

# HCC submission

## Waikato District Proposed Plan - Hearing 10 Residential

25 February 2020

Sub	HCC submission	S42A Response	HCC Response
535.20	Retain Objective 4.2.16 Housing options. ... HCC supports the focus on a range of housing options within the Residential Zone.	Objective 4.2.16 is appropriate and is retained as notified	Support
535.21	Amend Policy 4.2.17 Housing types, by introducing a suite of policies including those on other housing types and high design quality. AND Amend the wider zone provisions as a consequential amendment.	The approach adopted in the PWDP was not to zone specific areas for higher-density residential development, but rather was to provide for multi-unit development as a restricted discretionary activity throughout the zone and to set out a policy framework (namely Objectives 4.1.2, 4.2.16, Policy 4.1.3, 4.1.5, 4.2.17, Policy 4.2.18, 4.2.19) that supported development of higher density in areas where the policy criteria were met (such as connected to public services, well-serviced by transport and in close proximity to town centres). This topic is further addressed in Topic 36 Medium Density Residential Housing. Affordable Housing is also discussed in Topic 35. The submitters have not provided information or analysis to support this change. In light of the reasons given above, I do not agree with the relief sought. I recommend that the panel reject both submission points.	Amend wording of 4.217 Policy – Housing types <i>(a) Enable a variety of housing types in the Residential Zone where it is connected to public reticulation within (insert list of reticulated residential), including:</i> <i>(i) Integrated residential development such as low-rise apartments and multi-unit development; and</i> <i>(ii) Retirement villages.</i>

# Key points

## HCC's interest in the Residential Zone:

- Support the growth settlement pattern of the WRPS & Future Proof
- HCC supports the growth of the existing towns
- Residential zone provisions should enable increased densities and housing types
- Increased residential development should be discouraged in CLZ and Rural zones

## Submission points:


- Support retention of Objective 4.2.16
- Amend Policy 4.2.17 by clarifying where the public reticulation is available and deleting points (i) & (ii)

## FURTHER INFORMATION

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