

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

Submission form

ECM Project: PDP2022V003-03
 ECM #
 Submission # ...**097**.....
 Customer #
 Property #

RMA Form 5

SCANNED
 Set No _____

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

WAIKATO DISTRICT COUNCIL
 26 OCT 2022
 Time 11am Initials TS
 NGARUAWAHIA

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

| | |
|---|--|
| Name of submitter*: <u>Jim Ivens</u> | |
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| 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 type="checkbox"/> No | |

Jim Ivens 23/10/22

Waikato District Council Submission on Variation 3

Jim Ivens, 69b Hakanoa Street, Huntly

Submission format

I apologise that this submission does not follow the page 2 format of the downloadable document. I am unable to complete that document as I do not have a computer.

Submission process

I suspect that a number of affected property owners in my area will not make submissions given that they:

- Are elderly and may not have appropriate computers or computer skills
- Have not understood the implications of Variation 3
- Have, as a result of the last 2 years, come to consider that their opinions are considered to have no value and that someone else will make a decision regardless.

This latter point may have been demonstrated by the significantly lower voter turnout in the 2022 Waikato District Council election than that of 2019.

I have spoken to a couple of my neighbours who have received the letter who have not understood it or don't have ability to make a submission.

Possibly more responses would be received if Council held local meetings or went door to door to speak with owners.

Effect on homeowners

In buying a house most owners look for value for money and aesthetic benefits. This for some may be living in city centres. For others it may be having a detached house with a nice section giving them light, privacy, and access to local facilities with neighbours who enjoy similar benefits. The majority of the affected owners in Huntly would fall into the latter category. Imagine their horror in waking up one morning to discover that their next door neighbours have built 3x 3 storey buildings along the boundary possibly affecting light, definitely affecting privacy and maybe creating additional problems such as noise, neighbour disputes etc.

This Variation will destroy neighbourhoods.

Variation 3

Successive governments have failed to adequately address housing issues in New Zealand. This has been exacerbated by the current government with its Kiwibuild monumental failure and its failure to get Councils to free up land for residential purposes. Having failed the policy response has been to virtue signal it's desire to be seen to be doing something by sticking it to existing homeowners and destroying neighbourhoods.

Introduction of this proposal by Council is unlikely to have a significant impact on the housing situation with the number of new homes created probably being low. Compare this with the success of the Ohinewai Sleepyhead initiative where some 1200 houses are being built.

If Council was serious about contributing to increased housing there is enough land in the Waikato District to build several towns the size of Hamilton. Given that farming activities in the region are likely to decrease as a result of the government's proposal to start charging farmers for climate change gases building towns may be a better option than planting pinus radiata.

The Variation will permit up to 3 properties up to 3 storeys high to be built. In Huntly East nearly all houses are single storey. These new properties will be an absolute eyesore in this type of environment.

Criteria used

If Council is seeking to maximise the impact of the Government initiative why has it restricted it:

- to MDR2 properties in the 4 towns

- to properties within an approximate 800m walking distance from town.

Given that very few people appear to walk possible more effective criteria would be perhaps 500m from the major supermarket, or 500m from the local high school.

If Council is not seeking to maximise the impact why is it doing it at all?

Existing Services

In progressing this proposal has Council done a cost benefit analysis of the costs that may be required to upgrade existing services to meet a higher demand such as water supplies, sewerage etc as against increased rates income and if so what was the outcome.

Political Environment

The recent local body elections and voting polls have shown that New Zealanders do not blindly accept the Government's policy agenda. For example:

- The Mayor of Auckland has stated that he will not be spending money on 3 Waters. He has told Auckland Transport to meet the transport needs of Aucklanders rather than impose change.
- Christchurch City Council has advised that it will not be implementing its version of this Variation 3.

Waikato District Council could also decide that it's function is to meet the needs of it's ratepayers rather than implementing dubious adverse policy initiatives and could, thus, determine not to implement the proposal.

69b Hakanoa Street Huntly

Variation 3 applies to an area approximately 800 meters from the town centre. As shown in the attached this property is 1.04km from the Huntly Post Office. As such this property should fall outside the proposal.

Variation 2 to the Waikato District Plan provided that certain properties in Huntly were subject to resource consents being required for subdivision where they could be affected by environmental effects such as flooding. This property was included.

Conclusion

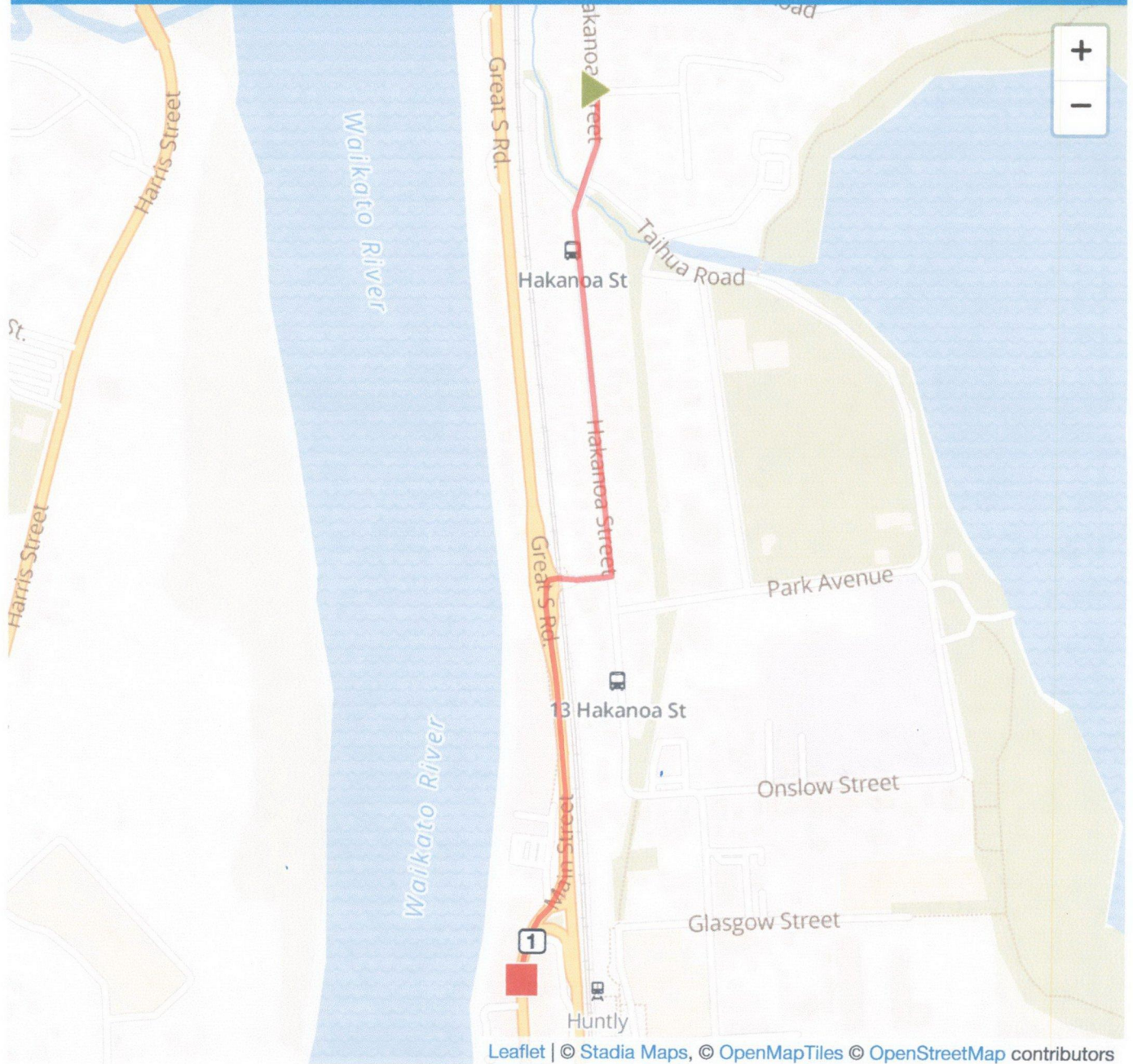
A poor policy initiative from Government which will have limited positive impact and a significant adverse impact for homeowners, in reducing property prices, and destroying the ambience of neighbourhoods they live in.

I am assuming that the majority of those in Government who support the initiative are unaffected by it. I would ask Councillors, in any vote on the matter, to consider how they would vote if they were personally affected by the Variation.

Recommendation

- 1. That Council recognise that it's first priority is to satisfy the needs of its ratepayers**
- 2. That Council reject Variation 3**
- 3. That if Council approves Variation 3 it should:**
 - 1. accept that it would effectively destroy neighbourhoods and take responsibility for any losses to homeowners eg sale price reductions**
 - 2. amend the criteria to be 500m from town or other appropriate destination**
 - 3. restrict new dwellings to single storey**
 - 4. exclude properties further than the specified distance in the Variation**
 - 5. exclude properties that are covered by other variations to avoid confusion**

mapometer - unnamed route



Leaflet | © Stadia Maps, © OpenMapTiles © OpenStreetMap contributors

Distance
1.04 km

ascent
0 m

descent
0 m