

BEFORE THE WAIKATO DISTRICT COUNCIL INDEPENDENT HEARING PANEL

IN THE MATTER of Proposed Variation 3, under clause 16A of Schedule 1 of the Resource Management Act 1991, to the Proposed District Plan Change

AND
IN THE MATTER of submissions by Greig Developments No 2 Limited and Harrisville Twenty Three Limited, Tuakau.

**To: The Hearings Co-ordinator
Waikato District Council**

**PRIMARY STATEMENT OF DUNCAN MCNAUGHTON FOR HARRISVILLE
TWENTY THREE LTD**

4 July 2023

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MAY IT PLEASE THE PANEL

1. Introduction and Background

- 1.1 My name is Duncan Samuel McNaughton and I live at 203 Buckville Rd, Tuakau with my wife Catherine and our son.
- 1.2 We are directors of Harrisville Twenty Three Ltd which is the owner of 23 and 23A Harrisville Rd.
- 1.3 While we don't live on the property in Harrisville Rd, we are strong supporters of the wider Waikato District. I grew up as the third generation on a sheep and beef farm in Glen Murray and our son was born there, we still have strong ties to this area. We have spent the last 20 years just around the corner from 23 Harrisville Rd and enjoy being a part of this rich and diverse culture.
- 1.4 As a part of the wider Waikato community, I have taken pleasure in giving back in a variety of ways. With skills as an earthworks operator and landscaper we have redeveloped the Glen Murray Cemetery where many of our relatives including my parents are both buried. In a voluntary capacity we removed old and dangerous trees and improved access for those visiting the grave sites or burying loved ones.
- 1.5 We support the Onewhero Rugby club in sponsorship as a way of giving back to the many years that I enjoyed playing there in my younger days.
- 1.6 Closer to home we support equestrian activities and have spent many voluntary hours at the Pukekohe A & P grounds helping to improve their infrastructure, with new entranceways off Boundary Rd into the grounds at Gate 7 making access for trucks and public safer. We have also built a concrete wash bay that can be used by all who use this facility.
- 1.7 Wetland development and improving habitat for our native flora and fauna has extended beyond our business and into all things bird and bush alike.

Over the last 10 years we have designed and built/restored 27 wetlands in the Waikato River catchment. This has been in conjunction with WCEET (Waikato Catchment Ecological Enhancement Trust), Fish & Game and local landowners.

- 1.8 As a personal project I have developed a swampy area in Glen Murray into a lovely pond complete with native plantings that will continue to improve with time and maturity. Alongside this we are also keen on pest eradication working alongside DOC with our own pest traps and checking trap lines on a regular basis to catch rats, stoats and weasels who predate our natural wildlife.

2. Tuakau is a Great Town for Growth

- 2.1 My main motivation for this project is to enable the social and economic growth in Tuakau. We have had a contracting business in Pukekohe for over 20 years and in that time have seen the subdivision of high producing blocks of land cut up into sections. 23 Harrisville Rd is a non-productive block of land. The property is a close walk to the centre of town, is surrounded by residential housing and is a good fit for further development. Tuakau is running out of sections close to town and this would provide an option for first home buyers and retirees a place to live locally within the bustling community.
- 2.2 The location is perfect. It is close to all the facilities that you need in day-to-day life e.g., the Tuakau Health Centre, the local 4 Square supermarket, Tuakau College, Harrisville Primary School, and the local soccer grounds and skate park at the end of the main street for recreation. The Waikato River is just at the bottom of the hill for families to enjoy picnicking on the adjacent reserves through to water sports or joining the strong Tuakau Waka Ama team. Tuakau is a thriving community that needs to be allowed to continue to grow and flourish.

3. Productivity and Infrastructure

- 3.1 In terms of the productivity of my block, while I am not a formal expert, I was a dry stock farmer, and I am a rural contractor. My land is too small to do any serious farming or horticulture and is really now only a “lifestyle” block that can support a few (currently 3 heifers) to keep the grass down. Providing homes would be a more logical purpose for this land and provide jobs and economic growth to the Tuakau community.
- 3.2 We are willing to co-operate with all parties to bring infrastructure together to complete a modern living subdivision, where design will create a healthier and better quality of life.
- 3.3 We are passionate about the environment and with our previous expertise in the development of wetlands, we would like to enhance the wetland on the Harrisville Rd property with appropriate plantings. Thereby not only benefitting the natural habitat and birdlife but also making a feature for the surrounding families to enjoy. There is nothing quite like searching for an eel with the mud squelching up between your toes. Or watching a brood of ducklings nesting in the reeds.

4. Conclusions

- 4.1 We are keen to see other families able to enjoy and live in this area, as it has so much to offer from good schooling, local restaurants and easy access to the beautiful outdoors that is the Waikato. 23 Harrisville Rd is only about 350 - 450m up the road from the main town centre. The land currently grazes only a few cows. It makes sense in our minds to develop it into housing so that more people can enjoy what Tuakau has on offer.

- 4.2 On behalf of Tuakau and our families, I respectfully request that the land at 23 and 23A Harrisville Rd be approved for rezoning from Large Lot/Village to residential through the Medium Density Residential Standard provisions of Variation 3.

Duncan McNaughton and Catherine Fawcett-McNaughton

4 July 2023