



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

**Submission form**

ECM Project: PDP2022V003-03
ECM # .....
Submission # <b>074</b>
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*: <b>Patricia (Trish) Savage</b>	
Contact person for communications*: <b>Patricia (Trish) Savage</b>	
Agent (if applicable):	
Postal address*: <b>5 Galston Court</b>	
Suburb: <b>Pokeno</b>	Own/City*: <b>Pokeno</b>
Country: <b>New Zealand</b>	Postal code*: <b>2402</b>
Daytime phone: <b>0212204148</b>	Mobile: <b>0212204148</b>
Email address for submitter*: <b>trishsavage@xtra.co.nz</b>	
Email address for agent (if applicable):	
Please tick your preferred method of contact* <input checked="" type="checkbox"/> <b>Email</b> <input type="checkbox"/> Postal	Correspondence to* <input type="checkbox"/> <b>Submitter</b> <input type="checkbox"/> Agent <input type="checkbox"/> Both
<input type="checkbox"/> Trade competition and adverse effects: * I could <b>I could not</b> 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.  <b>Note:</b> 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 1 of Schedule 1 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"/> <b>No</b>  If others make a similar submission I will consider presenting a joint case with them at the hearing. <input type="checkbox"/> <b>Yes</b> <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</p> <p>e.g provision number, map or natural hazard area</p>	<p>Do you:</p> <ul style="list-style-type: none"> <li>● Support?</li> <li>● Oppose?</li> <li>● Amend?</li> </ul>	<p>What decision are you seeking from Council?</p> <p>What action would you like:</p> <ul style="list-style-type: none"> <li>● Retain?</li> <li>● Amend?</li> <li>● Add?</li> <li>● Delete?</li> </ul>	<p>Reasons</p>
<p>e.g. SUB-R1 Subdivision - general</p>	<p>e.g Support</p>	<p>e.g Retain rule SUB-R1</p>	<p>e.g Subdivision should be allowed for .....</p>
	<p><b>Oppose</b></p>	<p>I am a home owner and resident of 5 Galston Court. My side of this small cul de sac is not included in the proposed re zone BUT the other side of my street is.</p> <p>It is great that the Council has pushed back against the central government proposal to rezone the whole of the Pokeno area and has an agreement to look at a restricted area of Pokeno ie 800m radius of the town centre.</p> <p>However I would strongly suggest amendments to the restricted area and that the plan be revisited and reconsidered to focus on areas in Pokeno that are yet to be developed rather than areas that currently have housing, with existing covenants.</p> <p>My other recommendation would be to look for total area equivalent spaces to the proposed area covered under the blanket 800m radius which might be made up of pockets of land in different areas. E.g There are a few undeveloped areas around Pokeno where medium density housing could be considered without affecting current housing. E.g. East side of Helenslee Road? Area in behind Helenslee and Hillside which are in the proposed areas to be rezoned.</p>	<p>Reasons:</p> <p>*. Current home owners bought in Pokeno accepting the covenants were in place and binding. This provided some assurance that, for example, all dwellings in the area would be single story. This gave assurance about future living conditions and expectations of what our environment would be like and continue to be like. Rezoning these areas is undemocratic and totally dismisses existing home owners rights.</p> <p>Enabling high density housing to be built in currently undeveloped areas allows people to fully understand what the area will be like and provides choices etc for prospective home owners without disadvantaging or stressing out current home owners.</p> <p>Other reasons and concerns I have include:</p> <p>* house values will potentially decrease affecting our retirement future and choices. Who will want to buy our house that potentially had medium density building directly across the road? The potential for a single level house to be dwarfed by a 2 or</p>

		<p>3 story dwelling either side becomes a fearful reality for those on the other side of our street and for us to be looking at.</p> <p>* traffic congestion. This small cul de sac does not physically have enough space for the increases number of potential vehicles, should one half of the street become medium density housing.</p> <p>* strain on existing infrastructure like waterways, power, transport. There is already a nation wide issue with infrastructure.</p> <p>* health and safety issues for the Primary School families - traffic is a Ready congested there during drop off and pick up times as it falls within the 800m zone too.</p> <p>I would appreciate my concerns being considered alongside other Pokeno residents.</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](mailto:districtplan@waidc.govt.nz)

Signed: ..... (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.

**From:** [Trish](#)  
**To:** [DistrictPlan](#)  
**Subject:** enabling-housing-supply-variation-3-submission  
**Date:** Friday, 28 October 2022 1:57:53 pm

---

To Whom It May Concern

I wish to make a submission regarding Proposed Variation 3: enabling housing supply.

I am a home owner and resident of 5 Galston Court. My side of this small cul de sac is not included in the proposed re zone BUT the other side of my street is.

It is great that the Council has pushed back against the central government proposal to rezone the whole of the Pokeno area and has an agreement to look at a restricted area of Pokeno ie 800m radius of the town centre.

However I would strongly suggest amendments to the restricted area and that the plan be revisited and reconsidered to focus on areas in Pokeno that are yet to be developed rather than areas that currently have housing, with existing covenants.

My other recommendation would be to look for total area equivalent spaces to the proposed area covered under the blanket 800m radius which might be made up of pockets of land in different areas. E.g There are a few undeveloped areas around Pokeno where medium density housing could be considered without affecting current housing. E.g. East side of Helenslee Road? Area in behind Helenslee and Hillside which are in the proposed areas to be rezoned.

Reasons:

\*. Current home owners bought in Pokeno accepting the covenants were in place and binding. This provided some assurance that, for example, all dwellings in the area would be single story. This gave assurance about future living conditions and expectations of what our environment would be like and continue to be like. Rezoning these areas is undemocratic and totally dismisses existing home owners rights.

Enabling high density housing to be built in currently undeveloped areas allows people to fully understand what the area will be like and provides choices etc for prospective home owners without disadvantaging or stressing out current home owners.

Other reasons and concerns I have include:

\* house values will potentially decrease affecting our retirement future and choices. Who will want to buy our house that potentially had medium density building directly across the road? The potential for a single level house to be dwarfed by a 2 or 3 story dwelling either side becomes a fearful reality for those on the other side of our street and for us to be looking at.

\* traffic congestion. This small cul de sac does not physically have enough space for the increases number of potential vehicles, should one half of the street become medium density housing.

\* strain on existing infrastructure like waterways, power, transport. There is already a nation wide issue with infrastructure.

\* health and safety issues for the Primary School families - traffic is a

Ready congested there during drop off and pick up times as it falls within the 800m zone too.

I would appreciate my concerns being considered alongside other Pokeno residents.

Regards

Patricia (Trish) Savage  
28/10/22

Sent from my iPad