



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

ECM Project: PDP2022V003-03
 ECM #

 Submission # **068**

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*: Stephen Banks	
Contact person for communications*: Stephen Banks	
Agent (if applicable):	
Postal address*: 5 Galston Court	
Suburb: Pokeno	Town/City*: Pokeno
Country: New Zealand	Postal code*: 2402
Daytime phone: 021945422	Mobile: 021945422
Email address for submitter*: onehotrod@xtra.co.nz	
Email address for agent (if applicable): <input type="checkbox"/> <input type="checkbox"/>	
Please tick your preferred method of contact* <input 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:* 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. <input checked="" type="checkbox"/> Note: <input type="checkbox"/>	
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 <input type="checkbox"/> <input type="checkbox"/>	
Would you like to present your submission in person at a hearing? <input type="checkbox"/> Yes <input checked="" 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:

The specific provisions of the proposal that my submission relates to e.g provision number, map or natural hazard area	Do you: <ul style="list-style-type: none"> Support? Oppose? Amend? 	What decision are you seeking from Council? What action would you like: <ul style="list-style-type: none"> Retain? Amend? Add? Delete? 	Reasons
Ref: ME37806 VI (Pokeno)	Support	Amend	<i>e.g Subdivision should be allowed for</i>
Proposed Variation 3: Enabling Housing Supply. Existing General Residential Zone Properties To Be Rezoned Medium Density Residential Zone 2	Council agreement to limiting the area for rezoning from the government proposal of the whole of Pokeno to restricted areas	Restrict medium density housing to areas not yet developed so people are aware, when purchasing in the future, what is allowed, in that location.	Existing properties were purchased with full awareness and support of current covenants enforcing single level housing and should therefore not be changed.

Additional reasons to amend and restrict medium density housing to areas not yet developed so people are aware, when purchasing in the future what is allowed in that location are these items which I don't believe are being carefully considered:

- Infrastructure- water, power, sewerage.
- Transport - each 3 x 3 potentially having a minimum of 6 vehicles, two per house. This will clog up roads further as existing properties already park their cars on the road as opposed to existing garaging. Also the Primary School currently adds to this issue at drop off and pick up times creating safety issues for children and parents.
- The potential for existing single level properties to be dwarfed by a two or more storied dwelling. This will affect property values of people's biggest asset and their ability to resell will be compromised. This would have a huge impact on people's health and well being.

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@waidec.govt.nz

Signed: Stephen (Steve) Banks.....

Date: 28/10/22

(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