



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

ECM Project: PDP2022V003-03
ECM #
Submission # 077
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*: Eden Lapwood	
Contact person for communications*: Eden Lapwood	
Agent (if applicable):	
Postal address*: 22 Dominion Road	
Suburb:	Town/City*: Tuakau
Country: New Zealand	Postal code*: 2121
Daytime phone: 02102475039	Mobile: 02102475039
Email address for submitter*: edenlapwood@hotmail.com	
Email address for agent (if applicable):	
Please tick your preferred method of contact* <input checked="" 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:* <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. 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 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</p> <p>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>
<p>I wish to make a submission to the Medium Density Housing Proposed District Plan Variation</p>	<p>Oppose</p>	<p>Ammend</p>	<p>I am concerned that much of the area shown as MRZ2 in Tuakau isn't suitable for this form of development. My reasons are listed below.</p> <p>1) The town is generally a country town for people working in Hamilton or Auckland to live in and enjoy a small town environment.</p> <p>2) Public transport from Tuakau to areas of employment isn't suitable due to the need for multiple changes of buses to get to work places the major areas of employment. And is completely inadequate for shift workers.</p>
			<p>3) Having the basis for medium density as being a short distance from public transport is negated by the distance/ time that will be required to travel to work places in Hamilton and Auckland also noting that public transport currently is unsuitable for shift workers.</p>
			<p>4) The Tuakau town centre currently has very limited services for residents. The existing supermarket has no space to develop, many of the other businesses are take away food premises. Few people will go to a supermarket and carry their groceries home.</p> <p>5) Many households have 2 people working and a large percentage will have 2 cars, either 2 private vehicles or a private vehicle and a work vehicle. Medium density creates an issue for parking. You only need to look at major cities worldwide, even those with very good public transport services.</p>
			<p>6) Property prices do not drop with this type of development.</p> <p>7) Medium density development really doesn't stack up in Tuakau. The reason why many people have moved to the town is affordability of houses with space around them. The prices have to be lower than in Hamilton and Auckland as there is the time and cost of commuting to be taken in to account. Young people without families tend to be those living in the medium density areas in Hamilton and Auckland and choose to for the ease of socialization in larger areas</p>
			<p>with bars/restaurants to accommodate them. Most families prefer to have some space with sections around 600 sq m.</p> <p>9) If built, any medium density housing must be built in a controlled manner, not randomly at a developers whim. It must allow for suitable leisure areas, parking and take the effects of environment into consideration.</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: 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.