



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

ECM Project: PDP2022V003-03
ECM #
Submission # **087**
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)

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| 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> |
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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.

To the Waikato District Council

Name of Submitter: Marae Tukere

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 Marae Tukere (Ngaaruawaahia resident and property owner at 8 Old Taupiri Road 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

My whaanau have resided in Ngaruawahia since the establishment of Tuurangawaewae Marae and as a trustee of the Marae and life-long resident I am concerned about the physical and environmental impact of variation 3 on the town.

1. The negative impact of intensification on te awa o Waikato is a paramount consideration. Waikato District Council must confirm that the current and future water infrastructure is adequate to support intensified housing and there must be no further discharge to the awa.
2. The impact on the Marae should be taken in to account by the Council. Tuurangawaewae Marae needs special consideration and therefore, there should be a buffer zone between the marae and any intensified housing development.
3. While I acknowledge and accept that housing is required urgently, there should be consideration of the impact of intensified housing on the visual and physical aspects of our residential streets.
4. I suggest council should consider whether the variation should apply only to alternate sections. This would prevent our current residential streets, such as Old Taupiri Road, from becoming like urban (e.g. Hamilton Streets) where there is row upon row of apartments next door to each other. Particularly where those sections face the awa and will therefore block the river views for other residents; council should restrict the proposed 3 up model on sections immediately adjacent to the awa.
5. I seek from the Waikato District Council a decision 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. I 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.

6. I 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 privacy and other interests.

Specific Provisions

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

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| Text in Variation 3 |
| <p>MRZ2-O6 Reverse sensitivity.</p> <p>(1) Avoid or minimise the potential for reverse sensitivity by managing the location and design of sensitive activities through:</p> <p>(a) The use of building setbacks; and</p> <p>(b) The design of subdivisions and development.</p> |
| Proposed Amendment |
| <p>MRZ2-O6 Reverse sensitivity.</p> <p>(1) Avoid or minimise the potential for reverse sensitivity by:</p> <p>(a) managing the location and design of sensitive activities through:</p> <ul style="list-style-type: none"> - The use of building setbacks; and - The design of subdivisions and development. <p><i>(b) Enabling properties/sites that do not develop to medium density residential to protect its privacy and amenity</i></p> <p><i>© restricting the development of sections immediately adjacent to the awa and to Tuurangawaewae Marae</i></p> |

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| Text in Variation 3 |
| <p>MRZ2-P11 Reverse Sensitivity.</p> <p>Maintain appropriate setback distances between new sensitive land uses and existing lawfully established activities that may result in reverse sensitivity effects.</p> |
| Proposed Amendment |
| <p>MRZ2-P11 Reverse Sensitivity.</p> <p><i>(1)</i> Maintain appropriate setback distances between new sensitive land uses and existing lawfully established activities that may result in reverse sensitivity effects.</p> |

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

| Text in Variation 3 | |
|---|---|
| MRZ2-S4 | Setbacks |
| <p>(1) Activity status: PER</p> <p>Where:</p> <p>(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)</p> <p>(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.</p> | <p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Road network safety and efficiency;</p> <p>(b) Potential to mitigate adverse effects on the streetscape through use of other design features;</p> <p>(c) Daylight admission to adjoining properties; and</p> <p>(d) Privacy overlooking on adjoining sites.</p> <p>Notification</p> <p>Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S4 will be considered without public notification.</p> |

| Proposed Amendment | |
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| MRZ2-S4 | Setbacks <i>for Medium Density Residential development</i> |
| <p>(1) Activity status: PER</p> <p>Where:</p> <p>(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)</p> | <p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Road network safety and efficiency;</p> |

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| <p>(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.</p> | <p>(b) Potential to mitigate adverse effects on the streetscape through use of other design features;</p> <p>(c) Daylight admission to adjoining properties; and</p> <p>(d) Privacy overlooking on adjoining sites.</p> <p>Notification</p> <p>Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S4 will be considered without public notification.</p> |
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| Proposed New Rule | |
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| <i>MRZ2-S9A</i> | <i>Screening on Non-Medium Density Residential developed properties</i> |
| <p><i>(1) Activity status: PER</i></p> <p><i>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:</i></p> <p><i>(a) The construction of privacy structures of 4m high within 1m of the adjoining boundary,</i></p> <p><i>Or</i></p> <p><i>(b) The planting of trees of up to 11m in height, along the shared boundary</i></p> | <p><i>(2) Activity status where compliance not achieved: RDIS</i></p> <p><i>Council's discretion is restricted to the following matters:</i></p> <p><i>(a) Shading</i></p> |

Where any consequential amendments in other areas of Variation 3/Proposed District Plan is needed, I envision that the Waikato District Council will undertake those amendments on my behalf.

Additionally, I 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 are able to protect their privacy and other interests. I think this should also be considered in the decision of the Waikato District Council.

In closing, I acknowledge that there are benefits from enabling medium density residential development across Aotearoa New Zealand, but I wish to avoid the adverse impacts of permitted and controlled land use building activities that may occur directly next door to us, I wish to preserve the country town feel of our streets by spreading out the intensive housing development; and I wish to preserve the views to the awa by restricting development on properties immediately adjacent to the awa. I also wish to elevate the importance of Te Ture Whaimana and adverse impacts on the awa through any proposed development and the status of Tuurangawaewae Marae as a significant place of historical and cultural importance and therefore requiring a buffer zone from intensified housing developments.

I do wish to be heard in support of this submission, and I do not gain an advantage in trade competition through this submission.

Nгаа mihi, naa

Marae Tukere

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Ngaaruawahia

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