

Form 6: Further Submission to Waikato District Proposed District Plan: Return your signed further submission to Waikato District Council

Further submissions may be:

- posted to Waikato District Council , Private Bag 544, Ngaruawahia 3742
- delivered direct to Waikato District Council offices at, 15 Galileo Street, Ngaruawahia
- or emailed to : districtplan@waidc.govt.nz

1. Further Submitter Details (all fields required)

Full name: Rosita Dianne-Lynn Darnes

Contact name if different from above: John Manning (Consultant)

Organisation or Company (if relevant): Planman Consultants.co.nz

Postal address for service PO Box 61, Ngaruawahia 3720.
of the submitter Post code:

Phone number(s 021 02903008 (Rosita) 022 62 00653 John

Email: John@planmanconsultants.co.nz & Hawaii-pipeline@hotmail.com

Preferred method of contact: email

2. Further Submitter Relevance

I am:


- A person representing a relevant aspect of the public interest.

3. Public Hearing

I do/do not wish to attend and speak at the Council hearing in support of my further submission

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

4. Signature of Further Submitter (note a signature is not required if sending your submission by electronic means, but please type your name below)

Signature of further submitter:  on behalf of Roseta Darnes (or person authorised to sign on behalf of further submitter)

Date: 12 July 2019

Name of original submitter	Address of Original Submitter	Submitter Number	The specific part of the original submission to which my further submission relates is: <i>(list one provision per box)</i>	State whether you support or oppose this specific part of the original submission	State the reasons for your support or opposition	What decision do you seek from Council on this submission (or part of a submission) I seek that the whole (or part [describe below]) of the submission be either: Allowed / Disallowed
Housing New Zealand Corporation (HNZC)	Dr C E Kirman / A Devine Ellis Gould Lawyers PO Box 91250, Auckland 1142. ckirman@ellisgould.co.nz	749 - points 11-16 original submission	That the Proposed Waikato District Plan (PWDP) does not provide sufficient long term residential development capacity as per Future Proof and the Waikato Regional Policy Statement (WRPS), and that the zones and rules proposed do not reflect or are not the most appropriate to meet the residential and economic growth goals of the WRPS.	SUPPORT	I support the HNZC considerations regarding the lack of adequate land zoned for residential expansion around existing centres, the adequacy of the PWDP Objectives and Policies to address the Requirements of the WRPS in meeting the residential and economic growth targets for these areas, and further believe that the rules and/or zone specific requirements as currently drafted will not meet the requirements of the WRPS, with my specific interests being the extent and nature of the residential zoning proposed for the periphery of Ngaruawahia.	Allowed - particularly as it relates to an expanded residential zone around Ngaruawahia to maintain consistency with the WRPS.
As above	As above	749 - original points 17 & 18	The need for residential	SUPPORT	I support residential zoning Rules or Standards that promote a variety of housing choices and densities that	Allowed - particularly as

			intensification in a new 'Medium Density' zone around and within existing town centres and urban settlements.		are in keeping with the expectations of the WRPS but with due consideration as to the servicability of the land whilst ensuing that productive rural land, where such rural land uses are sustainable, remain in rural production. I consider that land adjoining existing residential communities, with a location adjacent major water bodies that limit many farming practices, are ideal for exploring residential intensification as proposed by a 'Residential Medium' zoning.	it relates to an expanded residential zone around Ngaruawahia to maintain consistency with the WRPS. The 'Medium' zoning could perhaps take the form of an 'Overlay' for specific areas.
As above	As above	749 - original point 19	A 'Residential zoning, to allow for residential intensification, of properties within 800 metres of existing residential areas, etc.	SUPPORT	I support the 'walkability' aspect of the submission by HNZC which promotes easy walking access from areas for residential intensification to existing centres. Existing zoning initiatives in the PWDP are unlikely to achieve the density requirements and/or population targets of the WRPS and achieve this 'walkability'.	Allowed - particularly as it relates to an expanded residential zone around Ngaruawahia to maintain consistency with the WRPS
As above	As above	749 - summary point 749.154	referring to Appendix 4 of the submission with a new zoning of Residential Medium proposed for part of my property on River Road, Ngaruawahia.	Support in part	I own the 17.4 hectare freehold property held in one certificate of title (SA183/128) at 2831 River Road, Ngaruawahia. I support the need for intensified residential development around existing communities, but note that the submission from HNZC contains a 'split zoning' of my property - part Residential Medium and part Country Living. I consider my property should have a consistent level of zoning and density requirements, whether that be Residential or Residential Medium as proposed in the submission by HNZC.	Allowed in part, all of my property should be zoned either residential medium as per HCC submission, or zoned residential

As Above	As above	As above and Plan Provision 4.2	The need for residential housing zones that encourage housing choice with the need to differentiate development controls for areas close to existing town centres.	Support in part	If a 'split zoning' of my property is to occur as per the submission from HNZA, then I consider that the 'transition' in density from the zoning proposed for part of my property by HNZA as 'Residential Medium' to the balance of the properties zoning as Country Living is too vast - the balance of the property should, subject to the availability of services, be zoned residential.	Allowed in part with a zoning of Residential Medium for part of my property, with the balance having a residential zoning.
As above	As above	749	1.5.4 (d) Urban Grown and residential development should focus on a compact urban form with growth concentrated in, and around existing town centres and urban settlements	Support in part.	I support residential growth that targets compact urban form around existing communities, but note that other elements should also come into consideration such as the servability of the land, and its suitability- or lack of, for ongoing rural production. With a move to limit farming practices adjacent or adjoining major water bodies, residential expansion onto existing rural allotments adjacent the river and adjoining existing residential communities is a wise and sustainable land use decision.	Allowed in full and add ' <i>where such areas can be serviced and does not unduly result in the loss of sustainable productive farm land.</i> '
As above	As above	749	Density Target for proposed 'Residential Medium' density zone Proposed Policy 4.1.5 (c)	Oppose	A target of 30 households per hectare in a new Medium Density zone is unrealistic and does not take into account differing housing types, such as retirement village, single level stand alone low cost housing, or indeed communal living, which may develop in such a zone subject to the development standards. 30 dwellings per hectare is a historically high density target in most urban areas of NZ. Having such a high density target, combined with a maximum site coverage requirement of 45% will force multilevel development which adds to construction costs and reduces 'affordability'.	Disallow any reference to a specific target of 'households per ha but note that the anticipated population density is higher than in the Residential zone.
As above	As above	749	Point 42 of submission relating to Comprehensive Land	Support in full	A definition of a general terminology such as for a 'Comprehensive Development', whether it be a land development or subdivision, to support a single	Allow in full

			and Subdivision Development clause in definitions being limited to Te Kauwhata Lakeside Precinct		development in inappropriate. The definition should include any bundled 'integrated' developments on 'greenfield ' or larger underdevelopment infill areas subject to proximity to existing centres and servcability.	
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Note:

- *A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority. This is your responsibility.*
- *Please ensure that you fill in all columns of the table for each submission(s) or submission point(s) you are further submitting on. Use additional sheets of this page if required.*