



**Proposed Waikato District Plan
Enabling Housing Supply Variation 3
to the Proposed Waikato District Plan
Submission form**

ECM Project: PDP2022V003-03
ECM #
Submission # 063
Customer #
Property #

RMA Form 5

Closing date for submissions: 5pm on Friday 28 October 2022

Submitter details: (please note that the (*) are required fields and must be completed)

Name of submitter*:	
Contact person for communications*:	
Agent (if applicable):	
Postal address*:	
Suburb:	Town/City*:
Country:	Postal code*:
Daytime phone:	Mobile:
Email address for submitter*: Email address for agent (if applicable):	
Please tick your preferred method of contact* <input type="checkbox"/> Email <input type="checkbox"/> Postal	Correspondence to* <input type="checkbox"/> Submitter <input type="checkbox"/> Agent <input type="checkbox"/> Both
Trade competition and adverse effects:* <input type="checkbox"/> I could <input type="checkbox"/> I could not gain an advantage in trade competition through this submission. Only if you ticked "I could" above, please answer this question: 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. Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part I of Schedule I of the Resource Management Act 1991	
Would you like to present your submission in person at a hearing? <input type="checkbox"/> Yes <input type="checkbox"/> No If others make a similar submission I will consider presenting a joint case with them at the hearing. <input type="checkbox"/> Yes <input type="checkbox"/> No	

Please complete a line for every submission point, adding as many additional lines as you need:

<p>The specific provisions of the proposal that my submission relates to e.g provision number, map or natural hazard area</p>	<p>Do you:</p> <ul style="list-style-type: none"> • Support? • Oppose? • Amend? 	<p>What decision are you seeking from Council?</p> <p>What action would you like:</p> <ul style="list-style-type: none"> • Retain? • Amend? • Add? • Delete? 	<p>Reasons</p>
<p>e.g. SUB-RI Subdivision - general</p>	<p>e.g Support</p>	<p>e.g Retain rule SUB-RI</p>	<p>e.g Subdivision should be allowed for</p>

Please return this form **no later than 5pm on Friday 28 October 2022** to:
 Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742, or e-mail: districtplan@waidc.govt.nz

Signed: Date:
 (A signature is not required if you make your submission by electronic means)

PRIVACY ACT NOTE: Please note that all information provided in your submission will be used to progress the process for this variation, and may be made publicly available.

Decision Sought from the Waikato District Council

We seek a decision from the Waikato District Council that enables our property to have the new Medium Density Residential Zone 2 provisions (as prescribed and notified in Variation) across them.

We request that the provisions of Variation 3 are amended to provide for the inclusion of 35 Old Taupiri Road, Ngaaruawaaha in Medium Density Residential Zone 2.

Specific Provisions of Variation 3 and Reason

1. Include 35 Old Taupiri Road in MDRZ 2

Our preferred approach is the rezoning of the above properties from General Residential Zone to Medium Density Residential Zone 2. There are no specific provisions in Variation 3 which require amendment.

We recognise that with this request we are contesting the implementation of the Urban Fringe qualifying matter that was created by the Waikato District Council via the “any other matter” as provided for under section 77(l)(j) of the Resource Management Act 1991.

Although we acknowledge the reasons for limiting intensification beyond the 800m walkable catchment of a town centre, we contest that there are more appropriate locations in Ngāruawāhia to implement Variation 3 and would not detract from the existing character of the township.

35 Old Taupiri Road is a large residential property that can meet the objective of housing supply when developed under the MDRZ 2 provisions, but its distinctiveness to many of the properties in the 800m walkable catchment is that it can be undertaken in a planned and urban-designed manner so as not to reduce existing local amenity in Ngāruawāhia.

We are of the view that the Urban Fringe qualifying matter is for spatial purposes and does not appreciate that better outcomes can be achieved in the urban fringe of Ngāruawāhia.

We are of the view that intensification beyond the 800m walkable catchment in Ngaaruawaahia is consistent with the overarching national, regional and district policy framework. Our property is directly across the road from the proposed edge of the 800m zone and we argue it should be included.

We do not wish to be heard in support of this submission.

Ngaa mihi, naa

Storme Baird

35 Old Taupiri Rd, Ngaaruawaahia

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