

IN THE MATTER of the Resource Management Act
 (“the Act”)
 AND
 IN THE MATTER of a submission pursuant to Clause 6 of
 Schedule 1 of the Act in respect of the
**PROPOSED WAIKATO DISTRICT PLAN –
 VARIATION 3**

SUBMISSION ON THE PROPOSED WAIKATO DISTRICT PLAN

TO: Waikato District Council
 Private Bag 544
 Ngaruawahia 3742

NAME OF SUBMITTER: Pokeno Village Holdings Limited (PVHL)

1.0 Introduction

This submission relates to:

- a) The inappropriate nature of Variation 3 and complete opposition to the RMA intensification requirements in residential zones as amended by Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021; and
- b) The notification of Variation 3 to the Proposed Waikato District Plan (PWDP), including land identified as zoned General Residential Zone (GRZ) without appropriately acknowledging appeals opposing the PWDP decision.

2.0 Background

PVHL is developing land at Pōkeno within the Plan Change 21 and 24 (PC21 & PC24) areas known as the Pōkeno Village Estate and the Pōkeno Gateway Business Park.

PVHL has been instrumental in the development of Pōkeno from a small rural village to a significant growth hub. That growth has been planned in a careful, considered and robust way, having regard to the characteristics of the environment.

PVHL was the proponent of the Pōkeno Structure Plan (PSP), incorporated into the Operative Waikato District Plan (ODP) by Plan Change 21 and 24, which has guided Pōkeno’s expansion from small rural township to an urban village. The vision for Pōkeno set out in the PSP and reflected in the ODP was:¹

- a) That growth of Pōkeno should be compact and contained within legible boundaries.
- b) That Pōkeno should provide a mix of residential densities and housing types, employment, commercial, services, social infrastructure and recreational opportunities to support a sustainable community.

¹ Operative Waikato District Plan, Section 54.15.1.

- c) That Pōkeno should provide opportunities for urban infrastructure whilst retaining its rural setting.
- d) That Pōkeno should develop in an integrated manner, particularly with respect to land use and transport to support a multimodal (private vehicles, public transport, walking and cycling) transport system.”

At the time that Plan Change 24 became operative in 2010, PVHL held over 200 hectares of land zoned residential 2 and light industrial. PVHL subsequently purchased an additional 50 hectares of land. As at October 2022, PVHL holds 40 hectares of zoned land in Pokeno.

PVHL support the growth of Pōkeno in a compact and contained form, and PVHL has played an active role in the Proposed Waikato District Plan (PWDP), making a primary submission², various further submissions³ and joined appeals under section 274⁴ consistently seeking to maintain Pōkeno as an urban village within a rural setting.

3.0 Submission – RMA Intensification Requirements

PVHL are fundamentally opposed to the RMA intensification requirements in residential zones (sections 77F to 77T, 80E to 80N and schedule 3) as amended by Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. PVHL consider that the Medium Density Residential Standards (MDRS) will result in adverse urban design and urban amenity effects, which are completely out of step with Pōkeno and will not accord with the outcomes of the PSP.

PVHL consider that the residential intensification requirements are unnecessary, and that central government has rushed through legislation change. The legislation change ignores urban design, infrastructure requirements, and good planning practice. There is a significant supply of housing stock coming available, particularly multi-unit developments. We foresee the likely over-supply of multi-unit stock in the greater Auckland and North Waikato areas.

Relief Sought

That WDC delete Variation 3 in its entirety.

4.0 Submission – GRZ Mapping

WDC have notified Variation 3, releasing proposed zone maps (in particular Pōkeno) identifying areas of land zoned GRZ, which are subject to Appeal opposing the zoning. Variation 3 also does not clearly identify precinct overlays and restrictions.

Whilst this GRZ mapping is consistent with the WDC decision on the PWDP, PVHL consider that notifying the GRZ without precincts and acknowledging the scope of appeals is disingenuous, leading confusion and uncertainty with respect to the scope of Variation 3. Further PVHL considers that this undermines the appeal process and predetermines the appeal outcome.

² Submission number 386.

³ Further submission number 1281

⁴ Section 274 party to appeals ENV-2022-AKL-000078, ENV-2022-AKL-000059, ENV-2022-AKL-000072, ENV-2022-AKL-000084, ENV-2022-AKL-000087 and ENV-2022-AKL-000089.

Relief Sought

That WDC comprehensively review and evaluate all land zoned GRZ in the WDC PWDP decision, reducing GRZ as appropriate to give effect to the NPS-UD, in a manner that reflects the true residential demand and capacity.

The Submitter could not gain an advantage in trade competition as a result of this submission.

The Submitter wishes to be heard in support of their submission.

DATED 28 October 2022



Colin Botica

Pokeno Village Holdings Limited