



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

ECM Project: PDP2022V003-03
ECM # .....
Submission # <b>027</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*: Howard Lovell	
Contact person for communications*:	
Agent (if applicable): Tim Lester	
Postal address*: PO Box 38	
Suburb:	Town/City*: Hamilton
Country:	Postal code*: 3240
Daytime phone:	Mobile: 021993223
Email address for submitter*: Email address for agent (if applicable): howardlovell@gmail.com; tim.lester@bluewallace.co.nz	
Please tick your preferred method of contact* <input checked="" type="checkbox"/> Email <input type="checkbox"/> Postal	Correspondence to* <input type="checkbox"/> Submitter <input type="checkbox"/> Agent <input checked="" 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.  <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 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 checked="" 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"> <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-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](mailto:districtplan@waidc.govt.nz)

Signed: Tim Lester ..... Date: 26/01/2022 .....

(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.

26 October 2022  
Our Ref: 16097  
Client: Howard Lovell

**Waikato District Council**  
**Private Bag 544**  
**Ngāruawāhia 3742**

Murray Wallace B.Surv., MNZIS  
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- Registered Land & Engineering Surveyors
- Land Development Consultants
- Resource Management Planners
- Members of the Consulting Surveyors of New Zealand 
- Registered Professional Surveyors

Phone 07 839 7799

Dear Sir / Madam

**Waikato Proposed District Plan Variation 3 – Enabling Housing Supply: Submission of Mr. Howard Lovell**

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**Submitter:** Mr. Howard Lovell

**Submission:** To zone areas within the PDP Taupiri Residential Area to Medium Residential 1 (MRZ1)

**Decision sought:** To amend the PDP planning maps to include MRZ1 at the locations provided in Attachment 1.

**1) Introduction**

Blue Wallace Surveyors Limited (BWS) wish to provide a submission on behalf of Mr. Howard Lovell (the Submitter) on the recently released Intensification Planning Instrument (IPI) by Waikato District Council (WDC).

WDC have named the notified IPI *Variation 3 (VAR 3)* to the Proposed Waikato District Plan – Appeals Version (PDP).

BWS acknowledge that the IPI process has been introduced by the *Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021* which requires WDC to amend the PDP to provide for high and medium density development in response to an increasing demand for housing in urban areas across the district.

In particular, the 2021 Amendment Act gives effect to the intensification requirements put in place under the in the National Policy Statement on Urban Development 2020 (NPS-UD) - and therefore has introduced Medium Density Residential Standards (MDRS).

The MDRS direction will enable up to three dwellings (up to three stories high) in all applicable residential zones in the PDP as a permitted activity. Furthermore, WDC is also required to enable up to six-storey buildings within walkable catchments of commercial centres.

In providing this submission BWS understand that the MDRS' are mandatory provisions to be included in the PDP by WDC – and therefore any direct changes to these standards will be out of scope, and hence unable to be changed through the VAR 3 submission process.

## 2) Submission Context

The Submitter is a significant landowner in the rapidly expanding Taupiri Township and has recently had approximately 34ha of land that was previously used for dairy farming being rezoned to Residential Zone under the PDP review process.

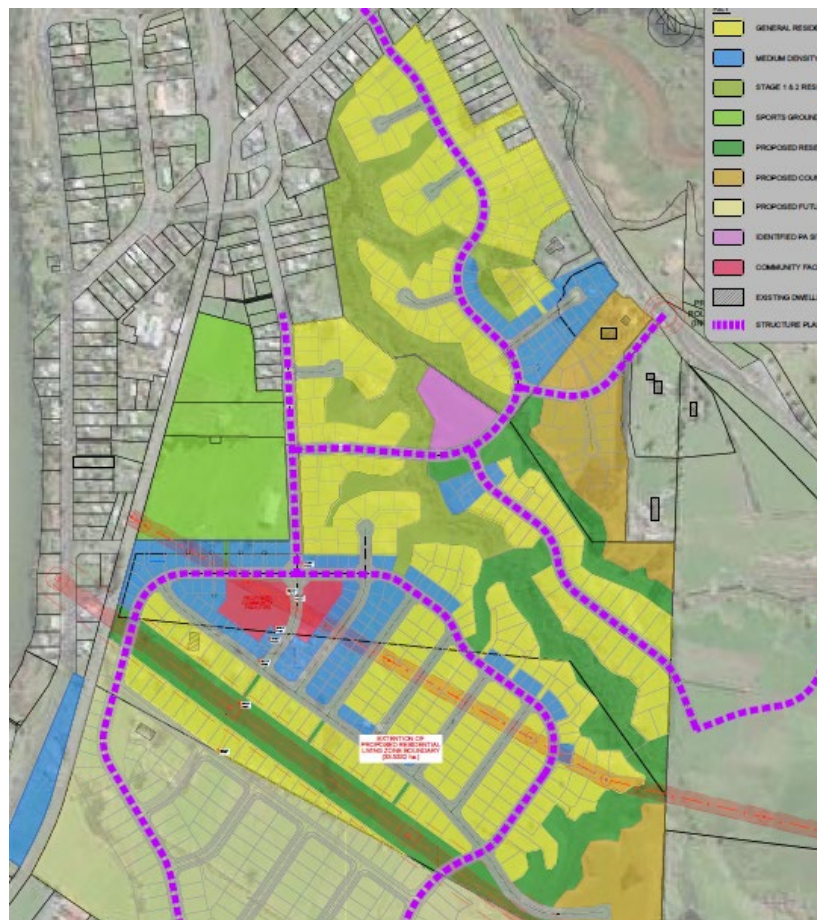
The basis of the rezoning was that the recently opened section of the Waikato Expressway (State Highway 1) – Huntly Bypass – had ‘opened up’ development feasibility to Taupiri given its proximity to the expressway and consequently, its ability to cater an increasing catchment of commuters accessing both Hamilton and Auckland.

Further to the effect of the expressway is Taupiri’s identified role in satisfying much needed urban land requirements for the regions housing demand – as a “key growth area’ that is clearly articulated within the Future Proof Strategy (2022).

On the back of successfully rezoning 34ha of the Submitters land under the PDP, it is reasonably considered that VAR3 presents itself as a viable mechanism to have residential areas within the expanding township identified as *Medium Density Residential Zone 1 (MRZ1)*.

The reason why such a zoning is being sought by the Submitter is to take account of strategically planned future growth, which is being planned for the Taupiri Township, as well as to create a consistency of built form across the Waikato District’s main urban areas (both existing and future growth areas) whereby housing choice needs to be available.

The Submitter has considered how and where MRZ1 housing could sensibly be provided for within the Taupiri Township – with such areas being presented in the housing density plan attached to this submission (**Attachment A**) – and spatially represented in blue:



In providing this submission, the Submitter seeks the MRZ1 be applied to the areas identified within **Attachment A**; and furthermore that consequential amendments are made to VAR3 to adequately enable the additional medium density within the Taupiri Township.

### 3) **Variation 3: Current Scope**

WDC is proposing to implement housing intensification provisions in the PDP ad directed under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

The effect of this proposal is VAR 3 to the PDP whereby the existing urban areas in the towns of Huntly, Ngaaruawaahia, Pookeno and Tuakau will be overlain by a Medium Density Residential Zone 2 (MRZ2).

The MRZ2 overlay will see the provisions of the Medium Density Residential Standards apply – thus allowing intensified residential development occur without requiring land use consent.

VAR 3 has been proposed in the PDP with 'Urban Fringe' being considered as a qualifying matter; consequently, provisions for the General Residential Zone will still apply – and therefore no MDRS would apply.

Notwithstanding the above, Taupiri has not been included in VAR3 as the township did not have a population of over 5,000 people in 2018, and furthermore Council's demographic reporting for VAR 3 did consider that the Township is planned to be part of a housing and labour market of 10,000.

### 4) **Taupiri Urban Extent**

Currently Taupiri represents a urban area with an area of 182.85 ha. – this includes all residential and future urban zoned land.



**Taupiri Current and Future urban Area (source: GRIP)**

Upon a high-level area assessment using a minimum residential allotment size of 450m<sup>2</sup> a hypothetical housing capability is 4,063 dwellings.

In applying a standard capacity of 2.5 persons per dwelling a residential population very close to 10,000 can be calculated to be living in the Taupiri Township urban area in the coming years.

Whilst the 10,000 residential population for the Township makes a number of assumptions (i.e., not including un-developable land in the area calculation), the growth of the area is undeniable from a Waikato District perspective; and furthermore, the Township has been shown to have a high demand for housing.

#### **5) Decision Sought**

The Submitter has prepared a concept plan indicating where commercial and higher density residential/urban land uses could occur within the Taupiri Township. A copy of this concept plan is provided in **Attachment A** to this submission.

In consideration of the attached plan, the Submitter seeks that a medium residential zone (MRZ1) is provided for one of the Waikato District's rapidly establishing urban areas – and such provision contained with the VAR 3 process currently open to feedback.

It is sought that the MRZ1 areas are included within the PDP Planning maps along with the consequential amendments to the VAR3 text within the PDP.

The Submitter could not gain advantage in trade competition through this submission.  
The Submitter wishes to be heard in support of this submission.

If others make a similar submission, the Submitter would be willing to consider presenting a joint case with them at hearing.

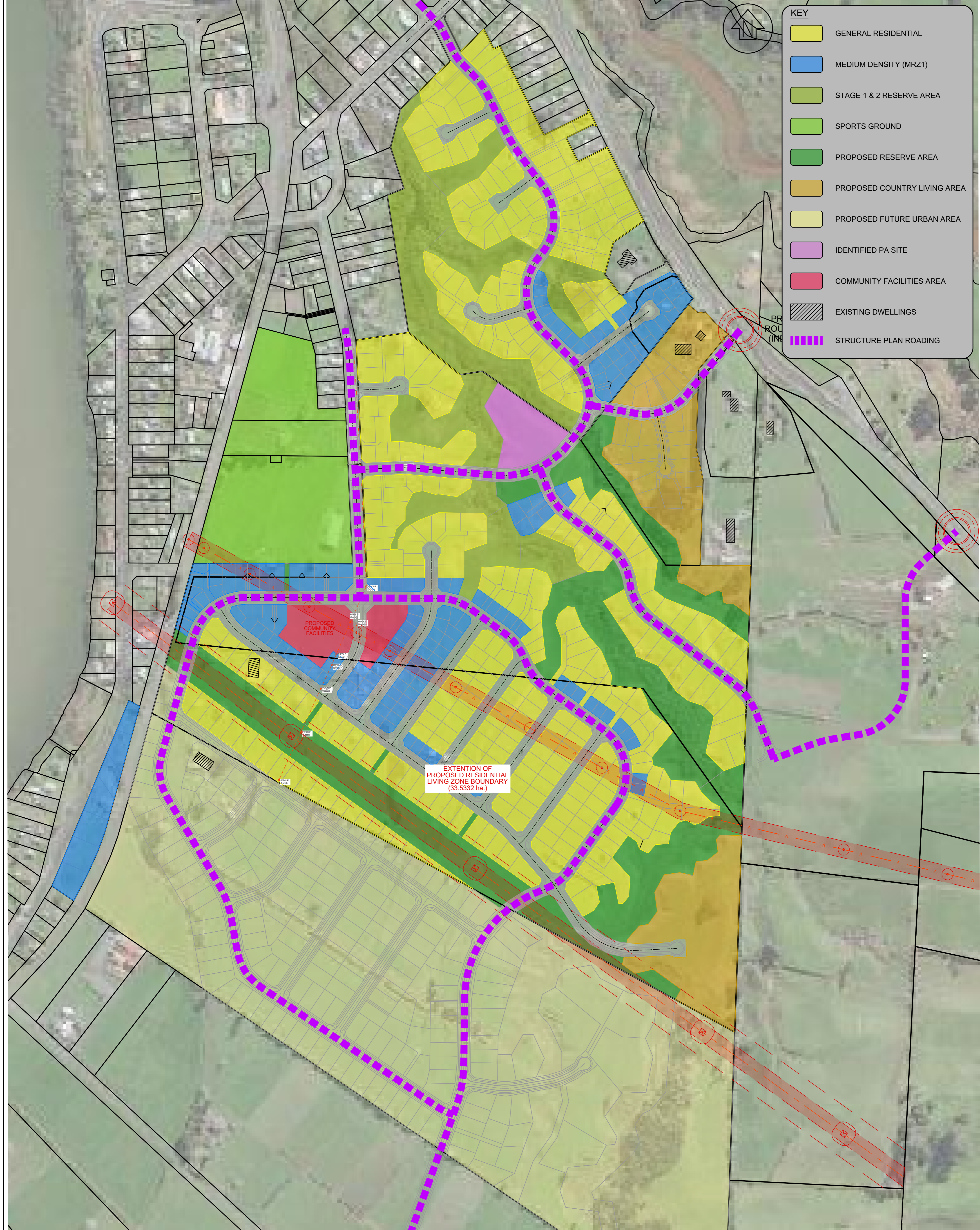
Any clarification or further information regarding the above submission can be made to the author at [tim.lester@bluewallace.co.nz](mailto:tim.lester@bluewallace.co.nz).

Regards



Tim Lester  
Blue Wallace Surveyors Ltd

***Attachment A: Concept Plan showing MRZ1 areas***



KEY	
	GENERAL RESIDENTIAL
	MEDIUM DENSITY (MRZ1)
	STAGE 1 & 2 RESERVE AREA
	SPORTS GROUND
	PROPOSED RESERVE AREA
	PROPOSED COUNTRY LIVING AREA
	PROPOSED FUTURE URBAN AREA
	IDENTIFIED PA SITE
	COMMUNITY FACILITIES AREA
	EXISTING DWELLINGS
	STRUCTURE PLAN ROADING

EXTENSION OF  
PROPOSED RESIDENTIAL  
LIVING ZONE BOUNDARY  
(33.5332 ha.)

No.	Amendment	Init.	Date.	Designed.	WAB
1	LOVELL SOUTH BLOCKS - REV #A	WAB	14/10/22	Drawn.	WAB 14 OCTOBER 2022
2				Checked.	
3				Approved.	

S:\2016\16097 - LOVELL\REZONING HEARING\TVEA\16097-00-PL-100 LOVELL STH FUTURE URBAN #A 29-09-22.DWG

**CONCEPT PLAN BASE PLOT  
LOVELL SOUTH BLOCKS  
TAUPIRI**



25 Harwood Street, P O Box 38  
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Email office@bluewallace.co.nz

SCALE: 1:5000 @A3, 1:2500 @A1	DATE: OCTOBER 2022	PREPARED FOR: H. LOVELL	Drawing Reference: <b>16097-00-PL-100</b>	Revision: <b>#A</b>
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