

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

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- I could not gain an advantage in trade competition through this submission
- Yes I would like to speak to my submission at the hearing
- Yes if others make a similar submission I will consider presenting a joint case with them at the hearing.

**Please note my submission is focused on the Ngaruawahia Area.**

**The provision of the proposal that my submission relates to is:**

**1. MRZ2 Zoning (in general) – I Support**

Reasons:

- 1.1 To enable affordable multi/generational living and papakainga opportunities for existing residents and their families.
- 1.2 To provide existing residents and those without development and consents knowledge or financial means the same opportunities as developers by eliminating resource consent costs resulting in affordability.
- 1.3 To provide 'first homes' to residents that have been unable to enter the property market by providing opportunity for them to build on existing family land.
- 1.4 I believe that just because people 'can' build up to three stories high does not mean that they are likely to do so.
- 1.5 MRZ2 zoning rules will mean more brownfield development and land utilisation without the need to change and rezone rural land which envelopes the Ngaruawahia catchment, keeping its amenity value of a unique, standalone urban town.

**2. MRZ2-S4 Setbacks (1) and MRZ2-S3 Height in relation to boundary (b)iii Oppose highlighted section ~~where a common wall is proposed.~~**

*PER Where: (a) Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below: Yard Minimum depth Front 1.5m Side 1m Rear 1m (excluded on corner sites) (b) This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites ~~or where a common wall is proposed.~~*

I propose to remove the ability to create new common walls between housing. The rule should instead read that the standard does not apply to existing common walls and a new rule should be created requiring that new common walls can only be made between garaging. This would be a deterrent in building tall built together block housing which seems to be what the general public are opposing (based on the pictures used in all of Waikato District Councils media releases and subsequent comments made by residents).

Requiring boundary setbacks will create at least 2 metres of space between titles based on the 1 metre setback rule.

*Proposed new rule:*

*Common walls are **not permitted** in MDRZ2 unless the common wall adjoins non-habitable garaging at ground level.*

### 3. Qualifying Matters: Urban Fringe Criteria 'Walking Distance' – I Oppose

Reasons:

- 3.1 Section 771 of the amendment act allows Council to make the MDRS less enabling in an area where a qualifying matter (QM) applies, the 'urban fringe' 800m walking distance qualifying matter hinders the MRZ2 being applied to what I believe are key development properties. Council has created an Urban Fringe area which is the General Residential Zone outside of an '800 metre' walkable distance from the Town Centre. I believe the walking distance is too short and should be increased to 1000m (at least) as per the findings of the NZ Household Travel Survey (2015-2018) which identifies that the average walking trip is 11-minutes and is equivalent to a distance of 1km (1000m). That would in turn reduce Urban Fringe areas allowing more families the opportunity to create housing under the MRZ2.
- 3.2 **Ngaruawahia town centre.** Several properties/areas (in Ngaaruawaahia) have been left out of the MRZ2 zone based on the walking distance criteria. Ngaruawahia is a unique town and has geographically spaced amenities/facilities. The 'town centre' used in urban planning and district plans is not necessarily the area frequented by residents. Other factors should 'trump' the urban fringe QM, such as if the property is within close proximity to a recreational reserve, a bus stop, a supermarket or Marae. It is more likely that residents will visit those places on foot rather than the town centre regardless of its proximity. Visiting the Ngaruawahia town centre would usually mean you are going to: The doctor or physio (Not many sick/injured people walk to the doctors/physio), The laundromat (no matter how close you live majority would not walk), Takeaways (unless you are eating in town most people would drive so it doesn't get cold), the supermarket (Supermarkets are generally for larger grocery shops requiring a vehicle, as opposed to walking to a dairy for lesser items).
- 3.3 **Walkability.** In the Waka Kotahi Pedestrian Network guidance 'walkability' section there are seven key characteristics that focus on the needs of all pedestrians. Safe, inclusive, comfortable, direct, legible, connected and attractive. The walkable distance wasn't specifically listed as a prime reason why people walk.
- 3.4 **Importance to Maaori.** Connecting Maaori to areas that are of cultural value – ie Marae, Awa and Maunga. The western view of connectivity to townships has

been applied to establish qualifying matters but doesn't consider the importance of Tuurangawaewae Marae.

**3.5 Relationship of Maaori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.** Page 29 of the Section 32 report states: '.....the approach of the PDP to this section 6 matter is largely through two mechanisms: a. ....; and **b. enabling development of Maaori owned land** (Note that point specifically says 'Maaori owned land' not 'Maaori land'. Extending the walkable distance will allow more Maaori to develop their land (point 3.2.3 below)

#### **4. Ngaruawahia Maps – MRZ2 Zones – Amend- Requires extending**

Reasons:

3.1 Areas of the land zoned as MRZ2 in the maps will mostly likely not be developed into housing painting a skewed picture of Ngaruawahia development possibilities. Some of the properties identified in the maps as being MDRZ2 are:

- The local swimming pools
- Saint Pauls Primary School
- Ngaruawahia Primary School
- Tuurangawaewae Marae
- Te Kaahu Kohanga Reo
- New Castle Kindergarten
- The River Bed Motel
- Nga Miro Health Centre
- Tuurangawaewae Marae Trust Board Land/5 Acres (Maaori reservation/papakainga)
- Land that has already been approved for MRZ2 housing development
- Land that already contains several houses/cross leases or flats/papakainga
- Land that is too close to the River
- Recreational Reserves

Increasing the areas zoned MRZ2 will mitigate the inclusion of the above as MRZ2 properties in the 'actual' intensification numbers.

#### **3.2 Specific areas that should be included in the Ngaruawahia MRZ2 zone are:**

##### **3.2.1 From Belt Street to North Street(inclusive) in Ngaruawahia:**

Reasons:

- Close proximity to Supervalu Supermarket
- Close proximity to the Cycleway
- Close proximity to public transport stops
- Close proximity to Te Mana o te Rangi reserve
- Close proximity St Pauls Primary School
- Close proximity Waikato Esplanade Reserve
- Straightforward unobstructed footpaths to the Town Centre.
- Many large sections where land can be utilised

### **3.2.2 Uenuku Street, An extended area of Havelock Road and Ngaruawahia Road**

- Close proximity to a corner dairy
- Close proximity to Centennial park
- Close Proximity to Waipa Primary School
- Close proximity to Public transport stops
- Many large sections where land can be utilised
- Green outlook to Centennial and League Parks

### **3.2.3 Kent Street, George Street, Queen Street and King Street – extended to the end of the roads (as opposed to mid-point)**

Reasons:

- Close proximity to Tuurangawaewae Marae
- Close proximity to Paterson Park
- Close Proximity to Kindergarten, Day-care, Koohanga reo
- Close Proximity to Bernard Fergusson School
- Close proximity to Ngaruawahia High School
- Close proximity to Nga Miro health centre
- Close proximity to Waikato Awa
- Majority of the property owners on these streets are Maaori
- Majority of the properties on these streets are whaanau homes
- Multi-generational whaanau living arrangements is common
- The residents at the northern end of these streets should be afforded the same opportunities as many other properties in Ngaruawahia
- Developing existing properties for engaged community members
- Can help to ensure the families that dedicate their time to the marae are provided for and are within close proximity to the marae – future proofing availability of kaimahi.
- 50-100 metres out of 'walkable distance' from the town centre shouldn't prevent these whaanau from utilising their land.

### **3.2.3 I support the Lower Waipa Esplanade Area being included in the MRZ2 zone.**

## **4.0 General Comments**

As a born and raised resident of Ngaruawahia, I have seen many changes over the years – but majority are recent. Our town has grown with subdivisions created in almost all corners of the town – the River Terraces, Jackson Street, Te Wiata Lane, Whitby estate and more recently River Road Estate. I have watched the recently rezoned residential land on Galbraith Street, Ngaruawahia Road, Starr Road and Saalbrey Road be snapped up by developers. A handful at most of the new houses are sold to existing residents and their families but majority come from Hamilton and other areas – the locals being priced out. In my opinion, the risk with 'out of towners' buying in Ngaruawahia results in a disengaged community. Those people most often keep their Hamilton Gym and sports club memberships, their existing Hamilton doctors, Schools, shopping spots etc. Our population numbers grow, but our club members, committees, community organisers, and groups – remain the same.

In my view, developers have two things that existing residents don't have. 1) Know how (Consenting, surveying, council process and technical knowledge etc) and 2) Money. The MRZ2 will provide many existing Ngaaruawahia whaanau with opportunity to add to their properties. It could mean the beginning of generational wealth, an inheritance or a financially healthy whaanau trust. It could mean the sustainability of sports clubs where 'club whaanau and stalwarts' are paramount in their succession planning, and the most critical factor for me is getting people out of rent-a-cabins and garages and into their very own healthy homes where money (or lack of) isn't the determining factor.

Waikato District Council has an opportunity here to enable and provide for their existing communities whilst complying with legislative requirements.

*"One of the key principles of the 2022 update of the Future Proof Strategy is to enable well-functioning and quality environments, based around transit-oriented development and connected centres. The Strategy notes that urban centres are not just about providing development capacity – they must do so in a way that enables all people to provide for their social, economic, and cultural well-being, and for their health and safety, now and into the future"*

Thank you, Jodi Bell 28/10/2022.