicle movements will be limited to the top of plantation road and Rodda Road both have been upgraded. A Commercial Vehicle crossing is already in place. Any future subdivision would not affect productive values of land or place any significant increase in traffic/services

Proposed rezoning would enable additional housing development and growth within the Te Kauwhata proximity

Rezoning enables a logical and acceptable level of development from a currently underutilized block restricted by its rural zoning.

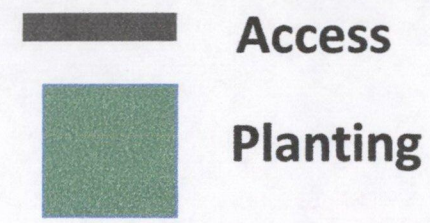
Initial- Basic Subdivision plan concept B

Lot 6 DPS 87386

Current land use
Of adjacent block dairy
grazing
A water course currently
runs this boundary giving
separation between rural
and countryside living

Current land use
Of adjacent block dairy grazing
A race currently runs this boundary giving
separation between rural and countryside living

10



See new upgraded plan next page

State Highway 1

Part

Current land use
Of adjacent block dairy grazing
Plantation road currently runs this boundary
giving separation between rural and countryside
living

1.5204Ha

55894

3.90
50"
48°37'30"

D

Initial- Basic Subdivision plan concept C



Approximately 37 new dwellings possibly more contained within one site. So maximising the density and utilising unproductive soils and land in a concentrated area as opposed to scattering through the district. Localised, Connected, Serviced.

Approximately
37 New Titles
so 39 Dwellings
in total

Proposed District plan and other relevant documents
Relevant sections – High level view

KEY POINTS FROM WRPS Section 6A

105. WRPS Section 6A includes a section for rural-residential development. These principles will be relevant to submissions seeking Rural-zoned land to be rezoned as Country Living Zone. Common considerations for many zoning submissions include that rural-residential development should:

- a. be more strongly controlled where demand is high; Demand is high surrounding Te Kauwhata there is no more supply.
- b. not conflict with foreseeable long-term needs for expansion of existing urban centres; No conflict land not suitable for high density urban development and there is land currently allocated for this.
- c. avoid open landscapes largely free of urban and rural-residential development; Subject property is surrounded by lifestyle blocks and close to existing countryside living zone.
- d. avoid ribbon development and, where practicable, the need for additional access points and upgrades, along significant transport corridors and other arterial routes. Contained development with access already in place.
- e. recognise the advantages of reducing fuel consumption by locating near employment centres or near current or likely future public transport routes; Subject property is close to town and current and future transport routes.
- f. minimise visual effects and effects on rural character such as through locating development within appropriate topography and through landscaping; Visual effects on rural character would be enhanced by the development.
- g. be capable of being serviced by onsite water and wastewater services unless services are to be reticulated; and YES
- h. be recognised as a potential method for protecting sensitive areas such as small water bodies, gully-systems and areas of indigenous biodiversity YES – planting of wetland and gullies.

1.5 What does this mean for Waikato district strategic objectives and directions?

1.5.1 Compact urban development

The Future Proof Strategy seeks a shift in the existing pattern of land use towards accommodating growth through a more compact urban form based on concentrating growth in and around Hamilton (67%) and the larger settlements of the district (21%). This involves a reduction in the relative share of the population outside of the subregion's existing major settlements through tighter control over rural-residential development and encouraging greater urban densities in existing settlements. Due to the time that has elapsed, and local government amalgamation in 2010, this strategy is being reviewed to address that part of the former Franklin district now in Waikato district.

Urban forms of residential, industrial, and commercial growth in the district will be focused primarily into towns and villages, with rural-residential development occurring in Country Living Zones. Focusing urban forms of growth primarily into towns and villages, and encouraging a compact form of urban development, provides opportunity for residents to "live, work and play" in their local area, minimises the necessity to travel, and supports public transport opportunities, public facilities and services.

An integrated approach to growth will have significant benefits in terms of planning for infrastructure, services, transport and facilities. It will ensure that provision is made when and where it will support the health and well-being of the wider community, and will provide certainty to landowners, developers and service providers for long-term investment decisions. A deliberate approach to the location and distribution of development will assist in safeguarding rural resources for productive use and the ability to accommodate rural activities that require a rural location. Non-rural industrial and commercial activities can only locate in rural areas if there is a functional need for a rural location. Country Living zones, where infrastructure and services can be efficiently and economically provided, will be the focus for rural residential development.

The property contained within this proposal has infrastructure and services that can be efficiently and economically provided. It is located close to town and major roading, and is not far from the railway. The development would help to safeguard the environment.

15A.2.10 Diverse living and working environments in Te Kauwhata create a positive sense of place and neighbourhood identity

OBJECTIVE

POLICIES

15A.2.10

Diverse living and working environments in Te Kauwhata create a positive sense of place and neighbourhood identity. This is currently not catered for in the proposed district plan. There is a massive imbalance of residential land tripling the size of Te Kauwhata.

15A.2.11

Subdivision, use and development should be located and designed to provide a variety of living and working environments with recreational opportunities in close proximity. The proposed development would help address this providing variety.

15A.2.12

Living, working and recreational environments should contribute to the Te Kauwhata village character and have high amenity values through the use of design principles. The proposed development would contribute and enhance the Te Kauwhata Village character and have high amenity values through design and land covenants.

Future Proof Strategy

The subject property fits perfectly within the future proof strategy for Rural Land:

As noted in the Future Proof Strategy (November 217) the growth pressures facing Waikato District include the significant influence of Auckland, the growth of Hamilton City and demographic and land use changes.

The Proposed Plan provides for a large amount of additional residential land in and around Te Kauwhata, including the Lakeside Developments area to the west of Lake Waikare which was subject to a hearing for Proposed Private Plan Change 2 in early 218.

Over 2 ha of land on the north-western side of Te Kauwhata is also proposed as Country Living Zone within the Proposed Plan.

However, the amount of land in this area zoned Country Living Zone within the Proposed Plan appears identical to that shown on the planning maps for the Operative Waikato District Plan (Waikato Section).

Te Kauwhata is strategically important in terms of accommodating growth between Auckland and Hamilton, and given the expected continued development of the Te Kauwhata area a larger supply of lower density in this area will be required to meet the district's demands.

Recent growth within the Waikato District has demonstrated a desire for lifestyle block properties which are self-serviced, contain adequate space for small scale agriculture or livestock raising and retain a peri-rural outlook and character. The site has good links to Te Kauwhata and the wider area via the Waikato Expressway; with the Te Kauwhata and Hampton Downs interchanges in the vicinity.

Future Proof Strategy

The subject property fits perfectly within the future proof strategy for Rural Land:

Protect the ability of high-quality soils to be used for productive purposes, ensuring there is a clear delineation between urban and rural land within the metro area. This will support the significant role primary industries play in the metro area's economy whilst providing for development at a scale consistent with existing rural and village developments.

Spatial plan directives:

- Protect high quality soils from development in the rural environment for productive uses.
- Value, maintain and enhance rural amenity and character across the metro area.
- Limit rural residential growth opportunities contained within clearly defined boundaries

** Developing unproductive soils protects the high quality soils. Area is already heavily populated with lifestyle blocks and this will maintain and enhance rural amenity and character.*

To manage growth in a manner that:

- protects and enhances the quality of the natural environments and cultural heritage
- anticipates the transition to a low carbon future and builds climate resilience
- avoids increasing the impacts and residual risks of natural hazard

** Natural environment protection through wetland and bush planting will protect and enhance the natural hazards of the property.*

Future Proof Strategy cont...

To grow urban settlements and places that:

- make efficient use of existing infrastructure and resources,
 - are transit-oriented and connected
 - provide affordable housing choices that respond to demand, including quality intensification, and
 - provide high quality live-work-play settlements
-
- *Infrastructure is already in place – stormwater, water supply can be accommodated on site the land is connected and transit-orientated.*
 - *There is huge uncatered demand*
 - *This would be quality intensification of unproductive land providing high quality live-work-play settlements*

Natural environment enhanced and protected with Planting – Wetland planting to flood prone area and native trees/bush to gullies. Flood zone is situated well below any potential building site



BOGGY WITH TEMPORARY FLOODING

PLANT	FROST	SUN	WIND	BIRD FOOD	HEIGHT	COMMENT
<i>Astelia grandis</i>	2	2	2	No	2m lily	Large, flax-like plant that prefers shady damp sites under kahikatea or swamp maire.
Toetoe <i>Austroderia fulvida</i>	1	1	2	No	2m grass	Native toetoe (not pampas). Pioneer. Grows on damp sites and stream banks in open areas. Fast growing. Provides wind shelter and erosion control. Propagates by seed or division.
Toetoe <i>Austroderia toetoe</i>	1	1	2	No	3-5m grass	Native toetoe (not pampas). Pioneer. Grows in damp and dry soils. Can grow on poor soils. Less common in lowland areas than <i>A. fulvida</i> .
Kiokio <i>Blechnum novae-zelandiae</i> or <i>B. minus</i>	2	1	1	No	1m fern	Full sun or shade. <i>Blechnum minus</i> is more tolerant of shade and standing water.
<i>Carex gaudichaudiana</i>	2	1-2	1-2	No	0.5m sedge	Grows in swamps and exposed sites next to streams, rivers and lakes. Tolerates flooding. Sward forming.
<i>Carex maorica</i>	2	2	3	No	0.5m sedge	Tolerates flooding. Often found under shade.
Purei/makura <i>Carex secta</i>	1	1	2	No	2m sedge	Grows in shallow water, boggy margins and dry soil. Provides shelter and nesting for ground birds.
<i>Carex subdola</i>	2	1	2	No	0.5m sedge	Grows in swamps and exposed sites next to streams, rivers and lakes. Tolerates flooding. Sward forming.
<i>Carex virgata</i>	1	1-2	2	No	1m sedge	Boggy margins, shelter and nesting for birds. More tolerant of dry than <i>Carex secta</i> .
<i>Carex geminata</i>	1	1	1	No	1m sedge	Sward-forming, wide-leaf sedge that forms thickets on damp seepages.
Mingimingi <i>Coprosma propinqua</i>	2	2	2	Yes	3m shrub	White/blue fruit in spring. Distributed by birds. Prefers boggy to dry soils.

PLANT	FROST	SUN	WIND	BIRD FOOD	HEIGHT	COMMENT
<i>Coprosma rigida</i>	2	2	2	Yes	2m shrub	Grows under kahikatea stands and other woody wetland vegetation.
Hukihuki/swamp coprosma <i>Coprosma tenuicaulis</i>	2	2	2	Yes	3m shrub	Found in bogs or swamps, its black fruit attracts birds.
Ti kōuka/cabbage tree <i>Cordyline australis</i>	1	1	2	Yes	12m tree	Tolerates wet and dry soils. Young plants eaten by rabbits. Able to grow from seed. Hardy. Good for erosion control.
<i>Cyperus ustulatus</i>	1	1	1	Yes	1m sedge	Tolerates wet and dry soils.
Kahikatea/white pine <i>Dacrydium dacrydioides</i>	1	1-2	2	Yes	60m tree	New Zealand's tallest tree. Plant with side shelter in a moist site. Possum hardy. Red fruit attracts birds in autumn. Can be grown from seed. Separate male and female trees.
<i>Dicksonia squarrosa</i>	2	2	2	No	4-6m tree fern	Hardy. Grows in open or shaded sites. Fibrous roots reduce erosion.
<i>Gahnia xanthocarpa</i>	2	1	2	No	2m sedge	Large tussock-forming sedge, tolerant of sun or shade in damp areas.
Pukatea <i>Laurelia novae-zealandiae</i>	2	2	3	No	30m tree	Fast growing tree, able to handle a wide variety of soils. Will tolerate periodic flooding as breathing roots develop in waterlogged soils. Can be grown from seed.
Mānuka/tea tree <i>Leptospermum scoparium</i>	1	1	1	No	5m tree	Fast growing hardy pioneer. Useful as a nurse crop. Good for erosion control. Can withstand some grazing and grow on a wide range of soils.
<i>Machaerina rubiginosa</i>	2	1	2	No	1m sedge	Grows in up to 10cm water, in shallow drains or pools.
<i>Machaerina tenax</i>	2	2	2	No	0.5m sedge	Grows on boggy or damp sites with poor soils, usually under the shade of mānuka.
Pākihi rush <i>Machaerina teretifolia</i>	2	1	2	No	1m sedge	Grows on exposed sites in boggy conditions. Grows in peat soils.
Harakeke/NZ flax <i>Phormium tenax</i>	1	1	1	Yes	1-3 m herb	Fast growing hardy pioneer in full sun or shade. Withstands 5cm of water flooding and dry soils. Does not have deep or wide roots but useful for drain edge protection. Unpalatable to possums. Easily split into small fans or grown from seed. Particularly attracts tūī. Pioneer.
Maire tawake <i>Syzygium maire</i>	3	2	3	Yes	16m tree	Has red berries. Develops breathing roots in waterlogged soils in sheltered areas.

Wetland planting – to be under Waikato Regional planting guides for boggy with temporary flooding.

Any additional stormwater run off would be mitigated with water tanks for each dwelling.



Example Gully Plantings with Native trees and bushes



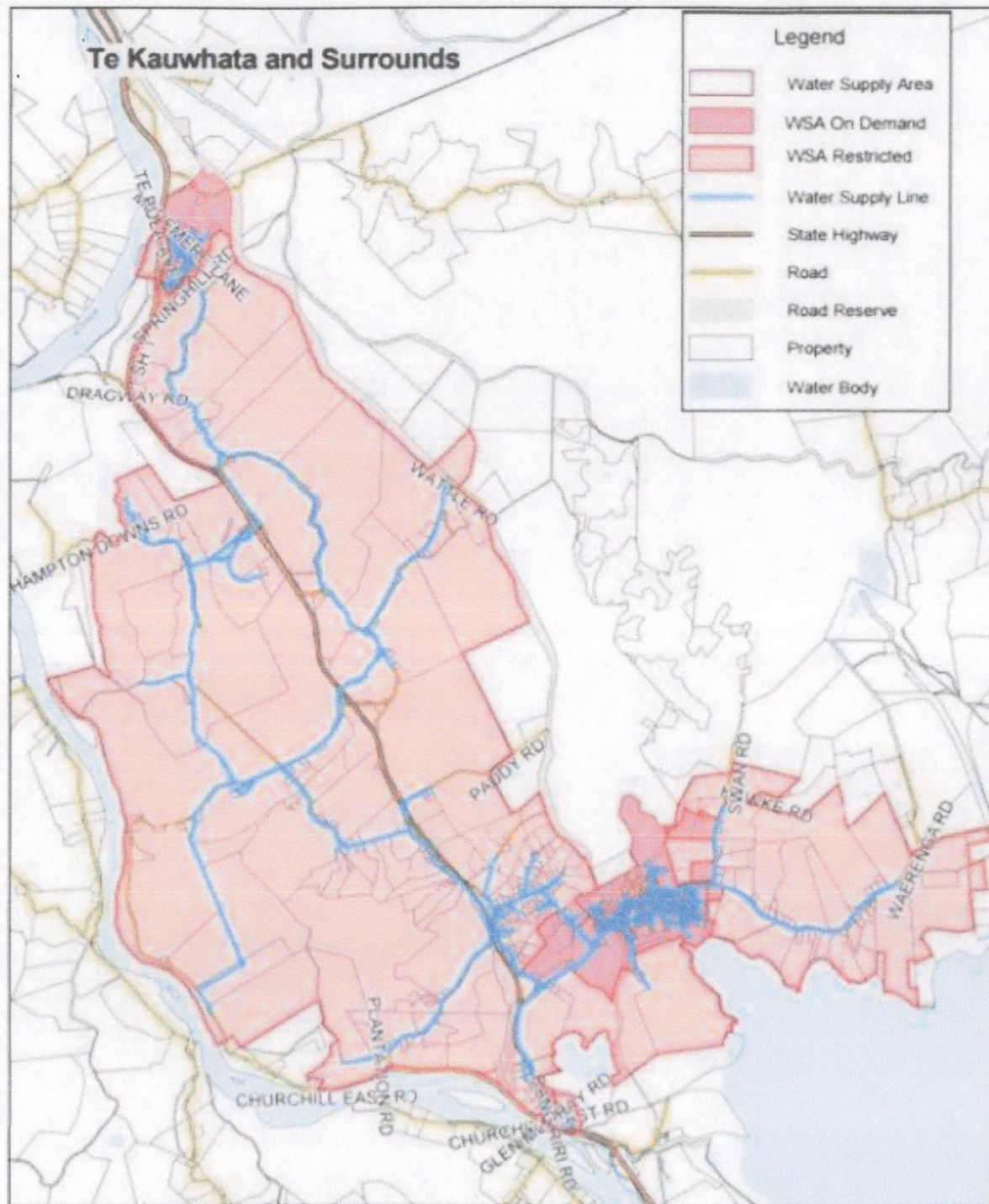


Figure 1. On-Demand and Restricted Supply Areas Overview

Water supply line runs down 2 sides of the property.

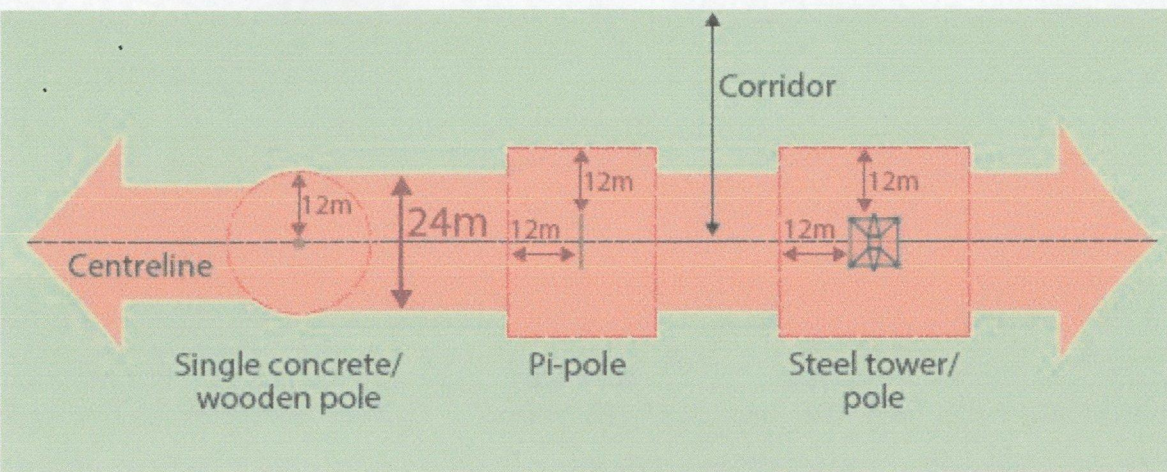
New dwellings would have water tanks aswell.

Sewerage would be on site individual private systems

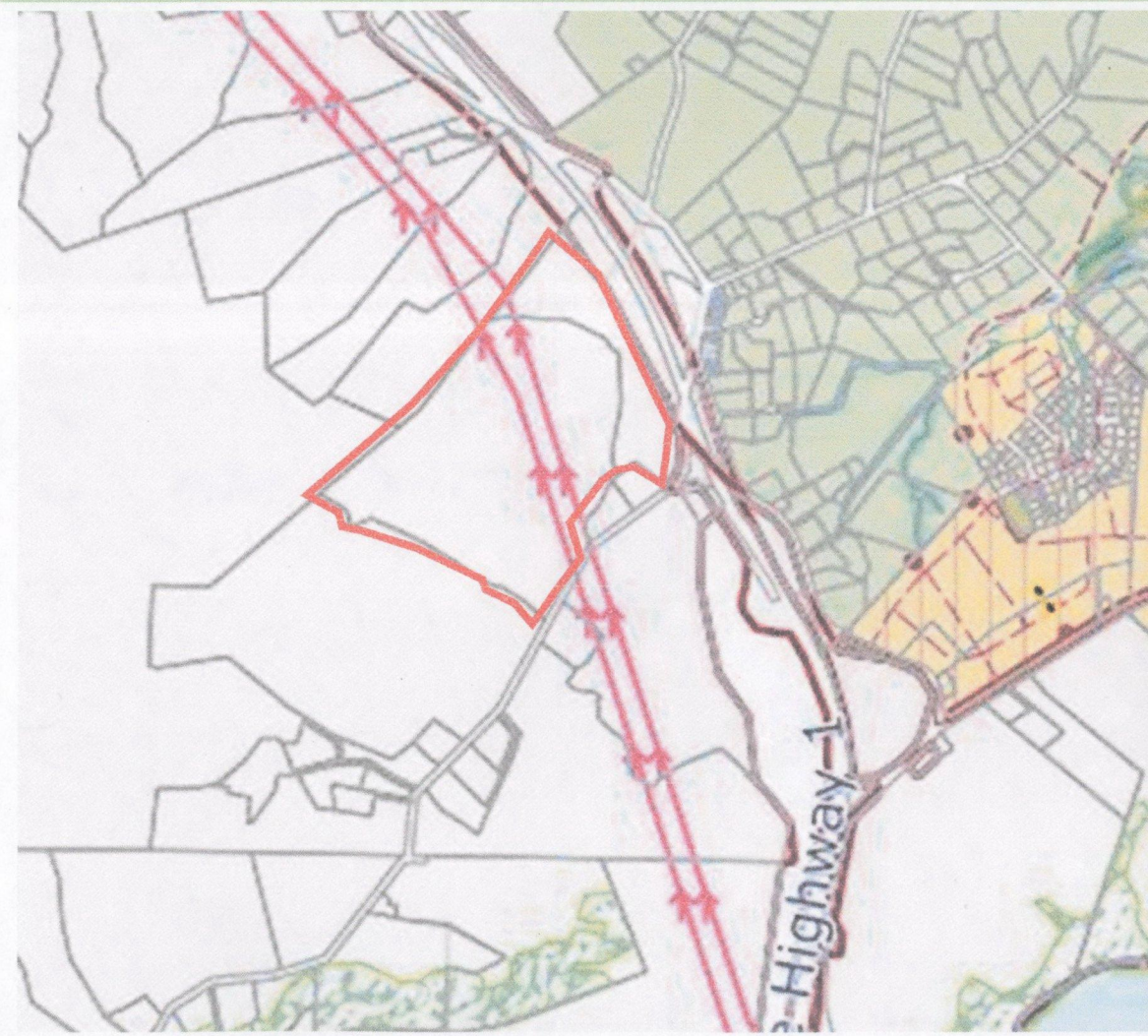


Reverse sensitivity issues are accommodated for already as road borders 2 sides of the property. Farm race borders one side and swamp, flood zone and lifestyle block on the other -





Transmission line set backs /no build easily accommodated in the design -Reference - Pokeno please see image below where density is higher than proposed)



Cost to council

Nil

Income to Council

Rates - \$2,800 approx. per new property per year
X approximately 37 new titles/dwellings = \$104,000 income to council per year

Resource consent/contributions to council estimated \$370,000 - \$740,000

Building Consents estimated \$280,000 - \$350,000

Total Estimated Income to Council
\$754,000 - \$1.2m

Economics

Employment – Local.
Estimated over a 5 year period.

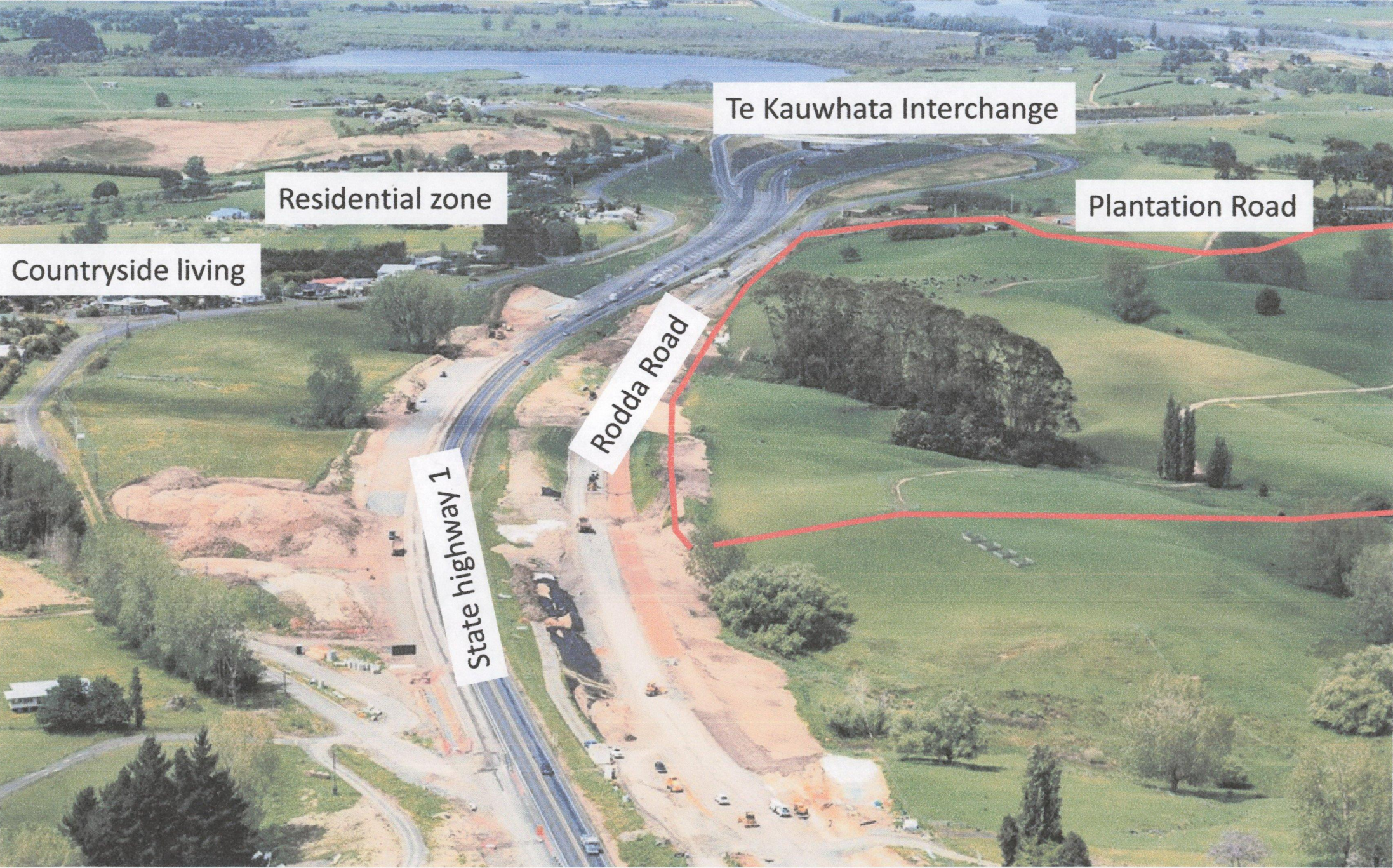
Cost of Development of land
\$3,145,000 - \$4,440,000.

Cost of new Homes (Average House value) \$550,000 * 37
\$20,350,000.

Other improvements value (fencing/sheds etc)
\$2,200,000

Total Cost of development
\$26,342,500

Access and connectivity is already in place
Looking South



Residential zone

Countryside living

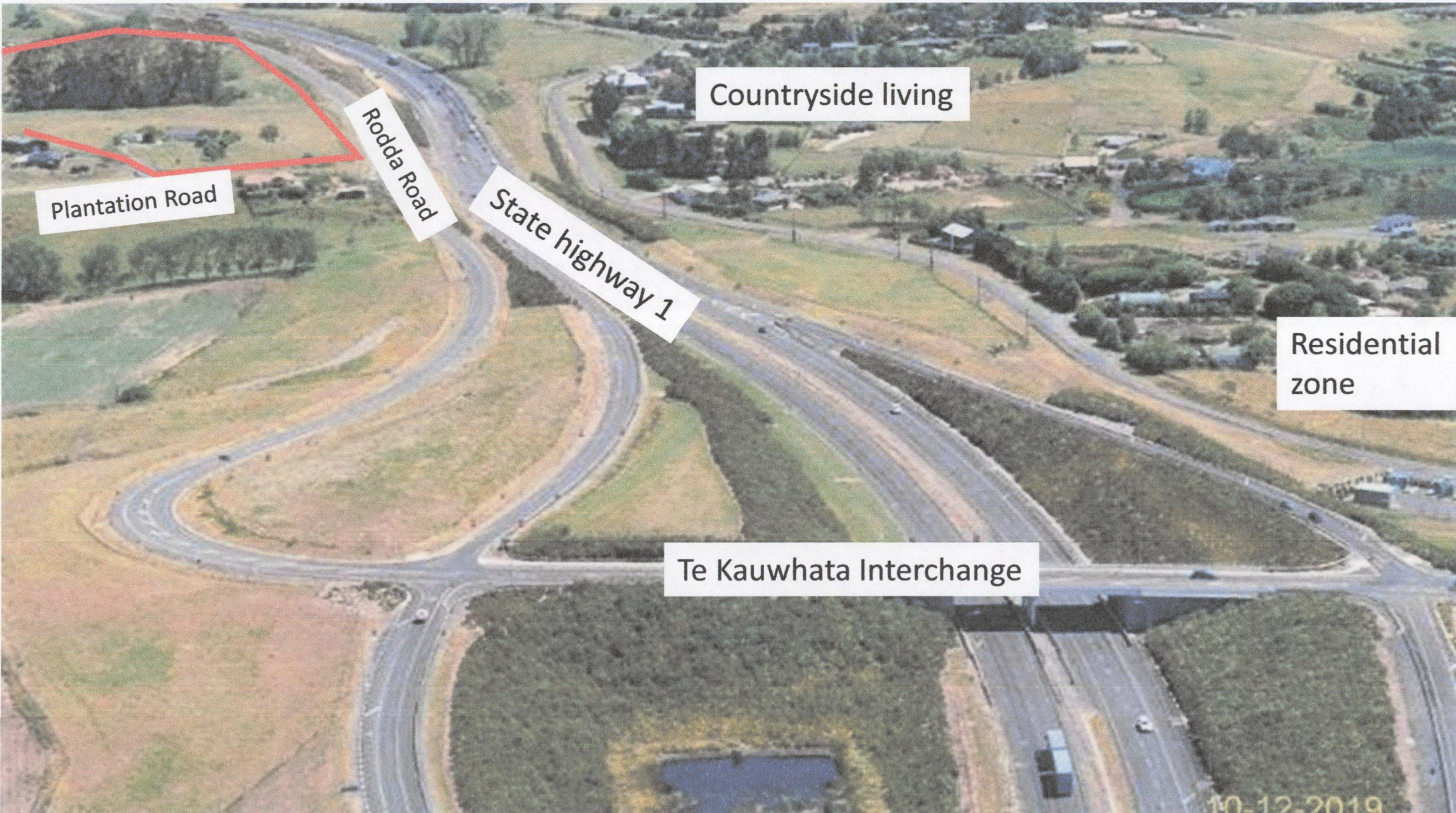
Te Kauwhata Interchange

Plantation Road

Rodd Road

State highway 1

Access and connectivity is already in place
Looking North



Plantation Road

Rodda Road

State highway 1

Countryside living

Residential zone

Te Kauwhata Interchange

10-12-2019

Site consists of low quality soils that are unsuitable for cropping or intensive farming. Land use fits requirements of Country Living Zone. Does not fit requirement of Rural Zone. Any future subdivision would not affect productive values of land or place any significant increase in traffic/services.

1.4 PUBLISHED GEOLOGY

The portion of the Auckland Geological Map Sheet 3 is enclosed.

The soils of the area are designated Mwk on the map. These soils are bordered by eQr soils.

The soils are described as Koheroa Sandstone which is calcareous, sandy silt stones with minor sandstone and tuff.

The soils are in the Meremere sub group of mainly marine sedimentary rocks.

They are in the early Miocene Period and are approximately 20 million years old.

Onsite investigation confirms the above geology.

***Excerpt from site specific Geotech report**

SOILSMAPVIEWER [Maps](#) [About](#) [Terms of Use](#) [Help](#) Manaaki Whenua
Landcare Research

New Zealand Soil Classification

[LP] Perch-Gley Allophanic

Periodic wetness caused by a perched water table

Key

- Allophanic
 - Perch-Gley (LP)
 - Gley (LG)
 - Impeded (LI)
 - Orthic (LO)
- Anthropic
 - Truncated (AT)
 - Fill (AF)

Click arrows for more items...

The New Zealand Soil Classification (NZSC) was developed in the 1980s. It has a hierarchical structure with five levels: Order, Group, Subgroup, Family, Sibling. The new classification grew out of the New Zealand Genetic Soil Classification and, where possible, preserved its useful features.

1000 m

These maps contain data sourced from LINZ. Soils data © Landcare Research NZ Ltd 2009-2018 CC BY-NC-ND 3.0 NZ

Site updated October 2020 Contact