

**From:** [info@waipadc.govt.nz](mailto:info@waipadc.govt.nz)  
**To:** [Policy Shared](#)  
**Subject:** External Sender: Waipā District Plan - Plan Change Submission Form 5 - Peter West  
**Date:** Sunday, 4 September 2022 12:22:19 pm

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**Full name of submitter** Peter West

**Contact name (if different from above)**

**Email address**

**Address for service**

**Contact phone number**

**This is a submission on the following proposed plan change to the Waipā District Plan**

Plane Change 26

**Could you gain an advantage in trade competition through this submission?** I could not

**Are you directly affected by an effect of the subject matter that - (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition?** I am not

**Do you wish to be heard (attend and speak at the Council hearing) in support of your submission?** I do not

**If others make a similar submission, will you consider presenting a joint case with them at the hearing?** No

**Do you support the proposed change(s)?** I support

**The specific provisions of the plan change my submission relates to are (give details):**

Medium Density Residential Standards

**My submission is**

I support the intent of the plan change and believe it should proceed. We are currently in a housing crisis, with home ownership become more of a distant dream for more and more people. This plan change will allow more more houses to be built which will increase supply, keeping to suppress price increases, or maybe even help bring houses down.

The current plan does not sufficiently allow for the types of housing which we need moving forward. People no longer need a 1/4 acre, and are more than happy living in a cheaper townhouse. The explosion of townhouses in the last 5 years reinforces this. Allowing townhouses will allow for more affordable housing options to be available to people in Waipa more broadly.

Increasing housing density will also help stop productive farmland being taken over.

I acknowledge three stories and three homes is a lot, so maybe we should manage this to 2 storeys and 2 residential units per title.

**I seek the following decision/s from Council**

To proceed with the intent of the proposed plan change and allow more housing intensification.

**Attachments**