

From: john.boyson@xtra.co.nz
Sent: Wednesday, 26 October 2022 9:08 am
To: DistrictPlan
Cc: Andrew.Bayly@parliament.govt.nz
Subject: FW: Public Notification of Variation 3 to the Proposed Waikato District Plan
Attachments: [2014398 Variation 3 notification letter.pdf](#); [Public Notice Final 14092022.pdf](#); [Variation 3 to the Proposed Waikato District Plan - Proposed Zoning - Planning maps.pdf](#)

Please find below our submission in response to the proposal to rezone parts of Pokeno to allow 3 x 3 housing which we strongly object to.

The specific provisions of the proposal that my submission relates to e.g provision number, map or natural hazard area

Response: The whole variation

Do you: • Support? • Oppose? • Amend?

Response: Oppose

What decision are you seeking from Council? What action would you like: • Retain? • Amend? • Add? • Delete?

Response: Delete and make submission to government demanding, on behalf of the community, that the requirements imposed on the Council to create this variation be removed.

Reasons

Response: Pokeno, like many other small communities in New Zealand, has been developed as a new township along traditional lines that reflect small town lifestyle in this country. Covenants have been developed and agreed to protect these values. Having high density housing such as the three by three proposal as planned would utterly destroy this environment. Furthermore, there appears to be no consideration of the services (power, water, sewerage, stormwater, roads and transport, etc) required to support such high density housing in any of the government's plans. The devaluation of our property, if this goes ahead, on which we may rely for our longer term retirement plans, has the potential to seriously derail these plans. Will the council/government compensate us for those losses? Based on their collective track record, I seriously doubt it.

I recognise that high density accommodation is needed to deal with the current population growth. However this can easily and more effectively addressed in the major conurbations where it is far more appropriate with high rise development and apartments as can be found in major centres around the world. My experience of Singapore where they successfully accommodate the equivalent NZ population in a space less than that of Auckland demonstrates this. The apartments there are world class and ideal for the growing number of people who prefer that lifestyle. They are also affordable with good government subsidies and have excellent community amenities surrounding them. That is the model NZ should be adopting for the short term solution.

For the longer term, the additional thing all crown authorities should be doing is stemming the international root problem. This is the ever increasing world population which is leading directly to this demand both here in NZ and the rest of the world. I appreciate this is not the Council or the Government's direct responsibility being a global issue. However both parties are directly impacted by the consequences. Accordingly, they should both be making strong representations to the world authorities to do something about this. As an aside, this is also a leading part of the climate change issue as well. The 3 x 3 proposal will inevitably have a negative consequential impact in this area as well.

Furthermore, as an essential local NZ part of the path to solving both problems long term, Council should also be asking government for action on those who wilfully bring children into the world without the means to support those children except through reliance on the taxpayer which is most definitely a key part of the problem. Having a child is a responsibility, not a right. Just because a thing can be done such as bringing a child into the world, does not mean it should happen.

As a footnote, I object strongly to timing of this proposal around the local govt elections, the poor communication and the particularly short timeframes to respond. This appears to be a jack up by government to rush things through and evade any opposition. This is a further nail in the coffin of the little respect I hold for the Crown and its various agencies. Trust has to be earned and this is doing nothing in that regard.

Note for the MP for Port Waikato:

I have also copied this submission to our local MP Andrew Bayly for his attention since this issue is being orchestrated by the government as an inept response to the global population growth and the national and international housing crises. This needs a nationally coordinated response that this government is failing miserably to manage.

Mr. Bayly, please do something about this before the heart of provincial NZ is ripped apart. We need more homes yes. But put high density properties in the main cities with good facilities around them. Satellite low density communities around the cities are also a positive step towards this particularly for retirees who generally wish for a quieter lifestyle. But do not mix the two things up as is happening here.

Regards

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From: districtplan.waikatodc@solutiondynamics.com
<districtplan.waikatodc@solutiondynamics.com>
Sent: Monday, 3 October 2022 1:57 pm
To: john.boyson@xtra.co.nz; priscilla.boyson@xtra.co.nz
Subject: Public Notification of Variation 3 to the Proposed Waikato District Plan

Teena koe

PUBLIC NOTIFICATION OF VARIATION 3 TO THE PROPOSED WAIKATO DISTRICT PLAN

Waikato District Council has publicly notified Variation 3 to the Proposed Waikato District Plan in accordance with the Resource Management Act 1991 and is now calling for submissions. Attached is the public notice, notification letter and map.

All planning documents, [maps](#) and prescribed [submission Form 5](#) can be found on our website [here](#).
Submissions close at 5pm on Friday 28 October 2022.

Nga mihi

Clive Morgan
Community Growth General Manager
Waikato District Council

Te Kaunihera aa Takiwaa o Waikato

■ **Nama waea: 0800 492 452**

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