



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

ECM Project: PDP2022V003-03
ECM #
Submission # 070
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.

28 October 2022

To the Waikato District Council

Name of Submitter: J & A Whetu

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

In accordance with Form 5 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003, this is a submission from J & A Whetu (Ngaaruawaahia residents and property owners at 4 Caleb Close, Ngaaruawaahia) to Variation 3: Enabling Housing Supply ("Variation 3") to the Proposed Waikato District Plan.

Included with this cover letter is a completed and signed Waikato District Council submission form.

Decision Sought from the Waikato District Council

We seek a decision from the Waikato District Council where there are provisions in the Proposed District Plan that protect the privacy and amenity of properties located in the proposed new Medium Density Residential Zone 2 but choose not to develop their properties.

We recognise that Variation 3 is to enable medium density development, however not every property in the zone wants to develop to the full extent permitted.

We believe that there is a missed opportunity in Variation 3 for provisions to be included in the Proposed District Plan that can support property owners who choose not to develop their property to protect their own privacy and other interests.

Specific Provisions

Italicized and highlighted in red text, we request the following amendments and addition to the identified Medium Density Residential Zone 2 provisions for consideration by the Waikato District Council:

Text in Variation 3
MRZ2-O6 Reverse sensitivity. (1) Avoid or minimise the potential for reverse sensitivity by managing the location and design of sensitive activities through: (a) The use of building setbacks; and (b) The design of subdivisions and development.

Proposed Amendment

MRZ2-O6 Reverse sensitivity.

(1) Avoid or minimise the potential for reverse sensitivity by:

(a) managing the location and design of sensitive activities through:

- The use of building setbacks; and
- The design of subdivisions and development.

(b) Enabling properties/sites that do not develop to medium density residential to protect its privacy and amenity

Text in Variation 3

MRZ2-P11 Reverse Sensitivity.

Maintain appropriate setback distances between new sensitive land uses and existing lawfully established activities that may result in reverse sensitivity effects.

Proposed Amendment

MRZ2-P11 Reverse Sensitivity.

(1) Maintain appropriate setback distances between new sensitive land uses and existing lawfully established activities that may result in reverse sensitivity effects.

(2) Allow structures, and/or screen planting, that protect privacy and amenity on properties/sites that adjoin medium density residential development

Proposed New Rule

MRZ2-S9A

Screening on Non-Medium Density Residential developed properties

(1) Activity status: PER

A property/site that adjoins a property/site(s) where any land use and building under standards MRZ2-S2 to MRZ2-S7 (excluding MRSZ2-S4A) is carried out, the following is permitted:

- (a) The construction of privacy structures of 4m high within 1m of the adjoining boundary,*

Or

(2) Activity status where compliance not achieved: RDIS

Council's discretion is restricted to the following matters:

- (a) Shading*

<p><i>(b) The planting of trees of up to 11m in height, along the shared boundary</i></p>	
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Where any consequential amendments in other areas of Variation 3/Proposed District Plan is needed, we envision that the Waikato District Council will undertake those amendments on our behalf.

Additionally, we anticipate that properties in the General Residential Zone that also adjoin Medium Density Residential Zone 2 properties may also need access to similar provisions so that they are able to protect their privacy and other interests. We think this should also be considered in the decision of the Waikato District Council.

In closing, we acknowledge that there are benefits from enabling medium density residential development across Aotearoa New Zealand, but we wish to avoid the adverse impacts of permitted and controlled land use building activities that may occur directly next door to us.

We do wish to be heard in support of this submission, and we do not believe that we can gain an advantage in trade competition through this submission.

Ngaa mihi, naa



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