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13 December 2022

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Attn: Variation 3 Further Submission

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Dear Sir/Madam

**Waikato Regional Council Further Submission to Proposed Variation 3 – Enabling Housing Supply to the Proposed Waikato District Plan**

Thank you for the opportunity to make a further submission on Proposed Variation 3 – Enabling Housing Supply to the Proposed Waikato District Plan. Please find attached the Waikato Regional Council's further submission regarding this document. This submission was formally endorsed by the Director Science, Policy and Information under delegated authority on 13 December 2022. Waikato Regional Council looks forward to being involved in further discussion on this subject.

Should you have any queries regarding the content of this document please contact Katrina Andrews, Policy Advisor, Strategic and Spatial Planning directly on (07) 8590 929 or by email [Katrina.Andrews@waikatoregion.govt.nz](mailto:Katrina.Andrews@waikatoregion.govt.nz).

Regards,

A handwritten signature in blue ink, appearing to read "Tracey May". The signature is stylized and fluid.

Tracey May  
**Director Science, Policy and Information**

## **Further Submission from Waikato Regional Council on Proposed Variation 3 – Enabling Housing Supply to the Proposed Waikato District Plan**

**13 December 2022**

### **Introduction**

1. Waikato Regional Council (WRC) appreciates the opportunity to make a further submission to Proposed Variation 3 – Enabling Housing Supply (Variation 3). WRC’s primary interest is in relation to the Waikato Regional Policy Statement (WRPS). District plans, including variations to proposed district plans such as this one, are required to give effect to the WRPS (Resource Management Act 1991 s75(3)(c)).
2. WRC lodged a submission on Variation 3 (submission 42) on 27 October 2022. The purpose of this further submission is to respond to matters raised by other submitters to uphold important aspects of the WRPS, as well as to clarify the intent of one point raised in our initial submission.
3. Please note that Proposed Change 1 – National Policy Statement on Urban Development 2020 and Future Proof Strategy update (Proposed Change 1) to the WRPS was publicly notified on 18 October 2022. Section 74(2) of the RMA requires that when changing a district plan, a territorial authority shall have regard to any proposed regional policy statement.
4. We respond to specific submission points and submitters in the table below.

**Table of further submission points on Waikato District Proposed Variation 3 – Enabling Housing Supply**

Submission point	Provision	Submitter	Support/ Oppose	Reasons	Decision requested
13.1 14.1-14.3 21.1 99.1 100.1	Maps	Halm Fan Kong  Wayne Bishop and Cameron Smith  Brett Titchmarsh  Harkness Henry Lawyers  GDP Developments	Oppose	<p>WRC does not support the rezoning of any additional Rural Zone land through Variation 3.</p> <p>New urban development should occur in accordance with the location and timing set out in the Future Proof Strategy and WRPS. The decisions on the Future Proof Strategy were made on the basis that there is sufficient capacity for housing and business land in the Future Proof sub-region through existing zoned land and land already identified for future development.</p> <p>If rezoning were to be considered, assessments would be required against the WRPS and Proposed Change 1 to the WRPS. This includes the out-of-sequence and unanticipated development criteria (APP13) within Proposed Change 1 which, among other things, require evidence that:</p> <ul style="list-style-type: none"> <li>- the development would add significantly to meeting a demonstrated need or shortfall for housing or business floor space, as identified in a Housing and Business Development Capacity Assessment</li> <li>- the development is consistent with the Future Proof Strategy guiding principles, and growth management directives.</li> </ul> <p>Further, for any land meeting the definitions of high class soils or highly productive land, there would need to be an assessment against the WRPS objectives and policies relating to high class soils (LF-O5, LF-P11 and LF-M41) and the National Policy Statement for Highly Productive Land 2022 (NPS-HPL) prior to any rezoning.</p>	Reject rezoning requests.
42.17	Transport	Waikato Regional Council	Support with amendment	<p>We wish to clarify the point raised in our initial submission relating to avoiding, remedying, or mitigating adverse effects from the construction of the transport network, including embodied and operational greenhouse gas emissions. This point was intended to relate to embodied and operational greenhouse gas emissions from</p>	Amend objectives and policies so that adverse effects from the construction, <u>maintenance, upgrading</u>

				the construction, maintenance, upgrading <b>and</b> operation of the transport network.	<u>and operation</u> of the transport network, including embodied and operational greenhouse gas emissions, are avoided, remedied, or mitigated.
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## Further information and hearings

WRC still **wishes to be heard** at the hearings for Proposed Variation 3 – Enabling Housing Supply in support of this submission and is prepared to consider a joint submission with others making a similar submission.

WRC **could not** gain an advantage in trade competition through this submission.

## Submitter details

Waikato Regional Council

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Hamilton 3240

I could not gain an advantage in trade competition through this submission

I am not directly affected by an effect of the subject matter of the submission that:

(a) does not adversely affect the environment; and

(b) does not relate to trade competition or the effects of trade competition.