



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

ECM Project: PDP2022V003-03
ECM #
Submission # 021
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.

1 INTRODUCTION

- 1.1 My name is Brett Titchmarsh. I live at 11 Coles Road in Tuakau. I have lived in Tuakau for over 30 years.
- 1.2 I am pleased to make this submission on the notified Variation 3 to the proposed Waikato District Plan (PDP).

2 ENABLING GROWTH OF TUAKAU

- 2.1 We want Tuakau to be a vibrant, attractive place to live and work, where housing is affordable and is supported by good infrastructure and community spaces. To achieve that, we need to attract investment and development in and around the township.
- 2.2 We believe that Tuakau is an excellent location for residential growth within the Waikato district over the next 50 years. It has a vibrant existing urban area, and is well located to transport along State Highway 22, with public bus services and the potential for a future connection to Te Huia along Northern Island Main Trunk Line. It is located in close proximity to other upcoming urban areas such as Pukekohe and Pokeno.
- 2.3 Growth in Tuakau has been long envisaged and planned for. In 2014, the Tuakau Structure Plan (**Structure Plan**) was created to guide future development of the town, identifying appropriate areas to accommodate both business and residential growth. Waikato 2070 also identified areas within Tuakau to accommodate future urban growth. Both the Structure Plan and Waikato 2070 were informed by discussions with iwi, interest groups and the wider public. The Structure Plan was also informed by a suite of detailed technical reports, addressing matters relevant to the planning for growth such as infrastructure servicing requirements, urban design, ecology and traffic.
- 2.4 Despite this, there remain areas of Tuakau which were identified in the Structure Plan and Waikato 2070 but are still not zoned for that purpose. To provide for maximum choice and affordability we believe that all areas identified to accommodate growth in the Structure Plan and Waikato 2070 should be zoned for that purpose now. The community and Council, supported by technical analysis, have identified these areas as appropriate for residential growth so it makes sense that all of that land is zoned now to avoid unnecessary delay and costs associated with rezoning in the future.

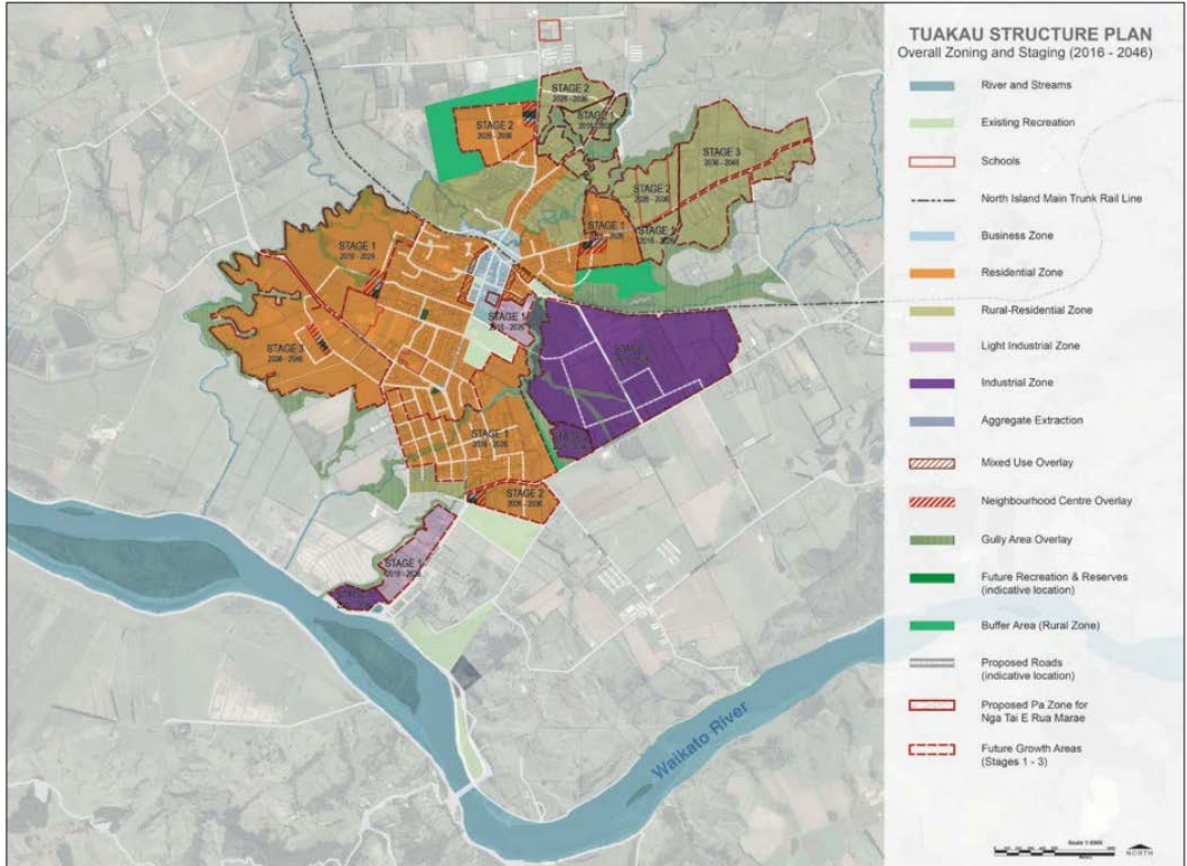
3 RELIEF SOUGHT

- 3.1 In light of the above, it is requested that all the areas identified to accommodate residential growth in the Structure Plan (refer **Attachment 1**) and Waikato 2070 (**Attachment 2**) are rezoned through Variation 3 for residential purposes now, and that the medium density

residential standards are adopted for all residential areas within Tuakau unless a valid qualifying matter applies.

- 3.2 I wish to be heard in support of my submission and am happy to consider a joint presentation at the hearing with other submitters of similar interest.

Attachment 1 – Tuakau Structure Plan – Growth Areas



Attachment 2 – Waikato 2070 – Growth Areas

