



Hannah Palmer <hannah@placegroup.co.nz>

FW: Fonterra Submission on Waipa District PC12

1 message

John Olliver <jolliver@bbo.co.nz>
To: Hannah Palmer <hannah@placegroup.co.nz>

17 February 2021 at 13:00

Hi Hannah. See correspondence below.

Regards

John Olliver DIRECTOR**BA, DipTP, PGDipMgmtSt, MNZPI, MRMLA**Level 4, 18 London Street, PO Box 9041, Hamilton 3240
R +64 7 838 0144 D +64 7 834 8502 M +64 27 482 2637

E jolliver@bbo.co.nz W www.bbo.co.nz

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From: Abbie Fowler <abbie.fowler@mitchelldaysh.co.nz>
Sent: Wednesday, 10 February 2021 3:30 pm
To: John Olliver <jolliver@bbo.co.nz>
Cc: Brigid Buckley <Brigid.Buckley@fonterra.com>; Apeldoorn, Mark <mark.apeldoorn@stantec.com>; Dave Smith <dave.smith@abley.com>
Subject: RE: Fonterra Submission on Waipa District PC12

Hi John,

Thanks for providing the clarification below.

I can confirm that Fonterra's concerns are reduced by proposed Rule 15.4.2.92. Fonterra is not proposing to withdraw its submission at this stage but will provide a letter to be tabled at the hearing setting out that the specific transportation concerns have been addressed by the proposed rule.

Kind regards

Abbie

 **Abbie Fowler**
Associate

DDI +64 7 838 5673 | +64 21 385 991 | PO Box 1307, Hamilton 3240
www.mitchelldaysh.co.nz

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From: John Olliver <jolliver@bbo.co.nz>
Sent: Thursday, 4 February 2021 3:07 PM
To: Abbie Fowler <abbie.fowler@mitchelldaysh.co.nz>
Cc: Brigid Buckley <Brigid.Buckley@fonterra.com>; Apeldoorn, Mark <mark.apeldoorn@stantec.com>
Subject: Fonterra Submission on Waipa District PC12

Hi Abbie. Further to our discussion a week or so ago, I just wanted to make sure you are aware that PC12 includes a rule that the northern half (Stage 2) of the Structure Plan area cannot develop before 2035, as follows;

15.4.2.92 In the T2 Growth Cell Structure Plan area subdivision and development in the Stage 1 area is allowed in accordance with the Residential Zone rules, but such subdivision and development in Stage 2 is not allowed until 2035. The Deferred Zone rules apply in Stage 2 until 2035.

Activities which fail to comply with this rule will require resource consent for a non-complying activity.

The Stage 2 area accesses onto Pirongia Road/Alexandra St which is where the Te Awamutu Dairy Manufacturing Facility is located. The Stage 1 area accesses onto Frontier Rd/Rewi St which does not connect directly to Alexandra St. Rewi St connects directly into the Town Centre.

In these circumstances I expect the traffic from Stage 1 will largely use Rewi St and have limited effects on Alexandra St. With no development of Stage 2 until after 2035 it effectively maintains the status quo for that part of the Growth Cell.

Based on this can you advise if Fonterra's concerns are reduced or removed as a result of the above rule.

Regards

John Olliver DIRECTOR

BA, DipTP, PGDipMgmtSt, MNZPI, MRMLA

2/17/2021

Place Group Mail - FW: Fonterra Submission on Waipa District PC12



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R +64 7 838 0144 D +64 7 834 8502 M +64 27 482 2637

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From: Rebecca Fraser
Sent: Thu, 18 Jun 2020 21:58:52 +1200
To: info
Cc: sharlene.impressions@gmail.com
Subject: 35 Frontier Road - Sanderson Group - Te Awamutu Country Club
Attachments: Century 21_Century 21_20200605_110010.pdf

Please see attached. We have been approached by Sanderson Group to gain our approval of a Country Club and subdivision containing roughly 100 houses on Frontier Road.

We do not support this development for numerous reasons.

Firstly we purchased our home because it was semi rural with stunning views out both sides. We also love that we do not have street lights and feel very private where we are. We also do not believe that Te Awamutu needs another subdivision. To the right of the water tower there is Frontier Estate which is roughly 400 sections. Water supply is already an issue.

I understand that we may need to meet with Regional Council to put forward our concerns regarding the water or lack thereof, and we are making enquiries in this regard.

We all thought the installation of water meters was meant to be the end of our water restrictions - see article <https://www.stuff.co.nz/waikato-times/news/88491674/waipas-39m-water-meter-installation-on-schedule>

yet this year we saw some of the most severe restrictions we have had. With 400 additional homes in Frontier Estate plus a proposed retirement village and another 100 homes proposed on the other side of the water tower on Frontier Road I would like to know how as a town the water supply can service this many homes. Not to mention destroying more of our beautiful countryside. j

I also personally believe that more thought needs to go into these subdivisions. It should be a consent requirement that all new builds have a water tank and have to collect their rain water to be used prior to using town supply, I gather this is an issue due to the tiny size of sections, but perhaps then this needs to be readdressed.

Lastly we do not support it because of the white lies which have been told by the development company to each of the neighbours, in playing us off against each other, to gain signatures in support of the development.

Thank you for your time.

Kind Regards



Rebecca Fraser

Principal / Licensed Salesperson
CENTURY 21 Gadsby Realty

M: 021 152 1477

P: 07 871 7189

F: 07 871 2985

rebecca.fraser@century21.co.nz

C21.co.nz/teawamutu

305 Alexandra Street
Te Awamutu Waipa District 3800
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Sanderson
G R O U P

Date 5 June 2020

Dear Mayor/Councillors

Te Awamutu Country Club Proposal

I have met with Brendon Russo / Nathan Sanderson from Sanderson Group to discuss the proposal of developing 52 Frontier Road, Te Awamutu and 10 Frontier Road into a residential development / retirement village with a care facility included.

- I/We support this development
- I/We would not support this development

Our support is subject to seeing final plans approved by Waipa District Council and Sanderson Group. This letter has no legal representation and is only for the purposes of establishing if a retirement village development would be welcomed by the community.

Contact Details

Name Rebecca Fraser & Paul Wheeler

Address 35 Frontier Road

Phone 021 152 1477 / 027 33 66 158

Email rebecca.fraser@century21.co.nz

Sign

x We do not support the Development on Frontier Rd.
 x We believe there are far too many subdivisions happening in Te Awamutu / Kihikihiki at the moment.
 x Water supply is already an issue.
 x It should be compulsory with all new builds to collect rain water & use this first. *Please see email.



Te Awamutu Country Club

Frontier Drive,
Te Awamutu

Proposed facilities

- 1 Care Facility
- 2 Dementia Care
- 3 Club House
- 4 Health Spa
- 5 Pond
- 6 Bowls Lawn
- 7 Croquet Green
- 8 Campervan Parking
- 9 Hobby Shed
- 10 Golf Putting Green
- 95 Retirement Villas



Attn: Haley

Mayor & Councillors

Sanderson Group

We are writing to raise concerns we have over the proposed development by the Sanderson Group. The initial proposal put forward to us by the company suggested a high-end retirement village that would not directly impact on our current property. However, it appears that the company intends to immediately on sell a large portion of land bordering Frontier Road to a 'friendly' developer of the company for the purpose of a large suburban subdivision.

Whilst the proposed retirement village will not in the long term appear to impact us, it is the intended subdivision the other developer intends to build at the front of the property that will.

When our section of Frontier Road was upgraded several years ago the residents declined to have street lighting installed to help protect and enhance vistas of the rural backdrop and natural landscape features that surround Te Awamutu.

The area for this proposed subdivision would appear to encompass Growth Cell T2 noted in the Waipa District Growth Strategy document. It was expected that uptake of this area would not take place until the period 2030-2050 at that any development in this area would require 80% completion of Growth cell T1, Realignment of Frontier Road between the growth cell and the urban boundary and would require a new water source and intake to be identified. This proposed development would be jumping ahead of the councils declared growth plan and surely could not proceed without significant consultation.

We struggle to see how a unimaginative suburban development of the nature proposed would meet the councils objective to protect and enhance vistas of the rural backdrop and natural landscape features that surround Te Awamutu, and ensure that landform modification is sympathetic to the original topography and adjacent land.

In addition to these concerns there is the direct impact this development would have on our property and quality of life.

We moved from an isolated area in the Wairarapa to 39 Frontier Road ten years ago, choosing this property because its views and surrounding rural zoned land.

Although Nathan Sanderson assured us land development will only take six months, assuming they could meet this tight schedule there will be the ongoing disruption from the extensive suburban development which could span years.

With this significant development, our property and right to quiet enjoyment will be affected by the vibration of heavy machinery, noise pollution, dust and dirt along with light pollution not currently seen in our rural area. With the access from front sections direct onto Frontier Road this will significantly increase traffic in the area and again resulting in further noise and light pollution. As a result, our property will requiring regular washing and with bedroom and lounge windows facing the road, in the absence of double glazing, noise and light pollution will be a permanent issue.

We believe the proposed faceless suburban development is not in keeping with the districts identity and vision for the future and would result in an unfair change of lifestyle for existing residents.

Yours sincerely

J Galloway & N McNamara

39 Frontier Road Te Awamutu

From: Hayley Thomas <Hayley.Thomas@waipadc.govt.nz>
Sent: Thursday, 27 August 2020 10:45 AM
To: John Olliver; Tim Wilson
Subject: PPC12: Email from neighbour

Morning John and Tim,

Email from a concerned neighbour which has come in for your information.

Kind regards

Hayley

.....
Hayley Thomas *Project Planner* **WAIPA DISTRICT COUNCIL**

hayley.thomas@waipadc.govt.nz | www.waipadc.govt.nz

PH: 07 823 3811 | **MOB:** 027 255 8418

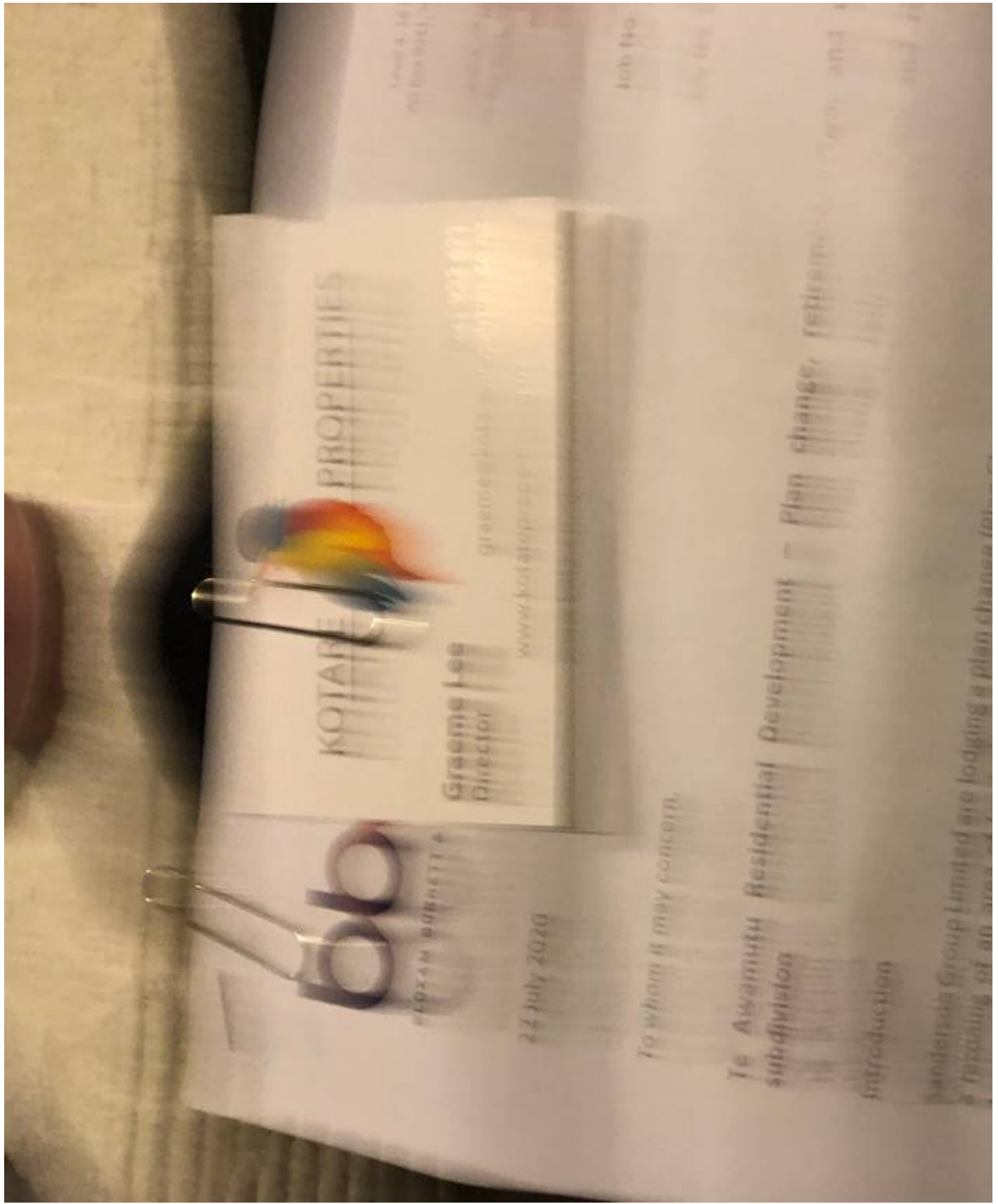
On Wed, 26 Aug 2020 at 8:47 PM, Sharlene Phillips <sharlene.impressions@gmail.com> wrote:


Te Awamutu
 Country Club
 Frontier Drive,
 Te Awamutu

Proposed facilities

- 1 Care Facility
- 2 Dementia Care
- 3 Club House
- 4 Health Spa
- 5 Pond
- 6 Bowls Lawn
- 7 Croquet Green
- 8 Compervan Parking
- 9 Hobby Shed
- 10 Golf Putting Green
- 95 Retirement Villas





CRPL01792/20.

My neighbours and ourselves are all very concerned since hearing of this proposed development directly across from our home. We live directly across from where the Sanderson group and Kotare properties residential development

plan of a retirement village and residential subdivision is being proposed to you. We met with the developers along with a group of concerned neighbours. Since our meeting our concerns have only heightened. Previously we were concerned about the fact that they want to put 17 driveways off the main road which they want to widen directly across from us, with 100 houses then a huge retirement village. The worry was water usage to our already struggling town , sewage systems, then the traffic . Also the fact we have a beautiful view of mt pirongia and farmland currently we are on a RD6 property paying our rates and want to keep it that way quiet now street lights or noise. Mostly now after meeting with neighbours we are concerned for our homes f this goes through they are talking 4 years of construction heavy duty machinery , widening roads etc. Stages and stages of building . We live in a very steep bank, we have a \$17,000 retaining wall our worry is water run off any extra water flooding down our driveways to our homes could cause damage , the building and construction with this massive machinery could cause cracks and foundation damage to our 1960 home . All the houses in our row of neighbouring houses are old and the neighbours told us their house shook and shook when they last built out the road and added the footpaths etc. we do not trust these developers they are only in it for the money. I get that one day something will be built there but this is just mild boggling really! Even the retirement village back from the road wouldn't be so bad but the 100 houses too right we opposite us in the road edge is too much all in 500m2 sections with no water tanks etc it's a lot us driveways and traffic added to our country road. We have the new frontier estate already up the road by the water tank we do not need this they are saying there is a demand for it not there is not, please think of the damage this can cause.

Sincerely, from a country loving are Awamutu resident and his wife.

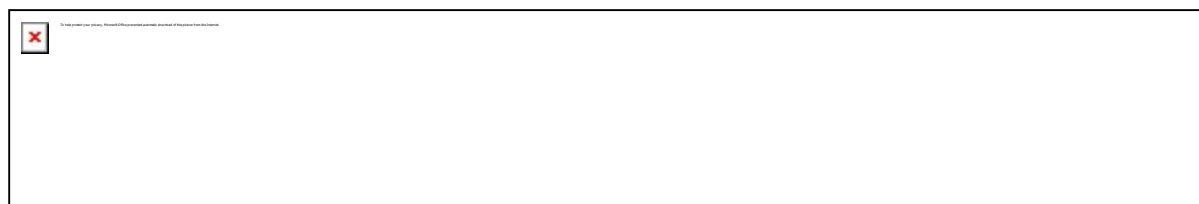
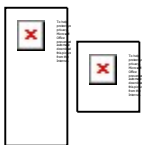
Nigel Phillips

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Te Kaunihera ā Rohe o Waipa



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