

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

ECM Project: PDP2022V003-03
 ECM #
 Submission # **096**
 Customer #
 Property #

Submission form
 28 OCT 2022
 Time 2:36pm Initials Jessy
 NGARUAWAHIA



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*: Greg Wiechern	
Contact person for communications*: Greg Wiechern	
Agent (if applicable):	
Postal address*: 15 Jacobs Lane, RD1	
Suburb: Taupiri	Town/City*: Ngaruawahia
Country: NZ	Postal code*: 3791
Daytime phone: 027 348 6529	Mobile: 027 348 6529
Email address for submitter*: Email address for agent (if applicable):	
Please tick your preferred method of contact* <input checked="" type="checkbox"/> Email <input type="checkbox"/> Postal	Correspondence to* <input checked="" type="checkbox"/> Submitter <input type="checkbox"/> Agent <input type="checkbox"/> Both
Trade competition and adverse effects*: <input type="checkbox"/> I could <input checked="" 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 checked="" 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 checked="" 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-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>MRZ2 @ Medium density residential zone</p>	<p>Oppose</p>	<p>Delete</p>	<p>I am concerned that much of the area shown as MRZ2 in Ngaruawahia isn't suitable for this form of development. My reasons are listed below, See separate sheet</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: 28/10/2022

(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.

I wish to make a submission to the Medium Density Housing Proposed District Plan Variation 3

With regard to Ngaruawahia:

I am concerned that much of the area shown as MRZ2 in Ngaruawahia isn't suitable for this form of development. My reasons are listed below.

- 1) The town is generally a commuter town for people working in Hamilton.
- 2) Public transport from Ngaruawahia to areas of employment in Hamilton isn't suitable due to the need for multiple changes of buses to get to work places in Hamilton, the major areas of employment being in Te Rapa/Frankton, the Waikato Hospital and the University and potentially the Ruakura hub that is being built currently.
- 3) Having the basis for medium density as being a short distance from public transport is negated by the distance/time that will be required to travel to work places in Hamilton, also noting that public transport currently is unsuitable for shift workers.
- 4) The Ngaruawahia town centre currently has very limited services for residents. The existing supermarket has no space to develop, many of the other businesses are take away food premises. Few people will go to a supermarket and carry their groceries home.
- 5) Many households have 2 people working and a large percentage will have 2 cars, either 2 private vehicles or a private vehicle and a work vehicle. Medium density creates an issue for parking. You only need to look at major cities worldwide, even those with very good public transport services.
- 6) Property prices do not drop with this type of development. Looking at the Lakeside development in Te Kauwhata where 2 bedroom homes with no garaging, on 175 square metre sections, are selling for \$650,000
- 7) Medium density development really doesn't stack up in Ngaruawahia. The reason why many people have moved to the town is affordability of houses with space around them. The prices have to be lower than in Hamilton as there is the time and cost of commuting to be taken in to account. Over all the years that I have lived here, property prices have been very similar to the Nawton area in Hamilton. Young people without families tend to be those living in the medium density areas in Hamilton. Being close to the city centre, as in Frankton where a lot of this type of development is occurring, allows them to socialise easily. Most families prefer to have some space and we see that with the popularity of the new subdivision areas in Ngaruawahia, with sections around 600 sq m.
- 8) What Ngaruawahia really needs is an area to setup a retirement village. The area off Galbraith Street that is targetted for medium density would be ideal and would possibly free up larger houses if people want to sell their existing home.
- 9) If built, any medium density housing must be built in a controlled manner, not randomly at a developers whim. It must allow for suitable leisure areas.
- 10) Some areas on Lower Waikato Esplanade, Old Taupiri Road, River Road, Hakarimata Road and Waingarō Road are designated as high risk flood area and/or Flood plain management area.

Free range Chickens – Cooped up Residents...NOT in our town