Submission by
Hamilton City Council

PLAN CHANGE 17 – NGARUAWAHIA AND SURROUNDING VILLAGES PROPOSED REZONING

16 May 2016

1.0 INTRODUCTION

1.1 Hamilton City Council (HCC) welcomes the opportunity to make a submission to the Waikato District Council’s Plan Change 17 - Ngaruawahia and surrounding villages proposed rezoning.

2.0 SUMMARY

2.1 HCC is opposed to the proposed Plan Change as HCC would like to better understand the rationale and justification of these proposed zone changes, particularly in relation to the Regional Policy Statement, the Future Proof Strategy and the Council’s overall strategy for managing growth and zoning. The submission points below reflect this. Waikato District Council is currently working on population and household growth projections and supply within the District, which although not yet finalised, would be useful to consider alongside such plan changes.

2.2 HCC would like to engage in further dialogue to better understand the potential yield of the proposed rezonings and the impact of these on the ability of Waikato District Council to accommodate projected growth in the District. In particular, HCC has an interest in the proposed rezoning that enables further growth to occur on the boundary of Hamilton, and any possible effects this would have on HCC’s physical and social infrastructure and the integrity of our own planning/policy directives.

3.0 FURTHER INFORMATION AND HEARINGS

3.1 Should the Waikato District Council wish to discuss the points raised by HCC, or require additional information, please contact Sam Foster on 07 838 6929, email Sam.Foster@hcc.govt.nz in the first instance.

3.2 HCC does wish to be heard at the hearings for Plan Change 17 in support of this submission.

Yours faithfully

Richard Briggs
CHIEF EXECUTIVE
## 4.0 SUBMISSION POINTS

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<tr>
<th>Proposed Rezoning</th>
<th>Position</th>
<th>Comment</th>
<th>Decision Sought</th>
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<tbody>
<tr>
<td>General</td>
<td>Oppose</td>
<td>Hamilton City Council opposes the proposed plan change as HCC would like to better understand the rationale, justification and requirement to rezone this land outside of the up and coming District Plan Review process which would provide a better opportunity to understand and cater for growth at a district wide scale. The projected population growth to 2020 included in the Summary Statutory Report shows little demand for growth outside of Ngaruawahia and Taupiri. This doesn’t appear to align with the statement that the land identified within the Plan Change needs to be rezoned in a years’ time as opposed to a three to five year timeframe of a District Plan Review. The RPS informed by the Future Proof Growth and Development Strategy directs how land use planning should be carried out in the Future Proof Sub-Region, including the Waikato District. One of the key principles of this Strategy and the subsequent RPS provisions is controls on rural lifestyle developments close to towns and transport networks. This is coupled with the principle of ensuring village centres deliver for their community living needs and well-being. Without this being provided, residents are likely to look elsewhere to meet their needs. Further to this is the requirement to ensure areas of urban development are distinct from each other; this is particularly relevant to Horotiu. HCC is concerned that the general principles of both the RPS and the Future Proof Strategy are not adequately addressed by the proposed plan change and accordingly the agreed settlement pattern will be undermined with some of the proposed rezoning.</td>
<td>That the proposed plan change is instead considered as part of the upcoming District Plan Review.</td>
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| Maps 8,9,10 & 11 | Oppose   | Accommodating Growth in Horotiu and Te Kowhai  
In the Summary report, which includes the Section 32 analysis, Waikato District Council includes a growth projection table that projects population growth in each of the towns and villages to 2040. The projections show that Horotiu will be home to approximately 30 extra people by 2020 with a further 40 by 2040. As a rough estimate, the area of land of proposed to be rezoned, approximately 35 ha, may provide, depending on lots sizes and subdivision pattern, up to 100 lots, which at the average household size in the Waikato District of 2.8 (Statistics NZ – 2013 Census) is approximately 280 people when sites with development potential are considered. There is a large discrepancy between the projected growth numbers and what is proposed to be delivered by the notified rezoning in Horotiu. Similarly, Te Kowhai Village is also projected to grow by 10 people by 2020 before reaching a population of 1,670 people by 2040, with 41.6 ha proposed to be rezoned for ‘countryside living’. This creates a yield of approximately 60 lots or approximately 168 people.  | That the proposed plan change is instead considered as part of the upcoming District Plan Review. |
Proposed Rezoning | Position | Comment | Decision Sought
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| | | Given the relatively small projected population increases in these two areas, there seems to be little requirement for a plan change that sits outside of the planned District Plan Review process. While anecdotal evidence may suggest landowner desires for immediate land release, this should be tested and proven before land is rezoned without a wider strategic methodology. A more holistic approach to accommodating growth and zone changes, such as that available in the future District Plan Review, would be more appropriate and ensure that growth in Waikato District is managed in an efficient and effective manner. HCC would welcome the opportunity to be involved in the development of this. | That the proposed plan change is instead considered as part of the upcoming District Plan Review. |
Maps 8 & 9 | Oppose | HCC is opposed to the zoning as it would like to better understand the rationale behind the proposed change. HCC considers that the proposed rezoning in Horotiu is at odds with Future Proof and the Proposed RPS, which stipulates that there is to be clear separation of urban areas. In addition, the removal of industrial land identified in Table 6-2 of the Proposed RPS represents a further move away to the shortly to be made operative PRPS. Horotiu is located immediately to the north of Hamilton City’s Boundary and HCC is concerned that development this close to the City will put pressure on Hamilton to cater for these new residents without any support to do so. | |
New Residential Zone | | HCC would like to understand the level of infrastructure that is available to service the areas that are proposed to be rezoned in Horotiu, as this will have a direct impact on the lot size provided for in the “New Residential Zone”, and in consequence the potential housing yield of the identified area. If infrastructure is not provided, development will be akin to a smaller “lifestyle blocks”, which is also at odds with the direction of Future Proof and the RPS. | |
Country Living | | The proposed rezoning to “Country Living” in Horotiu is opposed as it is located immediately adjacent to the Hamilton City boundary and represents development that will put further pressure on Hamilton’s infrastructure. | |
Business Zone | | The proposed business zone represents a business centre on the edge of Hamilton’s Industrial area. The general rules of the zone provide little restraint in development. It is considered that the zoning of business land would be better contemplated during the District Plan Review process to ensure a holistic approach to the business hierarchy throughout the Waikato District. | |
<p>| | | As above, Hamilton would like to understand how Waikato District Council plans on supporting the proposed | |</p>
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| Maps 10 & 11      | Oppose   | **Country Living (Te Kowhai)**  
|                   |          | Te Kowhai is within close proximity to Hamilton and with only minor community infrastructure residents are likely to rely on Hamilton to service their needs, again likely to place further pressure on Hamilton’s physical and community assets. For this reason, the areas of Country Living Proposed in Te Kowhai also represent a concern to HCC.  
|                   |          | Future Proof identifies Te Kowhai as a rural village with reticulated services and as such expects any new housing to be delivered at a density of 8-10 dwellings per hectare. The proposed Country Living Zone fails to meet this standard, providing a gross density of 2 dwellings per hectare. The included growth projections see only 10 extra people in Te Kowhai by 2020, a total of three - four dwellings. This suggests there is little pressure to rezone these areas of land. Again, any anecdotal pressure needs to be tested and determined in order to ensure sound decision-making. Again, HCC consider a wider strategic approach, provided for by the District Plan Review, would ensure a better outcome for the area. | That the proposed plan change is instead considered as part of the upcoming District Plan Review. |