

# TAMAHERE COMMUNITY COMMITTEE WAIKATO DISTRICT GROWTH STRATEGY SUBMISSION

The Tamahere Community Committee has been set up in conjunction with the Waikato District Council and the Tamahere Ward Councillor, Wally Hayes.

The purpose of the Committee is to act as a sounding board for Council and Wally Hayes. In particular the Committee's focus is on the ongoing development, review and implementation of the Tamahere Community Plan, "The Lifestyle Community", 2004-2013.

The Committee meets monthly with Councillor Hayes along with the Mayor, other elected councillors and staff members on a regular basis.

The Committee's aim is to act as a portal for Community views on Council planning and issues that impact on the Tamahere community.

## SUBMISSION

### 1. Focus

This submission takes a focus on the impact of the Growth Strategy on the Tamahere District, and in particular takes account of the Tamahere Structure Plan and Tamahere Community Plan.

### 2. Future Proof, Section 3

As the Growth Strategy is based on the outcomes of the Future Proof growth strategies, the first point is the Committee's submission on Future Proof set out below in italics:

1. *TCC supports the philosophy behind the Future Proof Growth Strategy using a mix of scenario 2 & 3.*
2. *In scenario 3, "In Rural Areas" should contain the same comments as scenario 2 re transport networks and both should have a reference to public transport. Scenario 3 should also include the reference to "protect productive land"*
3. *Reserves and Public Spaces have to be set aside now for the next 60 years. This is particularly important in Tamahere where population growth in the Tamahere Structure Plan area will be strong in the next 20 years.*

*Council owned land needs to be kept secure for future reserves and infra-structure development.*

4. *The purpose of Future Proof is to provide an integrated approach to planning the development of the Waikato. The interface between Hamilton City and Waikato District has been a sensitive area. The boundaries of Hamilton City, settlements and villages need to have a buffer area which*

*feathers the graduation between one area and another and one land use zone and another.*

*This is to ensure types of land use change gradually and take into account the growth plans of the various areas. Industrial and commercial developments need to be appropriately placed to ensure transport infrastructure can cope and that the mix of uses and appropriately interface with residential areas.*

*The Tamahere Community Committee wants to ensure that Future Proof planning is taken into account in dealing with major notified resource consents now and that Waikato District Council consults with its local government partners within the Future Proof project on consent applications in and around the buffer zones.*

### **3. Transport, Section 5**

The Tamahere District has State Highway One running through it and is right at the buffer of the South Eastern entry to Hamilton City through the Hillcrest Suburb. An integrated plan is required to understand the level of traffic movement through this area to ensure growth is properly managed. This is particularly important when looking at future large industrial project concepts, and local residents movements through the district [vehicle, cycle, and foot traffic]

The recent Waikato Transport forum raised issues around transport issues facing the region. The Growth Strategy needs to have the work undertaken at the forum integrated into it. In particular the use of rail is being encouraged. The Growth Strategy should highlight the use of rail as a preferred transport option through the District.

### **4. Industry, Section 6**

The Committee recognises the importance of industry in the District. However within Tamahere, which is largely a lifestyle living and farming area, the mix of industry type and how it mixes with both the more intensive Tamahere Structure Plan housing levels and the lifestyle block areas needs to be carefully considered and planned.

The position of Tamahere on Hamilton City's boundary is also a key factor in growth planning

### **5. Population Growth**

Tamahere over the period to 2021 is the highest population growth area by both percentage and actual gross population numbers (as per LTCCP 2006-2016). This growth needs to be taken into account in the strategy, where possible further land will have to be purchased and provided for village, reserve, and infrastructure use.

Whilst the Growth Strategy is covering the next 50 or so years a breakdown of population growth to say match with 10 yearly interval out to 2061 would be highly useful. The Growth strategy is a major input into the current and future reviews of the LTCCP. More detail on forecast population growth and

location of that growth is fundamental to quality planning and communication to the community.

## **6. Hamilton Gateway**

Tamahere is one of the key gateways to Hamilton City. The Committee encourages and supports detailed dialogue, understanding and agreement between Waikato District Council and Hamilton City Council regarding development issues of the Tamahere district. We consider that the rural look and feel around the “Tamahere Village Cluster” should reflect the current rural and country lifestyles and be protected for the future.

The level of joint agreement on development needs to be lifted if Future proof and the Growth Strategy are to be successful.

## **7 Sustainability**

This committee believes that further intensification of Tamahere is likely to become necessary 30 years into the Futureproof Project, and infrastructure planning should take this into account. For example, environmental discussion should include greater use of rain water, grey water, and solar power.

## **8 Integrated Planning**

The Committee has spent significant time in the last six months understanding, reviewing and submitting on a raft of council plans and strategies. It has become apparent, that there is not a single place for the Community of Tamahere to go and see a full plan for the Tamahere District. It is therefore very difficult to get an overall view, and even more difficult to make meaningful judgements and views of the future.

**The Committee believes that the lack of an overall integrated, well organised and well communicated plan for the Tamahere District is the singly biggest and most important issue.**

**The Committee strongly recommends that a master planning project be undertaken for Tamahere as a matter of urgency. This recommendation will be more fully documented in the Committee’s submission on the LTCCP.**