

APPENDIX F

SUBMISSIONS



Submission form

(Form 13)

For internal use only

ECM Application # LUC0427/19

ECM

SUBMISSION #..... 1

CUSTOMER #

E 24/7/20 2.18pm

Submission on an application concerning resource consent that is subject to public notification
by consent authority Section 95a of the Resource Management Act 1991

**SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER
THAN 5PM ON MONDAY 17TH AUGUST 2020**

To: Waikato District Council

Name of submitter (full name) Vandghie Badenhorst

This is a submission on an application from Quattro Property Holdings Limited to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated carparking, signage and earthworks in the Country Living Zone at 561 Horotiu Road TE KOWHAI

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ 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 trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

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

Give details (attach separate sheets if necessary):

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are..... We have bought our property out in the country with the purpose
of being rural but not too rural. We would hate for it to feel like another
suburb in the city. Our dairy and fruit shop serve the community really well and there is
no need for additional retail. We also have local residents that have small businesses
ito hairdressing which is supported well by the community. Please do not develop
our beautiful village into a commercial area. The cafe will be great but please let it stop there!

I seek the following decision from Waikato District Council:

☐

Approve

☒

Decline

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

Number of additional sheets attached

I wish to be heard in support of my submission

Yes ☐

No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☒

No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐

No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter



Date 24 July 2020

A signature is not required if you make your submission by electronic means

Address 650b Horotiu Road

Postcode 3288

Email vandghie@gmail.com

Phone 0211840291

Contact person's name (name and designation if applicable)

Vandghie and Michiel Badenhorst

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

You must serve a copy of your submission on the applicant whose address for service is Chris Dillion – Terra Consultants Ltd, PO Box 5028, Frankton, Hamilton 3242 or email chris.dillion@terragroup.co.nz as soon as reasonably practicable after you have served your submission to Waikato District Council

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.

Submission form

(Form 13)

Submission on an application concerning resource consent that is subject to public notification by consent authority Section 95a of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON MONDAY 17TH AUGUST 2020

To: Waikato District Council

Name of submitter (full name) Delma Bunt

This is a submission on an application from Quattro Property Holdings Limited to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated carparking, signage and earthworks in the Country Living Zone at 561 Horotiu Road TE KOWHAI

* I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ 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 trade competition or the effects of trade competition

† Delete this paragraph if you are not a trade competitor

† Select one

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

Give details (attach separate sheets if necessary):

We don't need more shops we need houses
on that land

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are: I am a resident of Te Kōwhiri and
I feel our small community does not need any
more shops of any sort in our area. One we don't need
more traffic and there have Ngāwhero & Te Kōwhiri
to support. Build more houses for that local
families need work on their hearts. We have
all the shops we need out here

I seek the following decision from Waikato District Council: ☐ Approve ☒ Decline

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

Number of additional sheets attached

I wish to be heard in support of my submission

Yes ☐ No ☐

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☒ No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☒ No ☐

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter or person authorized to sign on behalf of the submitter



Date 27.6.2020

A signature is not required if you make your submission by electronic means

Address 39 Cornhill Rd Tekeha Postcode 3258

Email delg@terra.co.nz Phone 0274795991

Contact person's name (name and designation if applicable)

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

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If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngāruawāhia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

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RECEIVED

29 JUL 2020

Waikato District Council

Submission form

(Form 13)

For internal use only

ECM Application # LUC0427/19

ECM 2688865

SUBMISSION # 3

CUSTOMER # 146083 15691

POST

Submission on an application concerning resource consent that is subject to public notification by consent authority Section 95a of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON MONDAY 17TH AUGUST 2020

To: Waikato District Council

Name of submitter (full name) Amanda & Jack Schaaake

This is a submission on an application from Quattro Property Holdings Limited to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated carparking, signage and earthworks in the Country Living Zone at 561 Horotiu Road TE KOWHAI

* I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ 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 trade competition or the effects of trade competition

† Delete this paragraph if you are not a trade competitor

Select one

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

Give details (attach separate sheets if necessary):

The application is for resource consent to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette in the Country Living Zone at 561 Horotiu Road, Te Kowhai.

I ☒ support ☐ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are.....

I support the development of retail for the area. The sooner the better.

However, I respectfully ask the developer to carefully consider the type of retail operations in the centre. There is huge local support for existing businesses (dairy, takeaway, green grocer). Please consider retail that complements, not competes, with our little local village.

I seek the following decision from Waikato District Council:

☒ Approve

☐ Decline

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

As above. Approve with caveat that retail choices are considered to complement, not compete with current local village businesses.

Number of additional sheets attached

I wish to be heard in support of my submission

Yes ☐

No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☐

No ☒

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐

No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

Date 26/07/20

A signature is not required if you make your submission by electronic means

Address 694b Horotiu Road, Rd8, Te Kowhai Postcode 3288

Email amandaschaake@gmail.com Phone 0220166828

Contact person's name (name and designation if applicable) Amanda Schaake

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

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If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waide.govt.nz

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rec'd email
29/7/20.
11.46am.

HERITAGE NEW ZEALAND
POUHERE TAONGA

24/07/2020

File ref: LAO61

Waikato District Council,
Private Bag 544,
Ngaruawahia 3742.

To whom it may concern

**SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA TO A NOTIFIED
RESOURCE CONSENT AT 561 HOROTIU ROAD, TE KOWHAI.**

A notified discretionary resource consent application, for establishment of a commercial development at 561 Horotiu Road, Te Kowhai. The proposal will involve earthworks.

TO: WAIKATO DISTRICT COUNCIL

FROM: HERITAGE NEW ZEALAND POUHERE TAONGA (HNZPT)

1. This is a submission on the following notified Resource Consent:

A discretionary resource consent application, to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated car parking, signage and earthworks.

2. HNZPT could not gain an advantage in trade competition through this submission.

3. The specific provisions of the proposal that HNZPT's submission relates to are:

The proposal will result in earthworks, which in the event of unrecorded archaeology being present has the potential to damage the finite archaeological resource.

4. HNZPT's submission is:

There is a possibility that the proposed activity could have adverse effects on historic heritage, in particular archaeology in the event that there is unrecorded archaeology present on the site. HNZPT is not opposed to the proposed activities subject to the appropriate ongoing management of historic heritage, in particular archaeology.

5. The reasons for HNZPT's position are as follows:

HNZPT is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage. HNZPT is New Zealand's lead historic heritage agency. The Heritage New Zealand Pouhere Taonga Act 2014 protects both recorded and unrecorded archaeology.

The Resource Management Act requires that the protection of historic heritage should be recognised and provided for the following matters of national importance:

- (f) the protection of historic heritage from inappropriate subdivision, use, and development.

Archaeology

There are no recorded archaeological sites in the subject site, however as the earthworks have the potential to destroy historic heritage, it is important that any earthworks follow an accidental discovery protocol, to limit adverse effects on this finite resource.

6. HNZPT seeks the following decision from the local authority:

HNZPT has reviewed the Resource Consent Application. We consider, in the event that the application is approved that;

- archaeological matters would be most appropriately addressed by the inclusion of an archaeological accidental discovery protocol as part of the conditions and advice notes.

7. NZPT does not wish to be heard in support of our submission.

Yours sincerely

P.P. B.Pick

Sherry Reynolds
Director-Northern
Address for Service
Heritage New Zealand Pouhere Taonga
Lower Northern Area Office
P O Box 13339
Tauranga
3141
Telephone: 07 577 4530
Email: plannerln@heritage.org.nz
Contact person: Carolyn McAlley

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- 7 AUG 2020

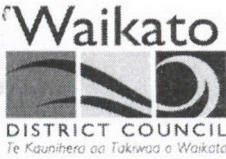
For internal use only

ECM Application # LUC0427/19

ECM

SUBMISSION #

CUSTOMER #



Waikato District Council

Submission form

(Form I3)

**Submission on an application concerning resource consent that is subject to public notification
by consent authority Section 95a of the Resource Management Act 1991**

**SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER
THAN 5PM ON MONDAY 17TH AUGUST 2020**

To: Waikato District Council

Name of submitter (full name) Shirong Tang

This is a submission on an application from Quattro Property Holdings Limited to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated carparking, signage and earthworks in the Country Living Zone at 561 Horotiu Road TE KOWHAI

*I am ☒ am not ☐ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☒ 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 trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

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

Give details (attach separate sheets if necessary):

Too much commercial development for small
population.

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are...

1. We don't have enough foot traffic to support
such development.
2. ~~The~~ Base shopping mall is
very close.
3. Water^{tank} and septic tank will make
the place ugly.

I seek the following decision from Waikato District Council:

☐

Approve

☒

Decline

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

We don't want the development become like the ghost town.

Number of additional sheets attached

I wish to be heard in support of my submission

Yes

☒

No

☐

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes

☒

No

☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes

☒

No

☐

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

Shirong Tang

Date

31/07/2020

A signature is not required if you make your submission by electronic means

Address

616 Horotiu Road Te Kowhai

Postcode

3288

Email

tangshirong2013@gmail.com

Phone

8297333

Contact person's name (name and designation if applicable)

Shirong Tang

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

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If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waide.govt.nz

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Submission form (Form 13)

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ECM Application # LUC0427/19

ECM

SUBMISSION # 8

CUSTOMER #

(E) 31/7/20 4.56pm

Submission on an application concerning resource consent that is subject to public notification
by consent authority Section 95a of the Resource Management Act 1991

**SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER
THAN 5PM ON MONDAY 17TH AUGUST 2020**

To: Waikato District Council

Name of submitter (full name) Jaimee Brunt

This is a submission on an application from Quattro Property Holdings Limited to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated carparking, signage and earthworks in the Country Living Zone at 561 Horotiu Road TE KOWHAI

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ 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 trade competition or the effects of trade competition

† Delete this paragraph if you are not a trade competitor

Select one

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

Give details (attach separate sheets if necessary):

more shops in Te Kowhai.

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are... we have everything we need in
Te Kowhai to support us. The base or Ngawhaka
is not far away for anything else we require.

I seek the following decision from Waikato District Council:

☐ Approve

☒ Decline

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

Number of additional sheets attached

I wish to be heard in support of my submission

Yes ☐

No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☐

No ☒

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐

No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

Date 31/7/20

A signature is not required if you make your submission by electronic means

Address

69 Limmer Road

Postcode

3208

Email

jaimiegreen@hotmail.com

Phone

027 304 8277

Contact person's name (name and designation if applicable)

Jaimie Brunt

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

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If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

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Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

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Submission form

(Form 13)

For internal use only

ECM Application # LUC0427/19

ECM

SUBMISSION # 7

CUSTOMER #

© 4/8/20 9.18am

**Submission on an application concerning resource consent that is subject to public notification
by consent authority Section 95a of the Resource Management Act 1991**

**SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER
THAN 5PM ON MONDAY 17TH AUGUST 2020**

To: Waikato District Council

Name of submitter (full name) Jennifer Kaye de Boer

This is a submission on an application from Quattro Property Holdings Limited to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated carparking, signage and earthworks in the Country Living Zone at 561 Horotiu Road TE KOWHAI

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ 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 trade competition or the effects of trade competition

† Delete this paragraph if you are not a trade competitor

Select one

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

Give details (attach separate sheets if necessary):

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are Te Kowhai is a village where I grew up, My dad grew up and my grandpa grew up. I chose to move back here to give my boys a country lifestyle in a village. Environment Waikato have classed Te Kowhai as a village. To stay a village it can not get so many shops. It will loose all the people who move here.

I seek the following decision from Waikato District Council:

☐

Approve

☒

Decline

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

Number of additional sheets attached

I wish to be heard in support of my submission

Yes ☐

No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☐

No ☒

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐

No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter or person authorized to sign on behalf of the submitter

Jennifer de Boer

Date

4 August 2020

A signature is not required if you make your submission by electronic means

Address

166 Crawford Road

Postcode

3288

Email

jennifer-hartley@hotmail.com

Phone

027 3167 367

Contact person's name (name and designation if applicable)

Jennifer de Boer

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

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If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

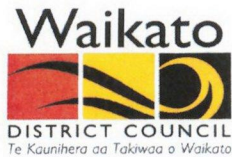
Email Submission

Consent.submissions@waikato.govt.nz

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.

RECEIVED

- 7 AUG 2020



Waikato District Council

Submission form

(Form I3)

For internal use only

ECM Application # LUC0427/19

ECM

SUBMISSION #.....

CUSTOMER #

**Submission on an application concerning resource consent that is subject to public notification
by consent authority Section 95a of the Resource Management Act 1991**

**SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER
THAN 5PM ON MONDAY 17TH AUGUST 2020**

To: Waikato District Council

Name of submitter (full name) THIT RUSSELL MITCHELL

This is a submission on an application from Quattro Property Holdings Limited to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated carparking, signage and earthworks in the Country Living Zone at 561 Horotiu Road TE KOWHAI

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ 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 trade competition or the effects of trade competition

† Delete this paragraph if you are not a trade competitor

Select one

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

Give details (attach separate sheets if necessary):

Noise

Traffic

.....

.....

.....

.....

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are.....

We chose to live in a rural area for the peace and quiet, having 7 businesses open across the road is excessive, can the population of Te Kowhai support them? If they are to proceed the hours and days open need to be reduced.

(CONT)

I seek the following decision from Waikato District Council: ☐ Approve ☒ Decline

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

Number of additional sheets attached

1

I wish to be heard in support of my submission

Yes ☐

No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☒

No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐

No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

T. Mitchell

Date

4/02/20

A signature is not required if you make your submission by electronic means

Address

8 WESTVALE LANE

Postcode

3288

Email

tairlindam@gmail.com

Phone

0275 538 576

Contact person's name (name and designation if applicable)

T. MITCHELL

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

You must serve a copy of your submission on the applicant whose address for service is Chris Dillion – Terra Consultants Ltd, PO Box 5028, Frankton, Hamilton 3242 or email chris.dillon@terrargroup.co.nz as soon as reasonably practicable after you have served your submission to Waikato District Council

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waidc.govt.nz

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.

cont

We would accept maximum 6 days a week and no business open later than 8pm.


Also the front of the site should include sound reducing barriers (tree's/wall)

Cars continue to speed outside the proposed site, is the road wide enough to allow cars to turn in and still allowing cars to continue to pass? I know this is not possible outside the adjacent Church/Cafe. (which is still empty 1 year + later)

I also believe the Council should change the zoning in this area of Te Kouhai so land owners can subdivide current sections to 2000-2500sqm². Why have large 5000sqm sections for country living lifestyle blocks when business can move into the area.

An increase in Te Kouhai's population would be needed to support any potential business so makes sense that smaller sections are allowed.

Regards
K. Mitchell





Submission form

(Form 13)

For internal use only

ECM Application # LUC0427/19

ECM

SUBMISSION # 9

CUSTOMER #

**Submission on an application concerning resource consent that is subject to public notification
by consent authority Section 95a of the Resource Management Act 1991**

**SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER
THAN 5PM ON MONDAY 17TH AUGUST 2020**

To: Waikato District Council

Name of submitter (full name) Andrea Julie Cadwallader

This is a submission on an application from Quattro Property Holdings Limited to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated carparking, signage and earthworks in the Country Living Zone at 561 Horotiu Road TE KOWHAI

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ 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 trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

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

Give details (attach separate sheets if necessary):

The look and feel of the proposed development not fitting in with the local community. Some of the proposed retail outlets competing with already established local businesses.

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are... The concrete slab design of the buildings is unattractive and is not in keeping with the feel of the local Te Kowhai rural based community. It will be an eyesore, particularly when based next to houses and the relocated church. Local businesses such as the Te Kowhai Dairy, Fish and Chip shop, Cafe and Vegetable shop are well established and will suffer financially if competing businesses such as a Superette are moved in.

I seek the following decision from Waikato District Council: ☐ Approve ☒ Decline

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

Seek a redesign of the development to fit with the community better, and do not allow businesses competing with established ones to operate within the development.

Number of additional sheets attached

I wish to be heard in support of my submission

Yes ☐ No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☐ No ☒

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐ No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

Andrea Cadwallader

Digitally signed by Andrea Cadwallader
Date: 2020.08.08 16:59:27 +12'00'

Date 8 August 2020

A signature is not required if you make your submission by electronic means

Address 96 Crawford Road, Te Kowhai Postcode 3288

Email anjules@gmail.com Phone 0272704979

Contact person's name (name and designation if applicable)

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

You must serve a copy of your submission on the applicant whose address for service is Chris Dillon – Terra Consultants Ltd, PO Box 5028, Frankton, Hamilton 3242 or email chris.dillon@terragroup.co.nz as soon as reasonably practicable after you have served your submission to Waikato District Council

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District
Council, Private Bag 544,
Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@wairarapa.govt.nz

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.

Submission form

(Form 13)

For internal use only

ECM Application # LUC0427/19

ECM

SUBMISSION #.....10

CUSTOMER #

Submission on an application concerning resource consent that is subject to public notification by consent authority Section 95a of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON MONDAY 17TH AUGUST 2020

To: Waikato District Council

Name of submitter (full name) Judith Gallagher

This is a submission on an application from Quattro Property Holdings Limited to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated carparking, signage and earthworks in the Country Living Zone at 561 Horotiu Road TE KOWHAI

*I am ☐ am not ☐ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ 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 trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

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

Give details (attach separate sheets if necessary):

The building of seven new shops

.....

.....

.....

.....

.....

.....

.....

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are..... a. the proposed design is aesthetically unattractive. b. the proposed design is wildly out of keeping with the church cafe next door. c. the proposed design clashes with the rural character of the village. d. the shops would have a detrimental economic effect on the existing businesses in the village. e. evidence would suggest that there isn't the market for seven new shops in Te Kowhai (for example, the existing takeaways is only open very limited hours due to the relatively low demand), so new shops would struggle to attract tenants. Vacant shops and 'we'll-take-anyone-here' tenants will devalue the area.

.....

I seek the following decision from Walkato District Council:

☐ Approve ☒ Decline

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

Decline the proposal as in stands. Consider allowing up to four small 'pop-up' shops or similar (see the retail shops around the cafe in Whatawhata for an example of how to do it well), to complement the church cafe.

Number of additional sheets attached 0

I wish to be heard in support of my submission

Yes ☐ No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☒ No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐ No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

Date 8/08/2020

A signature is not required if you make your submission by electronic means

Address 958 Horotiu Rd

Postcode 3288

Email gallagher.judi@gmail.com

Phone 0212558203

Contact person's name (name and designation if applicable) Judi Gallagher

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

You must serve a copy of your submission on the applicant whose address for service is Chris Dillon – Terra Consultants Ltd, PO Box 5028, Frankton, Hamilton 3242 or email chris.dillon@terrargroup.co.nz as soon as reasonably practicable after you have served your submission to Walkato District Council

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Walkato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@walc.govt.nz

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Submission form (Form 13)

For internal use only

ECM Application # LUC0427/19

ECM

SUBMISSION #.....11.....

CUSTOMER #

**Submission on an application concerning resource consent that is subject to public notification
by consent authority Section 95a of the Resource Management Act 1991**

**SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER
THAN 5PM ON MONDAY 17TH AUGUST 2020**

To: Waikato District Council

Name of submitter (full name) Julian Scott Stone

This is a submission on an application from Quattro Property Holdings Limited to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated carparking, signage and earthworks in the Country Living Zone at 561 Horotiu Road TE KOWHAI

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ 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 trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

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

Give details (attach separate sheets if necessary):

The negative/grave effect on the existing businesses due to the superette.

The style of building construction (as Tilt slab, modern) in a rural location.

The planning process of this proposal was unsympathetic to local community and businesses.

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are... The superette and takeaway (mostly superette) will be detrimental to the existing café/vege shop and dairy. The existing businesses are local, loyal hard working families and all only just make ends meet. The superette could end up closing these businesses.
The modern, tilt slab construction is totally out of character for the area, next to the church.
It is 100% unsympathetic to the feel of the area and why people love Te Kowhai.

I seek the following decision from Waikato District Council: ☐ Approve ☒ Decline

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

The Superette should be declined as it will destroy existing local business. Tenancies should be complimentary.

The building design should be character or rural in feel, not modern.

There are serious issues in the proposal saying it aligns with the scale and character of the cafe (it doesn't). That is is 'greater than expectations of Country Living Zone' (shouldn't be passed) and that 'Adverse effects would be less than minor' (They are real and could ruin Te Kowhai's feel and businesses)

Number of additional sheets attached

I wish to be heard in support of my submission

Yes ☐

No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☒

No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐

No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

Date 11 Aug 2020

A signature is not required if you make your submission by electronic means

Address 484 Horotiu Road, Te Kowhai Postcode 3288

Email julian@stonecrew.co.nz Phone 021 864 639

Contact person's name (name and designation if applicable) Julian Stone

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

You must serve a copy of your submission on the applicant whose address for service is Chris Dillion – Terra Consultants Ltd, PO Box 5028, Frankton, Hamilton 3242 or email chris.dillion@terragroup.co.nz as soon as reasonably practicable after you have served your submission to Waikato District Council

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

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Jessica Thomas

From: Julian Stone <julian@stonecrew.co.nz>
Sent: Saturday, 8 August 2020 5:27 p.m.
To: Consent Submissions
Cc: amandaschaake@gmail.com; Julian Stone
Subject: Requested form be completed - Submission re: Planned TeKowai Shops
Attachments: Submission_Form - Julian Stone.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Here you go...

Looking at the planned shops proposal and talking to people in the community it's pretty clear people don't want modern, would prefer character buildings and that it could have grave effect on the existing hard working, loyal, local businesses.

We all support growth but it needs to be sensitive to the environment and community it's in and this proposal blatantly disregards the key local businesses we all support and visually will be an eyesore next to a character church (and in a small community with three church buildings)

We live in a rural community and this development is starting to turn beautiful Te Kowhai into a modern retail feel. Us and many of us moved here specifically for the rural small community feel and quieter life. This development flies in the face of that. Look at Whatawhata, Arrowtown and others. You can do commercial developments with character feel to enhance an area. Te Kowhai is one of the last small rural communities around Hamilton and should be respected as such. The development should enhance the beauty and add value to people and local businesses. Tilt Slab commercial, superettes and modern buildings and signage go totally against this ethos.

Keen to talk further if needed.

Kind Regards,

Julian Stone
Director, StoneCrew Ltd
mob (NZ) +6421 864 639

and...

Messedupmotors.com

NZClassics.com

Rec'd EMAIL: 8/8/20
9.17pm



Submission form

(Form 13)

For internal use only

ECM Application # LUC0427/19

ECM

SUBMISSION #.....12.....

CUSTOMER #

**Submission on an application concerning resource consent that is subject to public notification
by consent authority Section 95a of the Resource Management Act 1991**

**SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER
THAN 5PM ON MONDAY 17TH AUGUST 2020**

To: Waikato District Council

Name of submitter (full name) Amy Spitzer

This is a submission on an application from Quattro Property Holdings Limited to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated carparking, signage and earthworks in the Country Living Zone at 561 Horotiu Road TE KOWHAI

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ 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 trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

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

Give details (attach separate sheets if necessary):

Construction and operation of commercial development at 561 Horotiu Rd, Te Kowhai

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are.....

See attached PDF

I seek the following decision from Waikato District Council: ☐ Approve ☒ Decline

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

Decline as per reasons outlined in PDF

Number of additional sheets attached 1

I wish to be heard in support of my submission

Yes ☐ No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☒ No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐ No ☐

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

A Spitzer

Date 8/8/20

A signature is not required if you make your submission by electronic means

Address 14 Coombes Rd, Te Kowhai Postcode 3288

Email spitzer.amy@gmail.com Phone 0272900109

Contact person's name (name and designation if applicable) Amy Spitzer

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

You must serve a copy of your submission on the applicant whose address for service is Chris Dillon – Terra Consultants Ltd, PO Box 5028, Frankton, Hamilton 3242 or email chris.dillon@terrargroup.co.nz as soon as reasonably practicable after you have served your submission to Waikato District Council

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.

I oppose the application from Quattro Property Holdings Ltd to construct and operate commercial development at 561 Horotiu Rd, Te Kowhai.

I feel this level of commercial retail development is not necessary for our community of under 2,000 people (even with predictions to increase to 2,122 by the year 2045). Our community is only approximately 10km from plenty of retail and commercial operations at Te Awa in Te Rapa, not to mention other retail options in Ngaruawahia (approx 10km away) and also Whatawhata (approx 8km away).

There is already a small dairy, along with takeaway and bakery plus fruit & vege store in our community. This is plenty to keep the key commodities in supply, plenty for the population in the area. To my knowledge there are four (and potentially more) hairdressers already operating in the area, again sufficient for the area.

The District Plan has a focus on the village green area, which is closer to the existing retail outlets and surely it makes sense to keep this type of activity all together in a small community, rather than a scatter approach. Mainly for an ease of access point of view, but also from an infrastructure perspective.

Another point from the District Blueprint to note is the focus on the Te Otamanui walkway which currently ends closer to the current village green. Again this supports the argument to keep retail outlets focussed in this area (not create another area which would happen if this new development is to go ahead).

Now that the Expressway is completed and through traffic does not come through the main road of Te Kowhai, again there is no need for this level of retail outlets.

A lot of people, including ourselves, live in Te Kowhai for its community feel. Adding a larger commercial development like the one in this application, will be detrimental to the community vibe, possibly making the area feel more like another suburb of Hamilton rather than our unique and individual community that many in the area love and enjoy.

I request the Waikato District Council to decline the application for this proposed development.

Regards, Amy Spitzer
14 Coombes Rd, Te Kowhai 3288



Submission form (Form 13)

For internal use only

ECM Application # LUC0427/19

ECM

SUBMISSION #.....13.....

CUSTOMER #

**Submission on an application concerning resource consent that is subject to public notification
by consent authority Section 95a of the Resource Management Act 1991**

**SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER
THAN 5PM ON MONDAY 17TH AUGUST 2020**

To: Waikato District Council

Name of submitter (full name) Catherine Heather Shaw

This is a submission on an application from Quattro Property Holdings Limited to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated carparking, signage and earthworks in the Country Living Zone at 561 Horotiu Road TE KOWHAI

* I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ 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 trade competition or the effects of trade competition

† Delete this paragraph if you are not a trade competitor

Select one

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

Give details (attach separate sheets if necessary):

The proposed retail development will have a negative impact on the existing businesses in Te Kowhai

There would be a negative impact on neighbouring properties values

The concept drawing do not fit with the character of the village

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are Te Kowhai already has a dairy/takeaways and fruit and veg shop. There would not be enough demand for a superette, there are 3 supermarkets within a 10 min commute and these new shops could force the closure of existing businesses.

I also think the population in and around Te Kowhai is not large enough for the proposed businesses to be viable so they will go broke as well then Te Kowhai will end up with nothing!

I seek the following decision from Waikato District Council: ☐ Approve ☒ Decline

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

I would like this whole concept to be declined.

Number of additional sheets attached

I wish to be heard in support of my submission

Yes ☐ No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☒ No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐ No ☐

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

Date 11/08/2020

A signature is not required if you make your submission by electronic means

Address 663 Te Kowhai Road Postcode 3288

Email cathys1@xtra.co.nz Phone 0211223309

Contact person's name (name and designation if applicable) Catherine Shaw

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

You must serve a copy of your submission on the applicant whose address for service is Chris Dillion – Terra Consultants Ltd, PO Box 5028, Frankton, Hamilton 3242 or email chris.dillion@terragroup.co.nz as soon as reasonably practicable after you have served your submission to Waikato District Council

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.

Rec'd EMAIL: 11/8/20
4.48pm



Submission form

(Form 13)

For internal use only

ECM Application # LUC0427/19

ECM

SUBMISSION #.....14

CUSTOMER #

**Submission on an application concerning resource consent that is subject to public notification
by consent authority Section 95a of the Resource Management Act 1991**

**SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER
THAN 5PM ON MONDAY 17TH AUGUST 2020**

To: Waikato District Council

Name of submitter (full name)ANANDA RAVLI CH

This is a submission on an application from Quattro Property Holdings Limited to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated carparking, signage and earthworks in the Country Living Zone at 561 Horotiu Road TE KOWHAI

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☒ 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 trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

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

Give details (attach separate sheets if necessary):

PLEASE SEE ATTACHED

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are.....PLEASE SEE ATTACHED

I seek the following decision from Waikato District Council: ☐ Approve ☒ Decline

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

PLEASE SEE ATTACHED

Number of additional sheets attached

3 PAGES

I wish to be heard in support of my submission

Yes ☐

No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☒

No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐

No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

Amaree Laila

Date

11/8/2020

A signature is not required if you make your submission by electronic means

Address

564D KOROITU ROAD, TE KOWHAI

Postcode

3288

Email

amareelaila1900@yahoo.co.uk

Phone

0212952964

Contact person's name (name and designation if applicable) AS ABOVE

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

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If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

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The reason for my views, are as follows: -

- Why is everything about development and growth – why do Councils feel the need to destroy the very thing that small communities have strived hard to keep.
- The effect on established local businesses will be enormous (not in a positive way). These business owners have lived and worked in the area for many years and have embraced and supported the community (as well as being supported by the community). They have worked hard to establish their businesses, and should this proposal go ahead – the likelihood is that they may not survive. Why should they lose their livelihoods just so that 1 developer can make money – these additional outlets do not add to the community that is Te Kowhai. If you want these facilities, then either live in the city or take the 10 minutes to drive to them.
- The design of this proposed facility is definitely not in keeping with the character of the village. A concrete tilt slab construction is way out of keeping with the local surroundings. Even Whatawhata have had the sense to keep their additional small businesses contained in buildings that keep the feel of a rural village (which is what New Zealand needs to preserve).
- The scale of this proposed building is huge, it does (as stated in the proposal documentation) exceed the expectations of the “Country Living Zone” as laid down by the Council – so how is this able to be passed?
- It certainly does not align (in any shape nor form) with the Church (additional café) next door – it would be ridiculous to say that was the case, however that has been noted as such in the proposal documents. This Church has been restored to a very high visual standard – can you imagine sitting on the deck outside, at the Church – and staring at a concrete wall and loading bay.
- The documentation states that the proposed building is a reasonable development of the land, with any adverse effects that may result, being of an acceptable nature and scale. So, are the developers fully aware that this development will negatively affect the fruit/veg shop, café, local hairdressers, dairy and takeaway? Basically 80% of the business in the middle of Te Kowhai is at risk of being destroyed and they call that “an acceptable adverse risk”. If these businesses go under the “centre” of the village will become a ghost-town.
- Developer states “in their opinion any actual or potential adverse effects on the environment will be less than minor”. So, the design and use of this building - which is totally out of character for the immediate location – has no adverse effects on the surrounding area? Taking into account that the vast majority of people who live in Te Kowhai, moved here to experience rural/country living – otherwise would have stayed in town/city and that the effect on 4/5 of the local businesses would be detrimental, this is considered by the developer as “less than minor” – not minor but less than minor. This shows a complete lack of consideration for the community. Te Kowhai is not the place for an ugly tilt slab industrial building.
- Developer never mentioned anything about shops going into this sub-division at a meeting held a couple of years ago at the local hall. We were told about potential development in the centre of the village but not there. Were any of the section owners (for the new immediately affected subdivision behind this development) made aware of this proposal when they purchased their section?
- On the original application submitted by the developers, a question was asked - “are you requesting that your application be publicly notified” they ticked “NO”. So much for the developers taking residents and business owners concerns into account. They tried to sneak this through – another example of disdain and bully-boy tactics. Due to the nature of this

development, it should have been mandatory to have public notification – not just be advised several weeks ago (as at August 2020)

- When you choose to live in a village location you know exactly what you are signing up for. It is location and community that attracts you to places like Te Kowhai (places that New Zealand should uphold and be proud of). You know exactly what facilities are and are not available to you, you move here to get away from town/city living. Let's be honest, if you can't take the 10 minutes to drive to town/city, then Te Kowhai is not the place for you. If I wanted to live in a place that had the development that is planned (for Te Kowhai), then I would have stayed in Huntington (Hamilton City). I did not want to move here, to live in a sub-division of Hamilton and I cannot understand why WDC does not want to preserve village life for its ratepayers. Why do you feel the need to destroy communities and lifestyle that people have worked so hard to create? I did not invest the finances (that I did) to live across the road from a concrete slab of a shopping precinct.
- It is noted in the documentation, that an estimate of 186 vehicles per hour will frequent this facility. The road will become much busier and added to the large volume of heavy loaded trucks that use this road – safety will become an issue. Trucks travelling from 100km to 50km – a few metres from the entrance/exit to this facility – also with a junction in-between them (continuation of Horotiu Road) – the prospect of accidents will be heightened. The waiting traffic going into this facility has the potential to block our right of way – making it harder for us to exit right onto Horotiu Road. Potentially you have 70 car movements on average a day that would turn onto Horotiu Road (residents near this facility) – adding a potential 186 directly opposite – turns this into a major intersection – with the potential of serious accidents occurring.
- This facility will attract people from outside the village, therefore why would Te Kowhai need it – we already have businesses that provide what would be on offer from this facility.
- Opening hours from early morning until 10pm at night, 7 days a week is unacceptable and not conducive to that of village life. No reprieve from traffic, noise, lights (from the carpark and shopping units).
- It is stated in the documentation that the hours 7am – 10pm encroach into evening hours. That is incorrect, evening hours are 5.01pm until 8pm – the times they have requested would be into night hours (unacceptable).
- Signage for the facility is noted in the documentation as exceeding what is permitted within "Country Living Zone" so how will that be allowed to pass (by Council)? 7m by 2.5m, that is huge and inappropriate.
- The mechanical plant noise – external heat pump units, extractor fans, chillers etc – that would be going on throughout the night – not acceptable for those living in the vicinity. Also imagine sitting on the deck at the Church and listening to that noise along with traffic coming and going – sounds of the countryside, I do not think so.
- With regards to the shops that are vacant – this could mean that any business could open up there at a later date e.g. bottle shop (noted in the documentation), vape store, drive-thru (noted in the documentation) etc – not what would be required in a village location. The local dairy originally sold cigarettes and was robbed on several occasions – putting the owners and community at risk. The dairy owner made a brave decision (which would have had an impact on his earnings) to stop selling cigarettes, so that his family and the community were safe from these thugs. Can you imagine having a bottle shop in a small rural village (with several escape roads) – these lowlifes would know that this shop would be an easy target. Why would we want this in our community?

- Stated in the proposal – that this proposed commercial activity will meet the needs of Te Kowhai, which in their words is “un-serviced and has struggled to have service based commercial activities” – as I noted previously, there is a reason why you live in a village. We have all the amenities that we need – the addition of the Church café (which will complement the café that Te Kowhai already has) – is sufficient.

I know that emotion is not something that you wish to consider in my submission, but I would like to be able to note the following.

When you buy a house, you decide on the area that you want to live in, lay down roots, bring up kids, have pets etc. When you move to an area like Te Kowhai you know exactly why you have chosen that Village (area) – you know what facilities are and are not available to you. You move here to enjoy rural living, community, scenery and lifestyle. You do not move to a village for it to then become a clone of all Hamilton suburbs - for it to be congested, resemble a concrete jungle, not have character and full of outlets that are available 10 minutes down the road by car.

Why do councils and developers always feel the need to make changes to zones and living environments – all in the name of progress. If you want these facilities, then don't live in a place like Te Kowhai. Why can't we just keep rural villages, if you keep going on in this manner (development) then soon there will be no rural villages left – an end to real community.

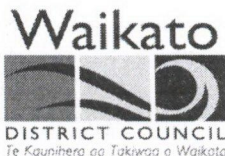
The Church as a local café and hopefully at a later date – a place to have a wine with friends and neighbours, is a great addition to the village – the visage fits in perfectly with its surroundings. If stuck next to this concrete slab of a building – we are certainly going to lose the country vibe and outlook.

The WDC is there to look after communities like Te Kowhai and as such should be sympathetic to our views, emotions and the right to keep what should be a rural community – **RURAL**.

Finally – this may mean nothing to you, but it is part of the reason why I moved here. I took a walk up from our house, along the right of way to Horotiu road – a beautiful day, very peaceful – just what you would expect from living in a rural location. How sad would it be for that to end, just because 1 person wants to make money at the expense of others.

Very unfair and I feel that it is time that councils should stand up and preserve these villages (and rural living).

Therefore, as a WDC ratepayer, my decision for the council – is to reject this submission.



RECEIVED

12 AUG 2020

Waikato District Council

Submission form

(Form 13)

For internal use only

ECM Application # LUC0427/19

ECM

SUBMISSION #

CUSTOMER #

Submission on an application concerning resource consent that is subject to public notification by consent authority *Section 95a of the Resource Management Act 1991*

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON MONDAY 17TH AUGUST 2020

To: Waikato District Council

Name of submitter (full name) Tau Liu

This is a submission on an application from Quattro Property Holdings Limited to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated carparking, signage and earthworks in the Country Living Zone at 561 Horotiu Road TE KOWHAI

* I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ 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 trade competition or the effects of trade competition

† Delete this paragraph if you are not a trade competitor

Select one

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

Give details (attach separate sheets if necessary):

I don't think the Pite Village need a superette.

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are The population in Te Kowhai is not support this commercial shops at moment.

I seek the following decision from Waikato District Council:

☐

Approve

☒

Decline

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

maybe in the future term

Number of additional sheets attached

I wish to be heard in support of my submission

Yes

☒

No

☐

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes

☒

No

☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes

☒

No

☐

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

31/8

Date

31/07/2020

A signature is not required if you make your submission by electronic means

Address

15661 Horokuku Road Te Kaitiaki

Postcode

3288

Email

n2liutao@163.com

Phone

021 029 56136

Contact person's name (name and designation if applicable)

Tao Liu

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

You must serve a copy of your submission on the applicant whose address for service is Chris Dillon – Terra Consultants Ltd, PO Box 5028, Frankton, Hamilton 3242 or email chris.dillon@terrargroup.co.nz as soon as reasonably practicable after you have served your submission to Waikato District Council

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waide.govt.nz

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.

Rec'd EMAIL: 14/8/20
7.17pm



Submission form

(Form 13)

For internal use only

ECM Application # LUC0427/19

ECM

SUBMISSION #.....16.....

CUSTOMER #

**Submission on an application concerning resource consent that is subject to public notification
by consent authority Section 95a of the Resource Management Act 1991**

**SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER
THAN 5PM ON MONDAY 17TH AUGUST 2020**

To: Waikato District Council

Name of submitter (full name) **Edward & Andrea Stocks**

This is a submission on an application from Quattro Property Holdings Limited to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated carparking, signage and earthworks in the Country Living Zone at 561 Horotiu Road TE KOWHAI

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☒ 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 trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

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

Give details (attach separate sheets if necessary):

- we live directly opposite the proposed commercial development site
- We moved to Te Kowhai 3.5 years ago because we wanted to escape the city life of Hamilton and were attracted to Te Kowhai's rural quiet lifestyle located only a short distance away
- If the proposed commercial development was already on the site of 561 Horotiu Road we would not have purchased our property at 560B Horotiu Road, Te Kowhai.
- Te Kowhai already has a number of shops and services already operating in the space that the proposed commercial development is seeking to provide the Te Kowhai community.

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

Te Kowhai currently is serviced by a superette, takeaway, vege shop, several hair

The reasons for my views are

- Te Kowhai is currently serviced by a superette, a takeaway shop, a fruit & vegetable grocer, a bakery and several hair salons that operate in the village area predominantly from home-based locations. The relocated heritage church will soon be opening a café. It is not necessary to duplicate these services that are locally owned and operated who will then compete against them.
- The site is zoned "country living" (see figure 1 Aerial photo of site and immediate surroundings) and the surrounding residents have chosen to live here because it offers a small rural country lifestyle away from the hustle and bustle of the city.
- The design of the proposed commercial development is abhorrent as the architect has not given any skill or consideration to designing a building that conveys the special rural village character of the community and in particular given its close proximity to the heritage church one would have thought they could have extended this into their design brief. Shame on the developer and architect for proposing such a repugnant building for the Te Kowhai village.
- Should this submission be granted to Quattro Property Holdings Limited under the application conditions we are seriously considering selling our property and moving out of the Te Kowhai village area.
- We therefore strongly oppose this consent application on all the conditions being sought through this submission process.

I seek the following decision from Waikato District Council:

☐ Approve

☒ Decline

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

- We strongly oppose this consent application for resource consent being granted because it will increase traffic considerably outside our property which is zoned Country Living. In particular, traffic operating up until 10pm 7 days per week to operate a takeaway/pizza outlet is opposed when a takeaway is already operating within the village with an earlier hour closing schedule.
- The retail stores that the applicant proposes are already operating within the village or within the village vicinity and will create unnecessary competition to those who have spent years building and sustaining their businesses locally.
- The proposed design and character of the proposed commercial development is not in keeping with the special character of the village or the heritage church which is located directly beside the proposed site for development
- We also wish to strongly oppose this and any other application that seeks to operate a retail liquor store within the proposed commercial development or any other area of the Te Kowhai village given the potential for negative social impacts on the wellbeing of the local community.

Number of additional sheets attached

I wish to be heard in support of my submission

✓ Yes ☐ No ☐
✓ Yes ☐ No ☐

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐ ✓ No ☐

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

..... Date

A signature is not required if you make your submission by electronic means

Address 560B Horotiu Road, Te Kowhai

3288

Postcode.....

Email andrea.stocks11@gmail.co

027 5316138

Phone.....

Andrea Stocks

Contact person's name (name and designation if applicable)

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

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If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District
Council, Private Bag 544,
Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waide.govt.nz

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Submission form

(Form 13)

For internal use only

ECM Application # LUC0427/19

ECM

SUBMISSION #.....17.....

CUSTOMER #

**Submission on an application concerning resource consent that is subject to public notification
by consent authority Section 95a of the Resource Management Act 1991**

**SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER
THAN 5PM ON MONDAY 17TH AUGUST 2020**

To: Waikato District Council

Name of submitter (full name) Sara Gavin

This is a submission on an application from Quattro Property Holdings Limited to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated carparking, signage and earthworks in the Country Living Zone at 561 Horotiu Road TE KOWHAI

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ 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 trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

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

Give details (attach separate sheets if necessary):

size and scale of the building is bigger than I would expect for a country living zone and does not align with the size and scale of the cafe site

adverse effects as a result of an acceptable nature to the environment and area

the effects of the submission on the environment will be less than minor and is in keeping with the adjoining site relocated church

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are.....

which would negatively impact the character of our area and local businesses as it is like chalk and cheese next to the historic church.

I don't believe that the development design is going to enhance our village but negatively impact its character and hugely impact current businesses already operating locally

within the country living zone restrictions and the development has the potential to impact these businesses as currently we don't have the numbers of residents

to sustain more than one of these businesses.

I seek the following decision from Waikato District Council:

☐

Approve

☒

Decline

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

the proposed building plan and size, commercial operation of this size in a country living zone

Number of additional sheets attached

I wish to be heard in support of my submission

Yes ☐

No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☒

No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐

No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

Date 12/8/2020

A signature is not required if you make your submission by electronic means

Address 570B Te Kowhai Rd, RD8, Hamilton Postcode 3288

Email saragavin75@gmail.com Phone 021 0526774

Contact person's name (name and designation if applicable)

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

You must serve a copy of your submission on the applicant whose address for service is Chris Dillion – Terra Consultants Ltd, PO Box 5028, Frankton, Hamilton 3242 or email chris.dillion@terrargroup.co.nz as soon as reasonably practicable after you have served your submission to Waikato District Council

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.

Submission form

(Form 13)

Rec'd email 17/8/20
10.29am

For internal use only

ECM Application # LUC0427/19

ECM

SUBMISSION # 18

CUSTOMER #

Submission on an application concerning resource consent that is subject to public notification
by consent authority Section 95a of the Resource Management Act 1991

**SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER
THAN 5PM ON MONDAY 17TH AUGUST 2020**

To: Waikato District Council

Name of submitter (full name) Michelle and Darion Max

This is a submission on an application from Quattro Property Holdings Limited to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated carparking, signage and earthworks in the Country Living Zone at 561 Horotiu Road TE KOWHAI

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☒ 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 trade competition or the effects of trade competition~~

† Delete this paragraph if you are not a trade competitor

Select one

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

Give details (attach separate sheets if necessary):

"Seven unit commercial development which comprise retail, takeaway,
a hair salon and superette with associated carparking, signage and
earthworks."

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are.....

This doesn't suit the Te Kowhai village. It is a rural / country
area, this is why we chose to live here. If we wanted shops as
stated we would have purchased a property in town. This is
a small country area and the development does not fit with
this culture. The base shopping centre is 10 minutes away with
everything we need. There is no need for or want for this
development which will ruin the country feel for everyone.

I seek the following decision from Waikato District Council:

☐

Approve

☒

Decline

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

No further commercial development

Number of additional sheets attached

I wish to be heard in support of my submission

Yes ☐

No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☒

No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐

No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter or person authorized to sign on behalf of the submitter

Michelle Dillon

Date 15/8/20

A signature is not required if you make your submission by electronic means

Address Horotiu Rd, Te Kōwhiri

Postcode

Email michelle.dillon23@hotmail.com

Phone 021 192 8002

Contact person's name (name and designation if applicable)

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

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If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

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Submission form (Form 13)

For internal use only

ECM Application # LUC0427/19

ECM

SUBMISSION #.....1.9

CUSTOMER #

**Submission on an application concerning resource consent that is subject to public notification
by consent authority Section 95a of the Resource Management Act 1991**

**SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER
THAN 5PM ON MONDAY 17TH AUGUST 2020**

To: Waikato District Council

Peter Douglas Scott

Name of submitter (full name)

This is a submission on an application from Quattro Property Holdings Limited to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated carparking, signage and earthworks in the Country Living Zone at 561 Horotiu Road TE KOWHAI

* I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ 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 trade competition or the effects of trade competition

† Delete this paragraph if you are not a trade competitor

Select one

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

Give details (attach separate sheets if necessary):

Various parts as per separate attachment. Parts include

Change of Use

Location

Transportation

Infrastructure

Earthworks & Construction and Other Statutory Matters

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are.....

Refer separate attachment

I seek the following decision from Waikato District Council:

☐ Approve

☒ Decline

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

I generally like to find amendments that could mitigate the issues in an application.

In this case I do not see any amendments possible.

Number of additional sheets attached **Five**

I wish to be heard in support of my submission

Yes ☐

No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☒

No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐

No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

15 August 2020

Date

A signature is not required if you make your submission by electronic means

Address **13 Westvale Lane, RD8, Hamilton**

3288

Email **pd.scott@xtra.co.nz**

Postcode **0274956638**

Phone

Contact person's name (name and designation if applicable)

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

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**Objection to ECM Application LUC0427/19
Filed by Quattro Property Holdings Ltd
In regard to 561 Horotiu Road, Te Kowhai**

**Submission from
Peter Douglas Scott
13 Westvale Lane, Te Kowhai**

Background

1. I and my wife are a residents of Te Kowhai having moved to the Te Kowhai village in 1991.
2. I am a trustee of the Scott Family Trust that owns a residential property at 13 Westvale Lane, Te Kowhai where I reside.
3. I am a director of Scottward Properties Ltd that owns a residential property at 583 Horotiu Road, Te Kowhai. This was our original residence and was where our family grew up.
4. Neither property is a direct neighbour with the property at 561 Horotiu Road.
5. I submit to object to the application made by Quattro Properties Ltd.

Change of use

6. I object to the change of use to Business in this area.
7. The area suggested for change is currently unused but is zoned for Country Living. This is in line with the other properties surrounding the property and the construction of a commercial shopping precinct would detract from this usage as Country Living for other properties.
8. It is fair to say that Country Living implies a lifestyle away from Business shopping precinct areas. The more usual place for this is in more built-up areas.

Location (2.0)

9. In the proposed future development by Council of the village it is intended that a shopping precinct would be needed in the future. The Council had identified that the most suitable place for this would be very close to the current Te Kowhai Village Green and current dairy and takeaway shops, and within easy reach of the school, tennis courts and pavilion, and hall. I agree with this proposal. This location would create a centre of focus for the village.

10. To create another location of business will detract from the feel of community in the village.
11. Current possible developments in the area suggest that the area north of the village will continue to be Rural or Country Living. But that there are proposals to the south and east of the village for more concentrated housing particularly as this would be an initial entry point for any water/wastewater connections to the Hamilton City Council. I therefore consider that it makes more sense for any Business change of use to be closer to that end of the village, and indeed this is in the proposed future planning prepared by Council.
12. I am a supporter of having Business in our community. Te Kowhai will continue to grow and will need these resources. But I am also a strong advocate of doing this in a planned method and I urge Council to do this and not opt for an ad-hoc plan by every and each developer that comes to the village.

Transportation (6.2.2)

13. The site is located on Horotiu Road on a slight but deceiving bend and close to the intersection between Horotiu Road and Ngaruawahia Road. There are two issues with this.
14. Firstly, the slight bend actually causes a loss of visibility from the site looking north towards Ngaruawahia Road.
 - a. This means vehicles leaving the site, particularly from the northern vehicle entrance and going north, will be taking risks in crossing the south bound lane. Some form of traffic management might provide a small level of mitigation only.
 - b. Traffic leaving the site to go south will be safer but run the risk of again not seeing south bound traffic and having to accelerate with speed if a car comes around the bend at speed. The speed limit at this point is 50kph, but as a regular walker on that road I am well aware that traffic often travels at much higher speeds than that.
15. Secondly, cars travelling along Horotiu Road from Horotiu come to a Stop sign at the corner with Ngaruawahia Road. When turning left the drivers of those vehicles are quite correctly concentrating on south bound vehicles travelling along Ngaruawahia Road. After turning left out from Horotiu Road they will be immediately confronted with these vehicle entrances at 561 Horotiu Road. The vehicles coming out of that site will have limited visibility of those vehicles as explained above. And as happens too often the vehicle coming from Horotiu Road is accelerating quickly to get into the correct speed stream as other vehicles travelling along Ngaruawahia Road. There is I believe a high chance of vehicle accidents in this area due to this proposed development.

16. It is accepted that there will still be vehicle entrances from those properties if they are residential, but the level of vehicle flow will be much lower if I assume the developers assumed belief that the development will be a successful retail precinct with 27 car parks.

Infrastructure (6.2.3)

17. Stormwater - I disagree with the assertion that the proposed stormwater plan would deal with the stormwater at times of heavy or continuous rain. The property at 583 Horotiu Road borders the back of the residential part of the development and that was my residence from 1991 to 2009. During that time I have seen that area flood a number of times and on occasions that flooding entered the rear of our property at 583 Horotiu Road. The flooding extended along the back of the other properties and into the area where this development will occur. I have regularly seen farm vehicles such as tractors bogged in these areas. I have not seen any substantial mitigations made for this flooding. There is a high likelihood that future flooding will be an issue for both the new residential sites but also for the Business area.
18. My understanding is that part of the issue was that the previous natural drainage system was re-routed by a previous owner into an adjacent drainage system. This altered the natural flow of water escaping the area quickly. My understanding is that Council will have information on their files regarding this.
19. Effluent disposal – as with any commercial premises this is a larger concern than for residential properties. This is particularly so if there are food premises on site as this creates a much larger level of water usage for food preparation and cleaning. This is in addition to human effluent. I agree that an advanced secondary treatment system would be required but consider that there would be too much effluent to enter directly into the ground particularly during the winter months.
20. Potable water – the application suggests that the use of two 25,000 litre tanks would be sufficient. As noted above if there are food outlets they will go through considerable levels of water but it could also be that other businesses on site use equally large amounts of water. I note that the café under construction next door has eight water tanks. Two tanks would be insufficient particularly in summer months. At 583 Horotiu Road we have one tank and while residing there the tank required refilling at least once a year. At 13 Westvale Lane we have two tanks and this required refilling this year for the first time due to the drought conditions. As Council will be aware business water usage is higher than residential water usage. I consider that the tanks will require refilling on a regular basis. Bringing large water tankers in to refill the tanks will also cause road safety issues.
21. In summary I believe the water usage and disposal estimated in the application is underestimated.

22. It is accepted that this is an issue that will face any development in Te Kowhai until such time as the village is connected to a better water/waste water system such as that of the Hamilton City Council.

Earthworks and Construction (6.2.4)

23. It is noted that only 200 truck movements will be required during the earthworks stage but that traffic management will be used. It seems unusual that this will require traffic management when this will not be required once the development is completed and the vehicle movements in and out of the property will be greater than 200 (assumed based on the number of customers required for seven successful businesses and the 27 car parks on site).

Other Statutory Matters (7.4)

24. Council can take into consideration other aspects of the proposed application.

25. Business Use

- a. It is intended that there will be seven shops on the site. The site size and plans would suggest that at least five of those would be quite small in size.
- b. I consider that at this stage the village and local population base is not large enough to support the business activities of that many businesses.
- c. I am a chartered accountant by profession although today I do not practice in public practice. However, I have enough commercial sense to know that most retail businesses are not particularly financially successful and provide their owners with a living wage at best. Unfortunately, this is likely to be so for the Te Kowhai existing businesses – dairy, takeaways, fruit shop and cafe.
- d. Prior to moving to Te Kowhai I was a resident of Pukete at the time when it was still growing. That suburb has a small group of four shops (well sited opposite the school) and a larger population than Te Kowhai and apart from the food centre and the takeaway businesses I saw many changes as businesses set up and then failed. And indeed, still do today.
- e. I have noted the same trend in the small group of shops set up at the Village Café at Whatawhata. That is a different type of development but the fact remains that the areas in that complex regularly change tenants.
- f. My fear is that this will also occur in Te Kowhai. There will be an immediate rush of businesses into the development largely driven by rent deals with either the developer or a subsequent purchaser of the site. But that these businesses will not be successful and the retail shops will either fall empty or be taken up by new businesses not considered suitable for the area.
- g. I am an advocate of letting people make their own decisions when entering business and succeeding or failing on those decisions. But it is another thing to set up a development or environment that does not give those businesses a chance to succeed, and further is built in an unplanned ad-hoc basis away from the likely centre of the village population.
- h. I accept that this is not the concern of the applicant (and neither does it have to be) and this is plainly obvious in the application, but it is an issue for

Council to consider. I believe that residents of Te Kowhai accept that the area will grow but that the provision of services such as this needs to be done in a planned and structured way so that the businesses created are given a chance to succeed and have an enduring advantage to the community.

Conclusion

26. In conclusion I object to the application on a number of grounds.
- a. It is not well located within the overall framework of the Te Kowhai village.
 - b. There will be traffic issues and likely accidents based on the current plans.
 - c. There are water issues given the use of the property for seven retail outlets.
 - d. It is unlikely that businesses operating in the complex will be successful and over time this will diminish the attractiveness and value of the retail shops and overall village.
27. I urge the Council to decline the application.

Rec'd by email 16/8/20
7.35 pm



Submission form

(Form 13)

For internal use only

ECM Application # LUC0427/19

ECM

SUBMISSION # 20

CUSTOMER #

**Submission on an application concerning resource consent that is subject to public notification
by consent authority Section 95a of the Resource Management Act 1991**

**SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER
THAN 5PM ON MONDAY 17TH AUGUST 2020**

To: Waikato District Council

Name of submitter (full name) PAULINE KAYE HENDRIKSE

This is a submission on an application from Quattro Property Holdings Limited to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated carparking, signage and earthworks in the Country Living Zone at 561 Horotiu Road TE KOWHAI

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☒ 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 trade competition or the effects of trade competition

† Delete this paragraph if you are not a trade competitor

Select one

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

Give details (attach separate sheets if necessary):

Rezoning from country living to commercial zone 561 Horotiu Rd
Moving of TeKowhai Town Centre to 561 Horotiu Rd as per map on WDC Website
2018 which shows a walkway even around the township following the gasline
through our property of 509B Horotiu Rd (we use mailing address of 509
Shop opening hours
Noise issue resolutions for community with this rezoning

I ☐ support ☐ oppose ☒ am neutral to the part/s named above.

Give details:

The reasons for my views are Please see attached typed pages

PH

I seek the following decision from Waikato District Council:



Approve



Decline

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

SEE ATTACHED

Number of additional sheets attached

8

I wish to be heard in support of my submission

Yes ☐

No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☒

No ☐


Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐

No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter or person authorized to sign on behalf of the submitter



Date 16/8/20

A signature is not required if you make your submission by electronic means

Address 509 Horotiu Rd, RD8 Hamilton

Postcode 3288

Email nickandpauline@xtra.co.nz

Phone 0211756574

Contact person's name (name and designation if applicable) Pauline Hendrikse

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

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Resource Consent 561 Horotiu Rd TeKowhai Commercial Shops Submission from Pauline Hendrikse

The reasons for my views are:

My husband Nick Hall and I have owned 509 Horotiu Rd (known by WDC as 509B Horotiu Rd) since 2001. This block is Rural Zoned. Our 3 children were born here and all went through the local kindy and school until they started High School in Year 9. We are real TeKowhai locals unlike many submitters who will be newly arrived to the area and believe they know what is best for this area. To date I am still involved with sport at TeKowhai School despite having no children any more at the school.

Previously I have tried to get Waikato District Council to consider rezoning our 17ha block at 509B Horotiu Rd and our neighbor Bob Gardeners bare title of 7ha 473 Horotiu Rd which we graze which covers all the road frontage in front of our place on Horotiu Rd to Country Living Zone. It has always made logical sense to me that the future Town Centre be in this fairly narrow square flat land block between TeKowhai Road and Horotiu Rd – anyone with any sense can see that this flat only use for low key animal grazing land is ideal. When TeKowhai Estate was established I was hardly surprised that this would happen and submitted asking for us to be included in the Country Living Zone so that a very square block of logical development sense get created.

Waikato District Council Plans in 2018 which are freely readily available to view on their website (copy attached to this) showed the future town centre moving to 561 Horotiu Rd. The vision for this looked logical to me when I discovered this plan recently however of concern was that no one had approached my husband and I about this and quite clearly it showed a public walkway running through our property following the gas line and roads dead ending at our boundary etc.

Recent discussions with WDC Planners revealed they had no knowledge of this vision – so obviously they are not up to speed with any vision of the future TeKowhai.

It was not surprising to me that several days after planners said that they had never heard of the new town centre idea nor that the developer of TeKowhai Estate was planning shops in the subdivision that I received an email from the same planner saying, you might be interested in this – bingo – Quattro Properties (same Jason Barnes as TeKowhai Estate and Saints Properties and now also Quattro Properties – with our back fence neighbor Travis Toms Solicitor also) and another investor now wanting to further the development of TeKowhai Township by constructing 7 shops and changing more land from Country Living Zone to Commercial in their subdivision. This rumour had been circling for some time in TeKowhai so the only person who would have been surprised re this was the WDC Planner as everyone else already knew about it that I know!!

The mission for the developers as per the Waikato Times Front Page Article you can find on stuff – Shops to make the township of TeKowhai more vibrant.

Community Facebook has made interesting reading since submissions were called for. One particular local who we consider is a very new resident to TeKowhai seems very outspoken about everything – especially that TeKowhai has great character etc. My husband and I have not been outspoken about this as TeKowhai we believe is not ridding itself of character – over the years it is developing its character and becoming a proper little township which is great to live in. We applaud the work of the developers of TeKowhai Estate for doing a very logical to develop area development. We and four other neighbours right by the subdivision who are on Horotiu Rd were formally approached several years ago by these developers who were interested in purchasing our properties. They had the vision that we had for the future township of TeKowhai. My



understanding from one of my neighbours who has recently spoken with them is that they still have this vision.

We do not applaud WDCs vision of including an extremely aesthetically pleasing very productive Dairy Farm on the Flight Path of the TeKowhai Airfield as their chosen area for future urban development and land along the river towards Ngaruawahia. None of these ideas has ever made any sense to us, and today still does not make any sense. It is certainly our belief that it is not okay to ruin the only scenic land in our area by zoning it for more housing. It certainly isn't an ideal to have residential run off by any river these days or have everyone trying to walk all the way to TeKowhai along the very dangerous and busy road Ngaruawahia Road – it is a long way for any children to walk with more northward development of housing and is only encouraging more and more people to get in their cars to go anywhere.

So I submit that if Waikato District Council are serious about making a decent town of TeKowhai they will allow the shops as per Quattro Properties application to go ahead.

To enable this shopping block to not be a lemon WDC need to go back to the drawing board and not fob me off again re my idea of including 509B Horotiu Rd and 473 Horotiu Rd in the residential town centre plans.


I submit that I and my family are currently the closest Rural Zoned land to these block of shops. Rural zoned means that we should not have to suffer the noise associated with a shopping block so close by. Were we changed to residential zoning we would not be so worried about what impact this block would have on our quality of life. We would visual the future and put up with what noise the development would bring our way.

I am asking that no one living in TeKowhai, especially ourselves who live very close by in a Rural zone suffers the noise of burglar alarms from this commercial block. A clause to say that all shops must have silent monitored 24/7 alarms should be added into the resource consent.

I am also asking that there is a clause that says no Truck/Product Deliveries/Cleaners be allowed 7 days a week at the shops between the hours of 11pm and 6am. This would keep the area quiet for the Community especially my family. The noise in the country travels unbelievably far at night and the thought of being woken up multiple times through the night by truck drivers loud radios slamming doors etc quite horrifies me.

The proposed opening hours of the shops makes no logical sense to me. How would I ever get to the hairdresser if I worked a normal working day in town if they shut at 6pm. WDC and Quattro Properties need to realise that all children from Year 9 upwards and the large majority of TeKowhai Residents leave the area to go to work most days by about 7.30am. They return from 4pm onwards. To make vibrant shops that are usable and work for the community especially a hairdresser then they would need to be allowed to have later opening hours. I certainly suggest that all shops be allowed to open 7 days a week from 7am to 10pm at their own discretion. I visualise as useful for the community getting a haircut at 6pm, getting a few groceries while I wait for my Pizza order and taking it all home after, all on a week night!! If you could not do that then what is the use of having shops in our local area – we would all still drive out of TeKowhai to do our shopping!!

So, I submit that I support the shops if there is residential development of our and Bobs property allowed. Walking to the shops should be considered as environmentally friendly and is the way that Waikato District Council should be thinking. If WDC wants to only do development a long way away from these shops then I can't see anything other than empty shops and the whole idea being a big fat Lemon for TeKowhai!!!



Nick and Pauline

From: "Emma Ensor" <Emma.ENSOR@waikato.govt.nz>
Date: Tuesday, 14 July, 2020 4:05 p.m.
To: "Nick and Pauline" <nickandpauline@xtra.co.nz>
Subject: RE: information about Te Kowhai

Hi Nick and Pauline,

Thanks for sending that information through.

The information you refer to comes from a structure plan issued in 2017. Some of that structure plan information was then incorporated into the operative district plan by way of Plan Change 17 which became operative on the 24th of February 2017.

Some of that structure plan information has now been used as background information, as referred to in the Landscape and Visual Assessment report which is an appendix to the section 32 report for Te Kowhai Airpark.

The Proposed District Plan maps as notified in 2018 do not show any walkway along the gas line on your property and it does not show road on the adjoining property. The Proposed District Plan maps are the first go to for what we are proposing now.

People were able in 2018 to make submissions on the Proposed District Plan as notified.

People may have viewed that Landscape and Visual Assessment report and may have asked Council in their submission to put those features back on the planning maps. But I am not sure if this happened or not.

I am happy to talk with you by phone on this. You can call 0800 492 452 and ask to speak to me if you want to.

Regards Emma

Emma Ensor

Senior Planner

Waikato District Council

■ P 07 824 8633 ■ F 07 824 8091 ■ Call Free 0800 492 452

Private Bag 544, Ngaruawahia 3742

www.waikatodistrict.govt.nz



Please consider the environment before printing this e-mail

From: Nick and Pauline [mailto:nickandpauline@xtra.co.nz]


Sent: Monday, 13 July 2020 10:45 p.m.

To: Emma Ensor

Subject: Fw:

These are the 3 Waikato District Council Pages attached that alerted me to the fact of a proposed walkway on the gas line which goes through our property as per the map and index. It also shows the roads that I mentioned in the neighbours on Horotiu Rd reaching our boundary. All the properties with roads drawn up are currently within the new zoning area. This is obviously something we had missed as in 2017 we were working and living full time in Ohaupo on a dairy farm and only commuting back daily to TeKowhai to move stock. Our house at TeKowhai was not

02/08/2020



lived in for 3 years and although our kids stayed in the school here we did lose touch with what was going on due to our Ohaupo commitments. Obviously Waikato District Council has publicly put these plans out for something.....and this I imagine is what stemmed the talk about shops going to be possibly built by the relocated church – and why at one point a potential developer knocked on our and our neighbours doors saying that we were going to be right by the new town centre where shops will be built??? Uhmmm.....very very puzzled that you have never seen or heard of this publicly available information.

From: [nickandpauline](#)

Sent: Monday, July 13, 2020 10:39 PM

To: nickandpauline@xtra.co.nz

Sent from my Samsung Galaxy smartphone.



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A handwritten signature in dark ink, located in the bottom right corner of the page.

02/08/2020



TE KOWHAI

Key Moves

- | | | |
|------------------------------|---|---|
| Rivers & Streams | Existing/ Potential Walking and Cycle Trail | Town Centre Gateway |
| Existing Reserves | Potential On-road Cycle Route | Township Gateway |
| Natural Environment | Potential Road Connections | Town Centre as a Focal Point |
| Future Employment Focus | Rail Line | Indicative Location for Future Neighbourhood Centre |
| Community Amenities Focus | Proposed / Enhanced Green Spaces | Opportunity for Cultural Art Installation |
| Future Residential Expansion | | |

[Handwritten signature]

Nick and Pauline

From: "Emma Ensor" <Emma.Ensor@waide.govt.nz>
Date: Monday, 13 July, 2020 12:55 p.m.
To: <nickandpauline@xtra.co.nz>
Subject: questions regarding Te Kowhai

Good morning Pauline and Nick,

I have received your email about your property at 509B Horotiu Road.

Variation I

The link to the variation I section on Council's website can be found below.

<https://www.waikatodistrict.govt.nz/your-council/plans-policies-and-bylaws/plans/waikato-district-plan/district-plan-review/variations/variation-1-te-kowhai-airport-ols->

It is proposed that there are rules in the Proposed District Plan which would restrict the height of buildings, structures, trees and vegetation so that to be permitted and not require a resource consent then those features must be under the Airport Obstacle Limitation Surface.

For your site in the Rural Zone the rule as proposed in 2018 is below.

22.3.4.3 Height - Buildings, structures and vegetation within an airport obstacle limitation surface

PI	A building, structure or vegetation must not protrude through any Airport Obstacle
NCI	A building, structure or vegetation that does not comply with Rule 22.3.4.3 PI

Some people have made submissions regarding the rule above.

The dimensions of the Airport Obstacle Limitation Surface are described in the variation document which is provided in the link below. These detail the required height.

https://wcdsitefinity.blob.core.windows.net/sitefinity-storage/docs/default-source/your-council/plans-policies-and-bylaws/plans/district-plan-review/variations/variation-1-te-kowhai-airport/variation-1---te-kowhai-airport-obstacle-limitation-surface-1480393143.pdf?sfvrsn=910088c9_2

The link below is to one of the posters we had on the wall at the open day.

https://wcdsitefinity.blob.core.windows.net/sitefinity-storage/docs/default-source/your-council/plans-policies-and-bylaws/plans/district-plan-review/variations/variation-1-te-kowhai-airport/height-restrictions-under-the-ols.pdf?sfvrsn=3a778bc9_2

For your property **when considering only** Rule 22.3.4.3 above, you would be allowed to have buildings, structures, trees and vegetation that were over 40m in height. But they still must be under 71.6m Moturiki Datum to be permitted.

The exact height for your site is a combination of the height of your site above Moturiki Datum and the Obstacle Limitation Surface inner horizontal surface of 71.6m above Moturiki Datum.

In other words:

71.6m Moturiki Datum minus (your site height at Moturiki Datum) = permitted maximum height of

buildings, structures, trees and vegetation

For example: 71.6m minus – 36 (a site height) = 35.6m permitted maximum height of buildings, structures, trees and vegetation

Other District Plan rules may also restrict your permitted height of buildings and structures.

District Plan map

I have checked out your property on the Proposed District Plan maps. Below is a snapshot of the Proposed District Plan maps as it relates to your property.

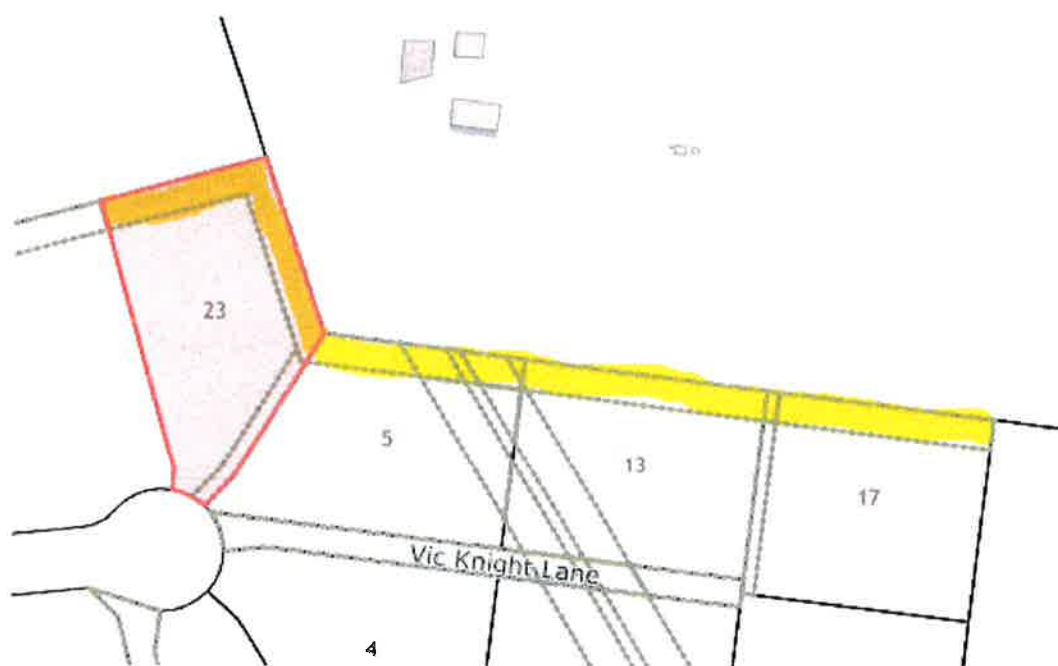


Your property is in the Rural Zone. It has the following overlays: Gas Line, Waikato River Catchment, Hamilton Basin Ecological Area.

The black lines on your property above are the gas lines. They are not a public walkway. I am unsure why you think the Proposed District Plan shows a public walkway over your property. If you can provide me something / plan showing what you think is a walkway then I am happy to take a look at it.

Subdivision

Regarding the subdivision to the south-west of your property, the below shows a stormwater easement (in yellow) adjoining your boundary (not a road). I have also checked the property immediately to the west and I can't see any granted subdivision consent for that site which would show any road adjoining your boundary. If you can email me a copy of the plan you have seen showing future streets up to your boundary driveway, then I can look at this further.



Address:

Your email mentions about your addresses. While we have your postal address as 509 Horotiu Road, we have your property address as 509B Horotiu Road. Would you like your property address on Council's system to be looked a to see if it can be changed? If yes then call our call centre on 0800 492 452 and ask them to lodge a property address enquiry for you.

Please let me know if you require any further clarification.

Regards Emma

Emma Ensor

Senior Planner

Waikato District Council

■ P 07 824 8633 ■ F 07 824 8091 ■ Call Free 0800 492 452

Private Bag 544, Ngaruawahia 3742

www.waikatodistrict.govt.nz



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Virus-free, www.avg.com

02/08/2020

Rec'd email 17/8/20
8.39am



Submission form

(Form 13)

For internal use only

ECM Application # LUC0427/19

ECM

SUBMISSION # 21

CUSTOMER #

**Submission on an application concerning resource consent that is subject to public notification
by consent authority Section 95a of the Resource Management Act 1991**

**SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER
THAN 5PM ON MONDAY 17TH AUGUST 2020**

To: Waikato District Council

Name of submitter (full name) Nadine Anne Stewart

This is a submission on an application from Quattro Property Holdings Limited to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated carparking, signage and earthworks in the Country Living Zone at 561 Horotiu Road TE KOWHAI

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ 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 trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

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

Give details (attach separate sheets if necessary):

Character and Amenity of the proposal

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are.....

Refer appendix A

I seek the following decision from Waikato District Council:

☐ Approve

☒ Decline

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

.....

.....

.....

Refer Appendix B

Number of additional sheets attached 2

I wish to be heard in support of my submission

Yes ☐

No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☒

No ☐


Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐

No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter



Date 17.8.2020

A signature is not required if you make your submission by electronic means

Address 165 Fullerton Road, RD9, TE Kowhai Postcode 3289

Email nadinestewart222@gmail.com Phone 021668749

Contact person's name (name and designation if applicable) Nadine Stewart

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

You must serve a copy of your submission on the applicant whose address for service is Chris Dillion – Terra Consultants Ltd, PO Box 5028, Frankton, Hamilton 3242 or email chris.dillion@terragroup.co.nz as soon as reasonably practicable after you have served your submission to Waikato District Council

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District
Council, Private Bag 544,
Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.

Appendix A

This proposal does not compliment the current development in the Te Kowhai area, which is a country living zone development. Although this area is to be zoned commercial, the zone in its entirety should reflect country living and not a concrete jungle urban area.

The new church / café on Horotiu Road is a category B heritage item and the proposed façade and signage of this business development as attached to the proposal does not compliment it, but contradicts it.

This proposal states although the building while greater than the expectations of the Country Living Zone aligns with the scale and character of the café site.

I disagree, the current proposal including visual aids does not represent a property that aligns with the character of the heritage café and country living zone. This will both devalue property nearby and will conflict the lifestyle of Te Kowhai.

Secondly, this proposal introduces a building that is 15.6% larger than the maximum building coverage allowed. The proposal also contradicts this breach by stating it is a modest design, this is not a modest design and includes a significant building zone that breaches the max build area as stated.

The sign that is included in this proposal and proposed to be erected is crude and suitable only for an urban area. Te Kowhai is not a Hamilton city suburb and should not mimic the shopping areas of Flagstaff or Dinsdale with their concrete blocks of shops and signs.

Although new buildings and retail outlets are inevitable and in my view welcome any building must be sympathetic to the surrounding country zones and properties of Te Kowhai which have class and character. The plans outlined in this proposal do not.

Appendix B

The points I wish to amend are the external façade and design of the building. Included in figure 10 and 11 of this proposal show a façade and design that is not in line with the country living zone of Te Kowhai and totally out of character of the newly relocated heritage church next door.

The signage shown in Figure 9 of this proposal does not represent the country living zone that is Te Kowhai.

Further consideration must be taken into the design and appearance of this proposal and I wish the council to amend the requirements for design to represent this.



Submission form

(Form 13)

Reid email 17/8/20

10.38 am.

For internal use only

ECM Application # LUC0427/19

ECM

SUBMISSION # 22

CUSTOMER #

**Submission on an application concerning resource consent that is subject to public notification
by consent authority Section 95a of the Resource Management Act 1991**

**SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER
THAN 5PM ON MONDAY 17TH AUGUST 2020**

To: Waikato District Council

Name of submitter (full name) Fay Kay

This is a submission on an application from Quattro Property Holdings Limited to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated carparking, signage and earthworks in the Country Living Zone at 561 Horotiu Road TE KOWHAI

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ 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 trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

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

Give details (attach separate sheets if necessary):

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are

I feel if further commercial development was to be considered it would be more logical to have it alongside existing Te Kowhai outlets already in existence.

I seek the following decision from Waikato District Council:

☐

Approve

☐

Decline

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

.....

.....

.....

.....

.....

Number of additional sheets attached

I wish to be heard in support of my submission

Yes ☐

No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☐

No ☒

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐

No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

W. Kay

Date

17. 8. 20

A signature is not required if you make your submission by electronic means

Address

726 Tekauhai Rd

Postcode

3288

Email

penkay48@gmail.com

Phone

027 233 2504

Contact person's name (name and designation if applicable)

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

You must serve a copy of your submission on the applicant whose address for service is Chris Dillon – Terra Consultants Ltd, PO Box 5028, Frankton, Hamilton 3242 or email chris.dillon@terragroup.co.nz as soon as reasonably practicable after you have served your submission to Waikato District Council

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

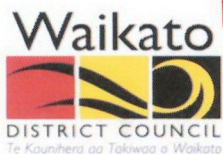
Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

The information you have provided on this form is required to that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.

**SCANNED**

Set No _____

RECEIVED

17 AUG 2021

Waikato District Council

Submission form

(Form I3)

For internal use only

ECM Application # LUC0427/19

ECM

SUBMISSION #.....

CUSTOMER #

Submission on an application concerning resource consent that is subject to public notification
by consent authority Section 95a of the Resource Management Act 1991

**SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER
THAN 5PM ON MONDAY 17TH AUGUST 2020**

To: Waikato District Council

Name of submitter (full name) Nienke van der Helm

This is a submission on an application from Quattro Property Holdings Limited to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated carparking, signage and earthworks in the Country Living Zone at 561 Horotiu Road TE KOWHAI

* I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ 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 trade competition or the effects of trade competition

both

† Delete this paragraph if you are not a trade competitor

Select one

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

Give details (attach separate sheets if necessary):

I oppose the design submitted with this application as the very concrete-looking structure does not fit in the design scope of the rest of the community. I also don't believe an additional superette or hair salon are required as we already have these in the community.

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are... The design of the proposed structure will bring down the quaint community feel, we are not an industrial style community. Also, I support the current businesses which are already established in the community. I am not opposed to takeaway options or retail growth. A local GP or pharmacy option would be great.

I seek the following decision from Waikato District Council:

☐ Approve

☒ Decline

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

I think the design should be declined as it is such a commercial/industrial-styled complex. The types of businesses approved for this project should consider the livelihoods of people well respected by the community.

Number of additional sheets attached

I wish to be heard in support of my submission

Yes ☐

No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☐

No ☒

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐

No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

N. van der Helm Date 10/8/2020

A signature is not required if you make your submission by electronic means

Address 13 Duck Road, Rotokauri Postcode 3288

Email ~~xxxx~~ Phone

Contact person's name (name and designation if applicable)

Nienke van der Helm

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

You must serve a copy of your submission on the applicant whose address for service is Chris Dillion – Terra Consultants Ltd, PO Box 5028, Frankton, Hamilton 3242 or email chris.dillon@terrargroup.co.nz as soon as reasonably practicable after you have served your submission to Waikato District Council

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.

WAIKATO DISTRICT COUNCIL	
17 AUG 2020 et No 2715553	
Time 1:10p	Initials Jea
NGARUAWAHIA	

SCANNED

For internal use only

ECM Application # LUC0427/19

ECM 2715553

SUBMISSION # 24

CUSTOMER # 31004

Submission form

(Form I3)

Submission on an application concerning resource consent that is subject to public notification by consent authority Section 95a of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON MONDAY 17TH AUGUST 2020

To: Waikato District Council

Name of submitter (full name) Jeffery Hugh Tasman STEWART

This is a submission on an application from Quattro Property Holdings Limited to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated carparking, signage and earthworks in the Country Living Zone at 561 Horotiu Road TE KOWHAI

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ 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 trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

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

Give details (attach separate sheets if necessary):

The commercial development on 561 Horotiu Rd,
Te Kowhai.

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are...

- We already have established businesses in Te Kowhai (Dairy, vege shop, cafe), and feel that they would be detrimentally affected if this development goes ahead.
- We feel that these businesses would be marginal at best as most people would prefer to go to The Base.
- It will change the nature of our community (re village to small town).
- There will be increased traffic flow!

I seek the following decision from Waikato District Council:

☐ Approve

☒ Decline

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

Number of additional sheets attached

I wish to be heard in support of my submission

Yes ☐

No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☒

No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐

No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

Date

A signature is not required if you make your submission by electronic means

Address

Postcode

Email

Phone

Contact person's name (name and designation if applicable)

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

You must serve a copy of your submission on the applicant whose address for service is Chris Dillion – Terra Consultants Ltd, PO Box 5028, Frankton, Hamilton 3242 or email chris.dillon@terrargroup.co.nz as soon as reasonably practicable after you have served your submission to Waikato District Council

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.

Waikato

WAIKATO DISTRICT COUNCIL
DISTRICT COUNCIL
Te Kaitiaki o Te Kaitiaki o Waikato
17 AUG 2020
Time 1.55 Initials M.T
NGARUAWAHIA

SCANNED

Set No 2715555

For internal use only

ECM Application # LUC0427/19

ECM 2715555

SUBMISSION # 25

CUSTOMER # 42329 + 26167

Submission form

(Form 13)

Submission on an application concerning resource consent that is subject to public notification by consent authority Section 95a of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON MONDAY 17TH AUGUST 2020

To: Waikato District Council

Name of submitter (full name)

MARSHALL & KRISTINE STENO

This is a submission on an application from Quattro Property Holdings Limited to construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated carparking, signage and earthworks in the Country Living Zone at 561 Horotiu Road TE KOWHAI

* I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ 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 trade competition or the effects of trade competition

† Delete this paragraph if you are not a trade competitor

Select one

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

Give details (attach separate sheets if necessary):

A. THE LOCATION OF THE PROPOSED COMMERCIAL DEVELOPMENT
B. THE LACK OF CONSIDERATION GIVEN TO HOW THIS DEVELOPMENT WILL LOOK. WE HAVE ONE CHANCE TO PORTRAY A UNIQUE FEEL TO ANY SHOPS IN TE KOWHAI AND THE DEVELOPERS ARE NOT RESPECTING THE VILLAGE FEEL AT ALL

I ☐ support ☐ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are... I BELIEVE THAT GIVEN TIME, TE KOWHAI WILL BE ABLE TO SUPPORT A FEW SELECT LIGHT RETAIL SHOPS, BUT CONSIDERATION SHOULD BE GIVEN TO LAND AVAILABLE ON THE SOUTHERN SIDE OF THE FRUIT & VEGETABLE WHICH OFFERS PARKING, EASY & SAFER ACCESS, WOULD DEVELOP A CENTRAL FEEL & COULD BE PLANNED WITH MORE HEART TO IT.

I seek the following decision from Waikato District Council:

☐ Approve ☒ Decline

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

TO DECLINE THE CURRENT RUSHED THRY
PROPOSAL THAT WILL SERIOUSLY AFFECT ESTABLISHED
CURRENT BUSINESSES

Number of additional sheets attached

I wish to be heard in support of my submission

Yes ☒ No ☐

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☒ No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☒ No ☐

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

h k Stead

Date

17-8-2020

A signature is not required if you make your submission by electronic means

GMAIL

Address

marshallstead@gmail.com

Postcode

3288

Address

7036 TE KOWHAI ROAD

Phone

021841625

Contact person's name (name and designation if applicable)

MARSHALL STEAD

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

You must serve a copy of your submission on the applicant whose address for service is Chris Dillon – Terra Consultants Ltd, PO Box 5028, Frankton, Hamilton 3242 or email chris.dillon@terragroup.co.nz as soon as reasonably practicable after you have served your submission to Waikato District Council

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District
Council, Private Bag 544,
Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waide.govt.nz

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