
**PRECIS OF VERBAL SUBMISSIONS TO WAIPA DISTRICT COUNCIL'S
WAIPA 2050 PROJECT AS HEARD AT A MEETING OF THE STRATEGIC
PLANNING & DEVELOPMENT COMMITTEE HELD IN THE COUNCIL
CHAMBERS, TE AWAMUTU, ON 2 DECEMBER 2008, COMMENCING AT
9.00 AM.**

Murray Green – was heard at 9.10 am

- Believes that Council staff have advised Council that sports clubs should have to lease the premises that they use.
- Believes that volunteers who give time to help young athletes should not be required to raise Council's revenue.
- Believes that Council should rescind the resolution and continue with the previous arrangements.
- Believes that if the resolution is not rescinded within one year that clubs will either find a new venue or fold.
- Accepts that this matter is not relevant to the Waipa 2050 project and is happy to continue this matter with senior Council staff.

Jane Sinclair - was heard at 9.19 am

- Advised that a general enquiry was made to Council in October regarding rural residential expansion on Frontier Road.
- Believes that the character of the area would not be changed by allowing more housing.
- Believes that the existing roading would be sufficient for another six houses.
- Believes that the frontage and views to the south provide a rural aspect whilst living very close to town.
- Advised that her preference is for rural residential as opposed to high density housing.

**Alan Hall (Pirongia Residents & Ratepayers Association) –
was heard at 9.27 am**

- Advised that a meeting was held in March 2008 and approximately 270 submissions were made on things that people wanted to see in Pirongia.
- Advised that these submissions were collated by a working group into issues, such as traffic flows.
- Believes that residents feel a strong sense of identity and community.
- Believes that residents want to acknowledge the history of all its people.
- Believes that residents require amenities that cater for all.
- Believes that residents have a strong desire to employ ecologically friendly, sustainable features.

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- Believes that residents want development in a planned way, consistent with the character and values of Pirongia.
- Believes that future growth will see Pirongia expand to the area originally planned in Alexandra East.
- Believes that residents want to keep the existing rural character.
- Believes that there is an urgent need to identify a larger area for commercial development and that a light industrial area is also required.
- Believes that coordinated development needs to occur in partnership with Otorohanga District Council as a functional part of Pirongia lies in the Otorohanga District.
- Believes that residents are keen to see Pirongia develop in areas identified for growth.
- Believes that residents prefer that the lot size of houses remain larger.
- Believes that residents prefer no reticulated sewerage in Pirongia.
- Believes that residents prefer a way of life in Pirongia that is different to other areas.
- Believes that a town concept plan is crucial for Pirongia.

Moira Cursney (Waikato Biodiversity Forum) – was heard at 9.51am

- Advised that Forum's goal is to advance the protection and enhancement of biodiversity across the Waikato region.
- Believes that WDC has been forward-thinking in relation to biodiversity, in particular, the employment of a person to advance heritage in the district.
- Advised that their submission is in support to elements from scenario 3.
- Believes that Waipa should have concentrated settlements with bush or riparian planted corridors to provide linkages.
- Believes that the District Plan should contain rules and incentives to encourage corridors amongst both private land owners and areas under Council influence.
- Believes that peat lakes are precious and that Council should seek not just to protect but to improve these wet land areas.
- Advised that the Forum provides support through an advice service.
- Is against using up good soil to implement housing developments.

The meeting adjourned for the morning tea break at 10.04am and reconvened at 10.17am.

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**Ian Johnston & Mark Chrisp (Environmental Management
Services (EMS)) – were heard at 10.17 am**

- Advised of clients of EMS with interests surrounding the town of Cambridge.
- Believes that Cambridge's greenbelt has been leapfrogged in recent years.
- Believes that Cambridge is now in the shape of a banana and that a better urban form is more compact and circular from a connectivity viewpoint.
- Believes that the CBD is a major employment area and that Cambridge should maintain only one CBD.
- Believes that Carter's Flat could be rezoned to allow vehicle orientated activities which would allow the CBD to maintain a pedestrian friendly environment.
- Believes that growth in the CBD can support the growth of residential areas without any further CBD locations.
- Believes that Hautapu is a major location for industrial development.
- Believes that the bridges are a major connectivity constraint and are pinch points for walking and cycling.
- Believes that schools are a major destination for the movement of children and with only one school on the south side of the river, residential development should not occur in that area.
- Believes that in the short term, a third bridge would not service growth cells south of the Waikato River.
- Believes that there is logic in development occurring in Cambridge West and Cambridge North.
- Believes that the proposed NZTA bypass is at least 10 years away.
- Believes that the proposed St Kilda development is providing a sustainable alternative.
- Believes there are opportunities for higher densities e.g. elderly facilities.
- Believes that Cambridge is not a city and needs to maintain its town feeling.
- Believes that Council is preoccupied with planning by numbers.
- Believes that a mix of housing is required as people enter different life stages.
- Believes that intensification is a good thing in the right context but that Cambridge is a character area.
- Believes that Cambridge should not lose what is intrinsic about the area.
- Supports scenario 2.
- Advised that St Peters School is currently looking into a plan change proposal.

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- Provided the Committee with an urban design concept which creates a place of distinction.
- Believes that open spaces should be developed to complement the green belt in any future developments.
- Believes that there should be higher density closer to community activities.
- Believes that lower densities should occur moving out to rural land.
- Believes that the airport/Tamahere area is a major opportunity for growth in the district.
- Believes that this area is a major focal point in terms of transportation.
- Believes that it would be logical to use the joining of the three districts in this area as an opportunity to blur boundaries regarding services.
- Believes that railway coming into Cambridge would not be a good idea.
- Believes that Lake Te Ko Utu is an asset of the town.

Antanas Procuta, Julie Epps & Peter Carr (Cambridge Chamber of Commerce) – were heard at 11.16 am

- Believes that the Chamber should take a proactive stance in working with Council and be proactive rather than reactive.
- Believe that it is important to use the knowledge, initiative and passion that Cambridge people have for their town.
- Believes that the nature aspect of the Waipa environment is a key feature.
- Believes that the character of Cambridge is its heritage and physical features such its rural aspect.
- Believes that commerce and employment are key concerns.
- Believes that Waipa is dependent on land and therefore needs to protect this resource.
- Believes that continued expansion into the landscape will have an adverse effect on business.
- Believes that defining residential zones is important.
- Believes that a mix should be maintained to incorporate different lifestyles.
- Believes that generic rules are wrong and that planners need to look at the requirements of people rather than use an ad hoc approach.
- Believes that development should be concentrated to existing nodes.
- Believes that a retail area in Tamahere would be bad for businesses in Cambridge.
- Agrees with a business park in Hautapu.
- Believes that a business park in Hautapu should be screened and landscaped.

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- Believes that it is important to recognize the symbiotic relationship with Hamilton City.
- Believes that there is a lot of scope to grow Leamington.
- Believes that a mixed use concentration is important in the CBD.
- Advised that the Chamber ran a workshop recently.
- Believes that caution should be used when considering bringing the railway into Cambridge.
- Advised that the figure of the last regularly scheduled passenger train service into Cambridge was in 1946 and the average number of passengers was four people.
- Supports scenario 2.

**John McLaren (Active Transport Cambridge and Te Awamutu)
– was heard at 11.30 am**

- Believes that given the current world environment, that scenario 1 is dangerously irresponsible.
- Believes that scenario 1 is not an option based on today's consumption.
- Believes that climate change will be sooner and more severe than currently predicted.
- Believes that local government has a pivotal role.
- Believes that predictions of greater extremes of drought and rain make Waipa vulnerable.
- Believes that Waipa could assume a leadership role for sustainable lifestyles and progressive industries.
- Believes that walking and cycling initiatives have significant benefit.
- Believes that our generation is responsible for the habit of using cars and not legs.
- Believes that strong leadership is required, backed up by effort to change the way we live.
- Believes that Council needs to look ahead and think outside the box.
- Believes that it is human to resist change and Council must not let future generations suffer.
- Disturbed that the scenarios provide no indication of the population growth on the town centres.
- Believes that the Mayoral Challenge needs to be made into an alternative transport day with mobility scooters and a walking route included.
- Believes that Council should implement a 'no cars in town' day, starting with four times a year.
- Believes that Council is responsible for ensuring that the message gets across to the general population.

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- Believes that actions speak louder than words and that Council must lead.
- Believes that WDC should adopt new habits such as car sharing and an award for the best staff idea for changing current working practices.
- Believes that Council's reimbursement practices should change to discourage the use of the car.
- Believes that Council should start communicating to the community a vision about living sustainable lives every day.
- Believes that Council needs to take up this huge and essential challenge.

Brian Mayo – was heard at 11.48 am

- Endorses the previous speakers comments regarding a lack of knowledge on how to live sustainably.
- Believes that Council should change the bylaw to allow fences to be placed closer to roads so the land is productive and produces less weeds.
- Believes that Council should encourage more plating of trees throughout the district to improve the environment.
- Disagrees with flax and small native plantings around Karapiro.
- Believes that Council should plant some kind of timber trees.
- Believes that the main street of Cambridge would be vastly improved if a watering system for the planters was installed.
- Believes that more annuals should be used for street plantings.
- Believes that there needs to be a plan regarding the bridges and the implementation of a third bridge.
- Believes that Council needs to ensure NZTA do not sever Watkins Road when the bypass is constructed.
- Believes that the Albert Street hill needs to be altered to lessen the grade for visibility and safety reasons.
- Believes that it was a huge mistake to allow subdivisions such as Oaklands to proceed in that area.
- Believes that there is a need to get some traffic out of Cambridge.

Peter Findlay – was heard at 12.00 pm

- Believes that there is a lack of alignment between the regions in regards to evaluating soil types.
- Believes that maps do not give very good guidance as to where soil types are.
- Believes that the northern Waipa areas need to integrate well with Hamilton City.
- Supports the mix of section types in scenario 2.

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- Believes that the sub-regional growth strategy will need to be reviewed every so many years.
- Believes that options for park and ride facilities need to be given consideration.

Mike Lord (Perry Group Limited) – was heard at 12.10 pm

- Believes that it is important to identify natural resources.
- Believes protection of resources is crucial, along with appropriate buffer zones.
- Advised that most councils have not done this work.
- Advised that the national average per person raised from 4 tonnes in 1998 to 11 tonnes currently.
- Believes that the recycling of building materials is important but will achieve only a tiny amount of material required to build the district's infrastructure.
- Advised that aggregates are the raw material for infrastructure building and that every additional 30kms of cartage doubles the cost.
- Advised that there is no national strategy regarding this issue.
- Believes that development would not happen if aggregates were not available.
- Advised that the three quarries in Waipa are only consented for another twenty years.
- Believes that future growth past that time is unknown.
- Advised that Auckland trucks in 1/3 of its requirements from the Waikato region.
- Believes that planning is important so that appropriate areas are zoned and available when required.
- Suggested that all areas need to be identified as areas of interest for mineral extraction.
- Believes that all sites have a limited life, although the 3 Waipa quarries may have reserves beyond their current consent.
- Concerned about development in the buffer zones and wants acknowledgement on titles that they are within that buffer zone.
- Believes that location is important as quarries require access to roads and water resources.
- Advised that approximately 10% of the budget of a major road would be for aggregates.
- Believes that aggregate footprints don't need to be that large.
- Believes that soil and geological maps need to be drawn at 500m intervals rather than the current 1.5kms.

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**Miles Andrews (New Zealand Transport Agency (NZTA)) – was
heard at 12.23 pm**

- Believes that Council needs to consider the long term requirements and encourages evaluation of different alternatives.
- Believes good planning needs to be followed by effective implementation.
- Advised Council of the recent changes, including the new objectives.
- Believes that a triple approach needs to be taken with focus on: affordability, integration and sustainability.
- Believes that transport investment contributes to economies and that it is important to consider both together in a collaborative process.
- Advised that NZTA's mandate is to actively engage and assist.
- Believes that planning in an integrated way will allow links to lifestyle issues in society such as obesity.
- Believes that the expectations of growth strategies require a need to carry out sensitivity projections and alternative strategies implications.
- Does not support scenario 1.
- Generally supports scenarios 2 and 3, prefer the best elements of scenarios 2 and 3 to be combined.
- Aware that there is currently an integrated transport strategy for Cambridge and wants to see a district wide strategy.
- Encouraged Council to evaluate the scenarios with transport outcomes in mind.
- Wants rural towns contained within current boundaries outside of Cambridge and Te Awamutu.
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**Urlwyn Trebilco (Environment Waikato) – was heard at 12.35
pm**

- Believes that it is important that growth strategies are in keeping with regional strategies and feels that scenarios 2 and 3 are most aligned.
- Believes that there needs to be a section on implementing the growth strategies.
- Believes that growth issues relating to the whole region need to be taken into account.

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Heather Ann Lang & Clare St Pierre (Pirongia Tourism Association / Pirongia Te Aroaro o Kahu Restoration Society) – were heard at 12.46 pm

- Believes that Waipa has two significant rivers and three mountains and that all have environmental initiatives.
- Believes that tourism and employment opportunities are provided by the initiatives and support biodiversity.
- Believes NZ is a farming nation and popular tourist destination.
- Believes that climate change is a reality and there is a need to reduce emissions.
- Believes that energy is likely to remain a scarce resource and that the financial crisis means economic changes.
- Advised that approximately 80% of the trees, ferns and plants in NZ are found only in NZ.
- Advised that Mount Pirongia is the largest unbroken tract of bush in the Waikato region and is a national stronghold for biodiversity.
- Believes Mount Pirongia is a strategic asset.
- Believes that water will come under intense pressure and reducing that demand requires planning.
- Believes that WDC needs to plan for public transport, car pooling and working from home which would allow more spending locally.
- Believes that if these policies are not pursued aggressively then population loss to Hamilton is likely.
- Believes that it is prudent to plan for communities to resource locally and that each community should contain all the elements to function.
- Supports the use of green solutions to stormwater in Pirongia.
- Does not support sewerage reticulation in Pirongia.
- Believes the natural environment is a major attraction and that walkways & cycleways need to be developed.
- Believes that tourism from Australia to NZ has increased and in conjunction with the Hamilton airport, that Waipa should market to Australia.
- Believes that any development needs to be sustainable and address employment based issues.

James Ashton (Ashton Family Trust) – was heard at 12.58 pm

- Advised that the Trust had offered land to NZTA at the time of Plan Change 57.
- Advised that the surrounding property was utilised by 'noisy' activities, such as the gun club, the go karts, the airport and Mystery Creek.

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- Suggests that Council rezone the land at 284 Airport Road as industrial as the land has been used for commercial purposes.

Jenny Hudson (McDonald's Restaurants) – was heard at 1.03pm

- Advised that McDonald's wish to grow and expand as the population grows.
- Advised that McDonald's has commenced re-imaging to bring it into the modern era.
- Advised that a main focus is business growth and development in Cambridge and that McDonald's has been looking for a location for more than 10 years.
- Noted that the character of Cambridge compounds the pressure of a lack of suitable locations.
- Believes that the core area within Cambridge is the main street which should be enhanced and enjoyed.
- Believes that Council have to recognize that vehicle orientated businesses need an area to develop.
- Believes that some businesses do not fit the urban design criteria.
- Advised that due to parking ratios, McDonald's needs a reasonable amount of parking which has created problems with some councils.
- Suggested that Council look at parking ratios based on seating.
- Advised that McDonald's is looking at 24 hour trading in areas where environmental effects can be managed and that this is not all areas.

Matt Hanna (Lewis' Barristers & Solicitors) – was heard at 1.14pm

- Advised that the land owned by the three parties is about 80 acres (C6)
- Advised that the land has been the subject of complaints, such as stock noise.
- Advised that discussions commenced with Council approximately two years ago.
- Suggested that Council should include the area in the growth strategy and rezone from rural residential to residential.
- Believes that intensification would provide a sustainable environment for people to live in.
- Advised that the mains water is 100m away and that the mains sewerage is at the boundary.
- Suggested that the houses should have gray water harvesting and on-site soakage.

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- Advised that their private plan change application is on hold until after this process is completed.
- Advised that the layout of that proposal is a mixed style of development with shared facilities to encourage more socialization.
- Advised that a walkway and cycle way around the generous periphery would provide a buffer between the area and the adjoining rural zone.
- Suggested that this be included in the growth strategy so that they do not have to make a private plan change.
- Advised that a through road to Roto-o-rangi Road would be possible.

Chris Koroheke – was heard at 1.24pm

- Advised that he owns a section opposite Four Square in Pirongia.
- Suggested that the property be rezoned from rural residential to commercial as it is surrounded by businesses.
- Advised that the property is bordered by reserve land on the mountain side.
- Suggested that this would be an opportunity for growth and development in Pirongia.
- Advised that the 949 sqm section has been cleared, with the foundations and privet removed.