

25 October 2022



Waikato District Council
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SUBMISSION ON VARIATION 3 OF THE PROPOSED WAIKATO DISTRICT PLAN – ENABLING HOUSING SUPPLY

Introduction

This Submission is from:

Greig Developments No 2 Limited and Harrisville Twenty Three Limited
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The Surveying Company is a multi-disciplinary Property Development Consultancy that has been providing Planning, Surveying and Civil Engineering services throughout the Waikato, Franklin, Papakura, Manukau and Hauraki Districts for the past 30 years. This includes the application and management of Subdivision Resource Consents and Land Use Consents associated with the use and development of land for both urban and rural activities.

The Surveying Company has been engaged to prepare a submission on the Variation 3 of the Proposed Waikato District Plan on behalf of Greig Developments No 2 Limited and Harrisville Twenty Three Limited.

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



The specific provisions of Variation 3 of the Proposed Waikato District Plan that my submission relates to are:

- Exclusion of the subject land from the Medium Density Residential Zone 2;

While Variation 3 of the PWDP-DV proposes some intensification and increased density to accommodate future growth as required by the National Policy Statement on Urban Development (NPS-UD), there has been an exclusion of a number of properties within walking distance of the Tuakau's town centre. Specifically 23A Harrisville Road and RT 551376; RT 655697; RT NA1022/190; and RT NA1024/222 being a located on Johnson and Oak Street, Tuakau as shown on figure 1 below.

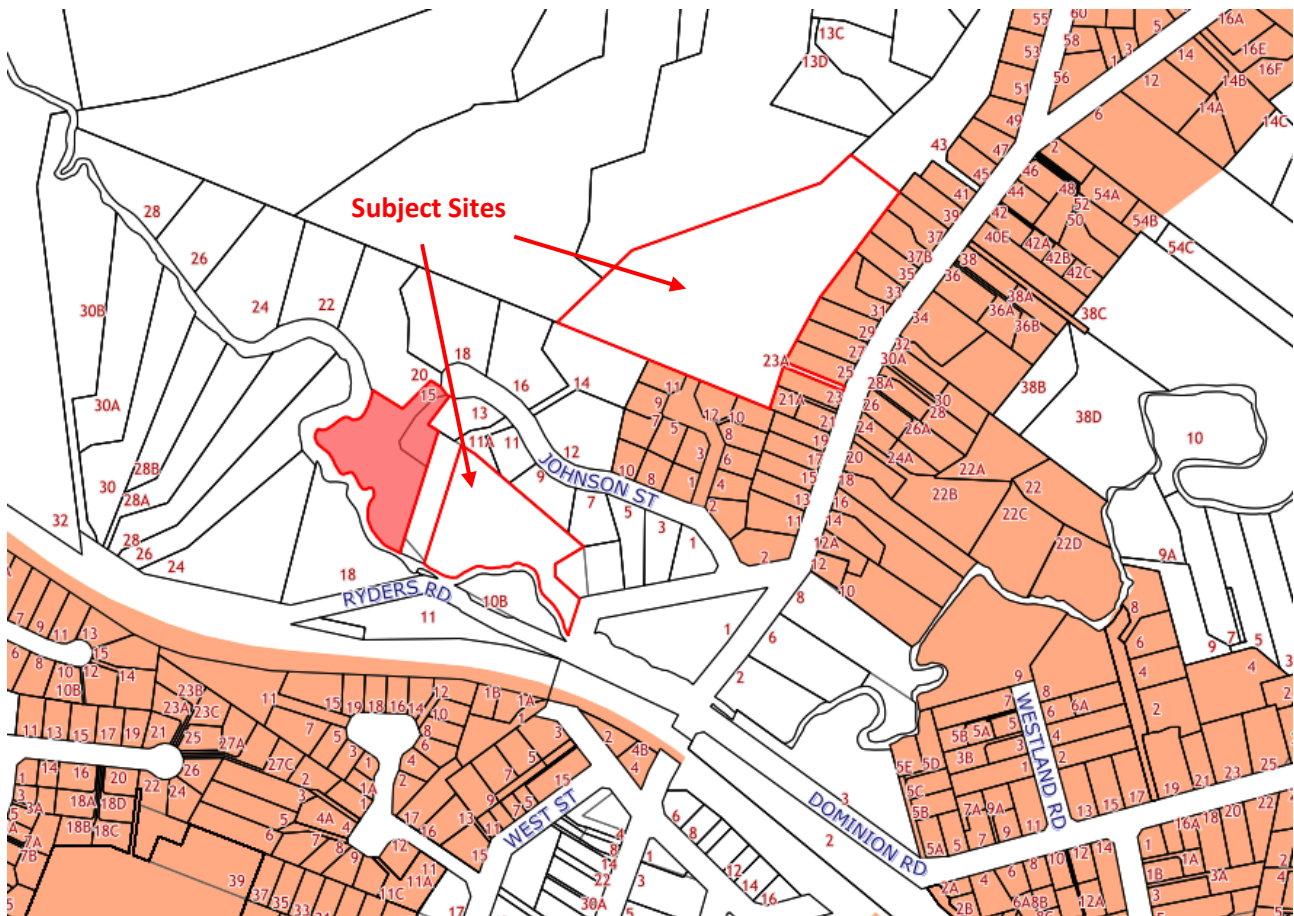


Figure 1 – Subject sites located on Johnson/Oak Street and Harrisville Road

Applying the MDRS across all relevant residential zones in the district plan (unless there is qualifying matter) is required in accordance with Schedule 3A of the RMA (policy 2). The subject sites are zoned Rural Residential under the Operative District Plan (Franklin) and Large Lot (which is categorised as one of the Residential Zones) in the Proposed Waikato District Plan – Decisions Version. We consider the subject sites to be a “relevant residential” zones. Clearly, it is not necessary to reduce the level of development where the land is within a relevant residential zoning and reticulation is available.

In addition to there being no need to exclude the subject sites from the plan change area, the inclusion of the subject sites would actively contribute to the creation of a well-functioning urban environment in Tuakau for the following reasons:

- It would increase the number of people living in close proximity to the services and amenities located in the Tuakau centre. This not only creates a high amenity living environment for residents, it contributes to the viability of the activities within the centre itself;
- It makes efficient use of existing infrastructure, given that the subject sites are already serviced by water and wastewater infrastructure;
- Consolidating and intensifying development within and around the Tuakau centre will increase housing supply in a way which gives effect to the relevant growth strategies whilst also preserving the surrounding Highly Productive Land.

The relief sought and the reasons for the relief sought are further outlined in the table attached.

Prepared by:

THE SURVEYING COMPANY LTD



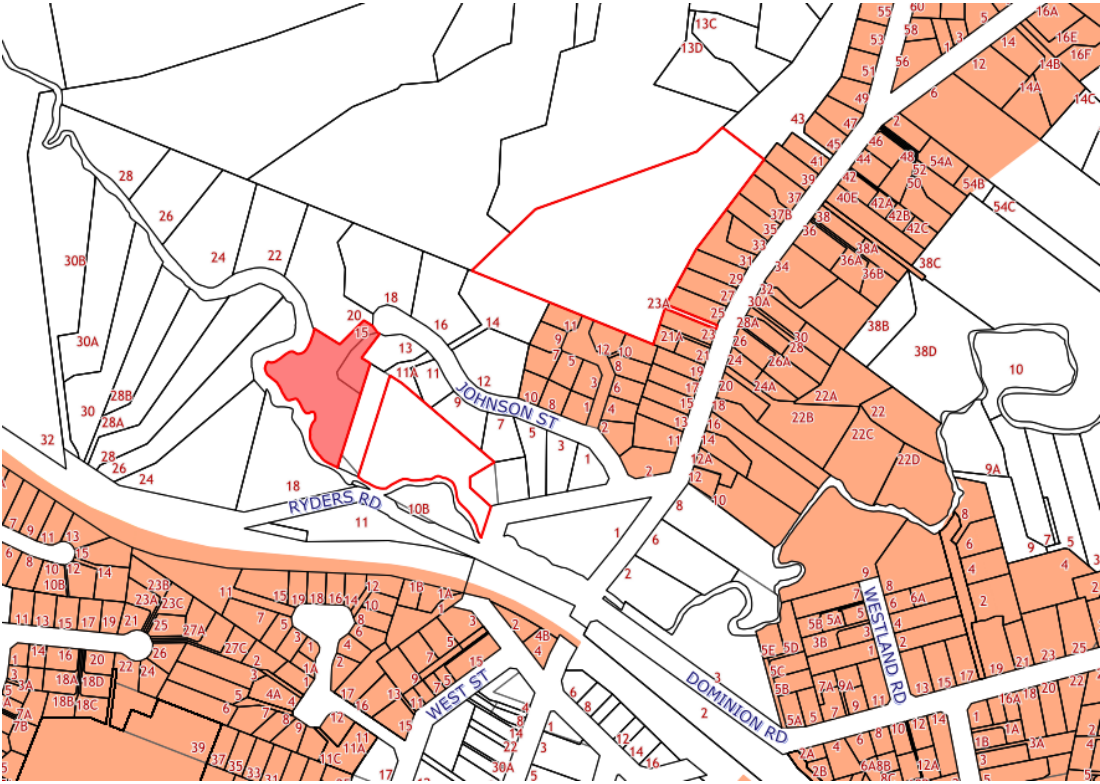
VANESSA ADDY

Senior Planner

Reviewed by:

SARAH NAIRN

Senior Resource Management Planner

Proposed Zone	Support/ Oppose	Our Submission is:	We seek the following decision:
Null excluded	- Oppose Amend Maps	<p>Overall we support the intent of the Variation and the rezoning of land for to MDRS 2:</p> <p>Zoning of relevant residential land gives effect to the NPS-UD Enabling Housing Supply and Other Matters which identifies the Waikato District as high growth urban area and a Tier 1 area.</p> <p>Our submission relates land at Johnson/Oak Street and 23A Harrisville Road, Tuakau as shown below.</p>  <p><i>Figure 1: Land located at Johnson/Oak Street and 23 Harrisville Road</i></p> <p>We oppose excluding these subject properties from the Medium Density Residential 2 zone and request them to be included for the following reasons:</p> <ul style="list-style-type: none"> The subject properties are zoned Rural Residential under the Operative District Plan (Franklin) and Large Lot (which is categorised as one of the Residential Zones) in the Proposed Waikato 	<p>We request that the maps are amended so that the land at 23A Harrisville Road and Johnson/Oak Street are zoned Medium Density Residential 2 Zone.</p>

		<p>District Plan – Decisions Version. We consider the subject properties to be a “relevant residential” zones and therefore should be included in the MDRZ 2 .</p> <ul style="list-style-type: none"> • MDRZ 2 zoning is an efficient use of the urban land resource that is in close proximity to the town centre of Tuakau, within walking distance of approximately 400 -450 metres. • The site is serviced by Council’s water and wastewater infrastructure. The council should give consideration to properties suitably located areas that are able to utilise urban services. • Providing the ability for the sites to develop will create residential growth within an appropriate area and directs residential growth away from rural and coastal areas in the District. • The rural areas of Tuakau contain versatile soils that are used for rural production activities. These soils contribute significantly to both regional and national food supply. Intensification of urban land at higher densities should be encouraged within close proximity of the Tuakau town centre to ensure that land supply requirements meet expected growth while preserving the soil resources. The maximisation of the lands residential development potential will future proof the capacity of land supply to avoid further encroachment into the rural area past the lifetime of this Plan. Excluding the zone within the MDRZ 2 underutilises the land resource where intensifying the zoning in these locations is more appropriate given their close proximity to the town centre of Tuakau. • Fails to give effect to the Future Proof Strategy identified in 1.5.1 of the Plan that seeks a shift in the existing pattern of land use towards accommodating growth through a more compact urban form based on concentrating growth in and around Hamilton (67%) and the larger settlements of the district (21%). This involves a reduction in the relative share of the population outside of the subregion’s existing major settlements through tighter control over rural-residential development and encouraging greater urban densities in existing settlements. In respect to this strategy, the exclusion of these properties within the MDRZ 2 is considered to be an inefficient use of the residential land resource. • The qualifying matter for natural character of the waterbodies and their margins overlay is located on a portion of the Johnson/Oak Street site, a land use consent has been approved by the WDC to provide a 10 metre setback from the Whakapipi Stream for any future buildings across the property (Land Use Consent – LUC0385/20). This qualifying matter alone shouldn’t exclude the subject property from the MDRZ 2. 	
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