

Submission on Proposed Variation 3 to the Proposed Waikato District Plan

[Clause 6](#) of Schedule 1, Resource Management Act 1991

To: Waikato District Council

Name of submitter: Horotiu Farms Limited

This is a submission on Variation 3 to the proposed Waikato District Plan (Enabling Housing Supply).

Horotiu Farms Limited could not gain an advantage in trade competition through this submission.

The specific provisions of the Proposed Variation that the submission relates to are as set out in the attached document.

Horotiu Farms Limited seek that amendments are made to the Planning Map to include that land identified in Figure 1 of our submission within the proposed Medium Density Residential Zone.

Further details in relation to the submission are included in the attached document

Horotiu Farms Limited wish to be heard in support of our submission.

If others make a similar submission, Horotiu Farms Limited will consider presenting a joint case with them at a hearing.



Rob Smith

Signature of submitter
(or person authorised to sign
on behalf of submitter)

Date 27 October 2022

Address for Service:

Postal Address: Horotiu Farms Limited
360 Tristram Street, Hamilton Central
Contact person: Rob Smith, Project Manager
Telephone: 027 454 4268
Email: rob.smith@teawalakes.co.nz

Submission on Behalf of Horotiu Farms Limited to Rezone Horotiu West as Medium Density Residential Zone (MDRZ) under Variation 3 to the Proposed Waikato District Plan

Introduction

Horotiu Farms Limited seek through this submission on Variation 3 to the proposed Waikato District Plan (Enabling Housing Supply) to rezone land included in the residential zone at Horotiu West. The land was zoned as part of recent decisions on the Proposed Waikato District Plan.

Background

Horotiu Farms Limited’s land at Horotiu West forms part of the wider Te Awa Lakes masterplanned development at Horotiu. This masterplan has been developed by a number of companies that fall under the umbrella of the Perry Group of companies, including Te Awa Lakes Unincorporated joint venture, and Horotiu Farms Limited.

The Te Awa Lakes development consists of tourism, commercial, residential community, and transportation infrastructure at the northern end of Hamilton City, with a focus on providing additional housing capacity and infrastructure. The overall Te Awa Lakes development site consists of Horotiu West (within Waikato District) and Horotiu East (North and south) within Hamilton City. Perry Group have similarly submitted on Plan Change 12 to the Hamilton City Plan, seeking that the MDRZ applies to its land within Hamilton City.

The combined Te Awa Lakes area is shown in Figure 1 below:

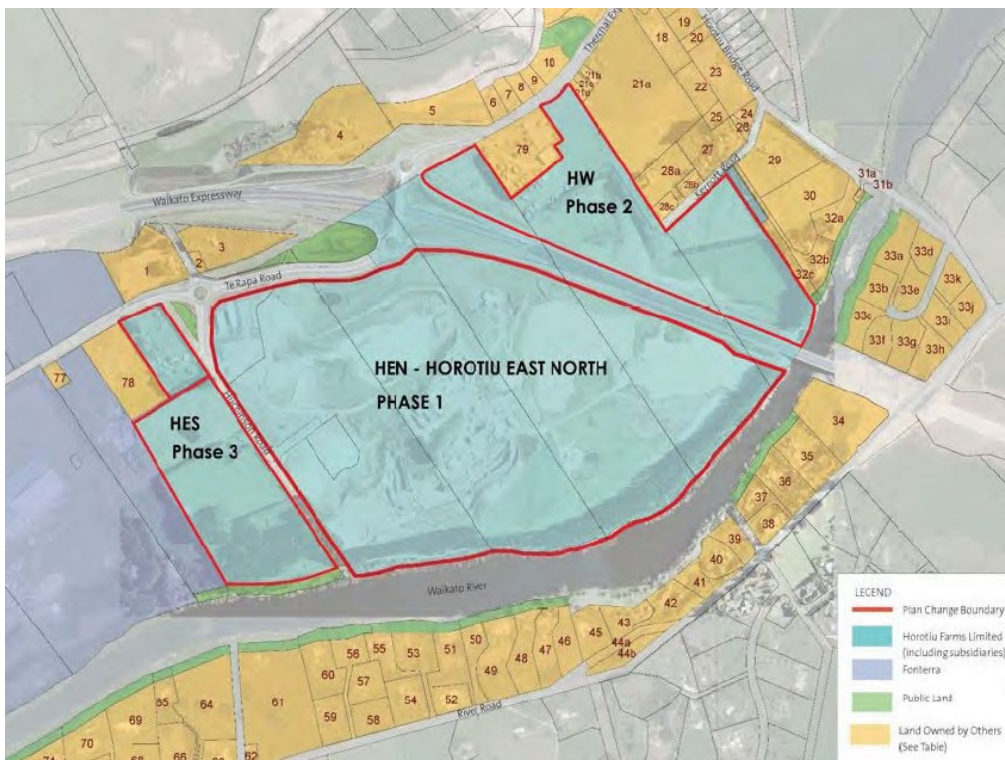


Figure 1: Horotiu West, East North and East South sites.

Proposed District Plan Process

The Horotiu West land owned by Horotiu Farms Limited (and associated neighbours) is part of a large landholding owned by Perry Group that has undergone a lengthy planning process across the territorial jurisdictions of both Waikato District and Hamilton City Council, which has enabled the wider Te Awa Lakes vision to occur. Through the Proposed Waikato District Plan process, Horotiu Farms Limited and its associated companies supported the most intensive urbanisation of Horotiu West. Residential (and local commercial) zoning over Perrys land is now operative and beyond legal challenge under the proposed District Plan. As part of the Proposed Plan process, Horotiu Farms Limited provided technical assessment in the form of s.32 Analysis under the RMA which supported the rezoning of the land from Countryside living to residential with ability to be serviced by sufficient infrastructure (traffic & 3 waters). Matters relating to reverse sensitivity concerns were resolved through the proposed plan process by way of a noise overlay which now applies to the site.

Horotiu Farms Limited has a strong relationship with its neighbours, and tangata whenua and has been working collaboratively with all parties through the current planning phase for the site. The current masterplan for the land is shown in Figure 2 below:



Figure 2: Horotiu West Masterplan

Application of Variation 3 to Horotiu West

Variation 3 to the proposed Waikato District Plan is in response to central government's direction for Tier 1 Councils to provide further housing capacity in response to the National Policy Statement of Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Horotiu Farms Limited supports the direction of this legislation. Horotiu West has been master planned and designed to enable greater residential intensification consistent with this legislation to be applied to create further residential yield and appropriate urban outcomes. In particular, a more intensive medium density development of the Horotiu West land is able to provide:

- A comprehensive urban designed response across the site;
- Housing choices at a range of densities, typologies and price points;
- Integrated affordable housing through the development;
- An inclusive and future focused movement network with an emphasis on multi-mobile transport options;
- A walkable neighbourhood centre which will serve the everyday needs of local residents and provide a focal point for the community;
- An extensive recreation and outdoor space network that focuses on connections across Awa Lakes to commercial areas and the Waikato River.

RMA and NPS Criteria

The RMA Amendment Act 2021 (Enabling Housing Supply and Other Matters) provides for the ability to add additional land into the MDRZ in addition to those existing centres which have been identified by the Council as part of the notification of Variation 3.

Section 77G of the RMA Amendment Act allows the Council to create new residential zones or amend existing residential zones.

The development of Horotiu West by Horotiu Farms Limited and its neighbours presents an opportunity for the Council to positively respond to continued demand for housing by including a large and comprehensively planned greenfield site within the MDRZ. Horotiu West is a site where housing can be developed and delivered by a committed developer who owns the land and has a track record of delivering projects including residential housing. This delivery will occur in the short to medium term. Horotiu Farms Limited has already begun its discussions with the District Council in relation to consenting the site for a comprehensive development.

Including Horotiu West within the MDRZ will closely align with the adjacent Te Awa Lakes development (which provides for intensification under HCC's Plan Change 2) and will assist with integrated affordable masterplanned housing outcomes for the area.

Objective 3 of the MPSUD requires that District Plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:

- (a) The area is in or near a centre zone or other area with many employment opportunities;
- (b) The area is well serviced by existing or planned public infrastructure;

- (c) There is high demand for housing or for business land in the area relative to other areas within the urban environment.

Horotiu Farms Limited’s submission is that the Horotiu West is well serviced by existing or planned public transport as required by the objective, and that there is also high demand for housing in the area relative to other areas within the District’s urban environments. Horotiu Farms Limited consider that a Greenfield development site will provides an opportunity for the Council to deliver further residential density more quickly and more efficiently.

As part of master planning for the site, Horotiu Farms Limited have made provision for 3 Waters infrastructure to be sized with contingency to accommodate future growth possibilities and therefore additional yield that can occur through intensification under Variation 3.

The Horotiu West site is planned to be well serviced with multi-mobile transport options, access to a local commercial centre and can provide at least 10% integrated affordable housing options as a bottom line. This commitment goes beyond what the NPS-UD and Variation 3 proposes and Horotiu Farms Limited believe that it responds in a visionary manner to the current complex housing issues faced by the community that has brought about the need for the amended NPS-UD and subsequently Variation 3.

The Regional Transport Plan also identifies Te Awa Lakes as a potential interchange for the eastern bus route and currently, work is being completed for a terminus location at Te Awa Lakes which will incorporate:

- Future access to Eastern Side of River (TAL terminus to double as an Interchange).
- Connectivity to PT across TAL including the underpass between Horotiu East/North and Horotiu West (see Figure 3 below).

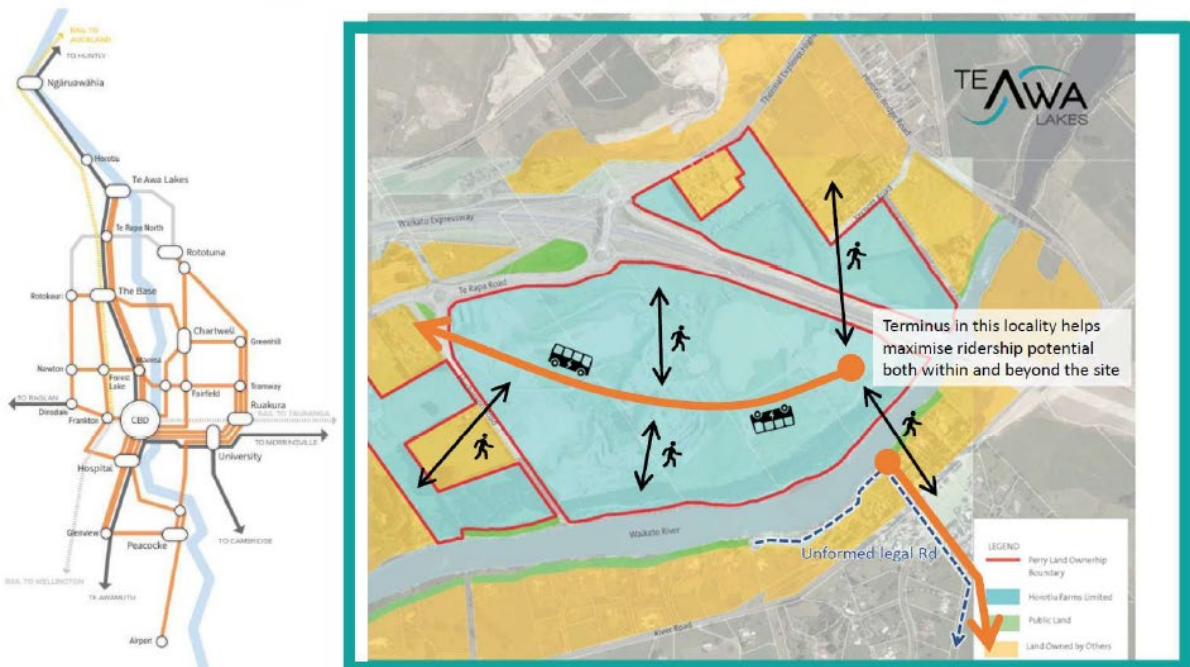


Figure 3: Horotiu West Transport Connections

Horotiu Farms Limited believe that the use of the MDRZ supports and is aligned with the outcomes promoted by objectives 2 and 6 and policies 1, 8 and 10 of the NPS-UD as follows:

- *Objective 2* – planning decisions improve housing affordability by supporting competitive land and development markets;
- *Objective 6* – local authority decisions of urban development that effect urban environments are:
 - Integrated with infrastructure planning and funding decisions; and
 - Strategic over the medium term and long term; and
 - Responsive, particularly in relation to proposals that would supply significant development capacity;
- *Policy 1* – planning decisions contribute to well-functioning urban environments which are urban environments that, as a minimum:
 - (a) Have or enable a variety of homes that:
 - (i) meet the needs in terms of type, price and location of different households; and
 - (ii) enable Māori to express their cultural traditions and norms; and
 - (iii) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and
 - (iv) have good accessibility for all people between housing, jobs, community services, natural spaces and open spaces, including by way of public or active transport; and
 - (v) support and limit as much as possible adverse impacts on the competitive operation of land and development markets; and
 - (vi) support reductions in greenhouse gas emissions; and
 - (vii) are resilient to the likely current and future effects of climate change.
- *Policy 8* – local authority decisions effecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:
 - Unanticipated by RMA planning documents; or
 - Out of sequence with planned land release.
- *Policy 10* – Tier 1, 2 and 3 local authorities:
 - (a) That shared jurisdiction over urban environments work together when implementing this National Policy Statement; and
 - (b) Engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning; and
 - (c) Engage with the development sector to identify significant opportunities for urban development.

For these reasons we request that the Council implements the rezoning of the MDRZ's zone across areas 1-10 of the Horotiu West land as shown in Figure 4 below:



Figure 4: Horotiu West land area sought to be included in MDRZ

Summary

Horotiu Farms Limited is supportive of the intent of Variation 3 to the proposed District Plan to provide for further residential density within the district. Horotiu Farms Limited, seeks that in addition to providing for the four urban areas as notified, the Variation incorporates that land at Horotiu West (shown in figure 4 above) within the MDRZ. Horotiu Farms Limited considers that this presents an excellent opportunity for the Council to supply further land for growth on a Greenfield site which is development ready, and which is part of the wider Te Awa Lakes Master planned community.

The rezoning of Horotiu West strongly aligns with the balance of the Te Awa Lakes development within Hamilton City and offers a strengthened and integrated approach to residential development within the locality.

With the recent introduction of the NPS-HPL, the importance of retaining productive rural land underscores the importance of efficiently using green-fields land already zoned for urban use for medium density intensification.

Perry Group has a willingness and the expertise to develop Horotiu West as a master planned medium density development in the immediate future to deliver housing for Waikato District in a strategic employment location serviced by appropriate infrastructure.

Decision Sought

Horotiu Farms Limited seeks the following decision from Waikato District Council:

1. That Variation 3 be amended to reflect the matters raised in this submission, in particular the rezoning of Horotiu West to MDRZ (the inclusion of areas 1-10 shown in figure 4 above).
2. Such further or other consequential relief as may be required to give effect to this submission, including consequential amendments to the proposed District Plan that address matters raised by Horotiu Farms Limited.

Horotiu Farms Limited would be happy to meet and discuss any matters raised in this submission with the Council.

Yours sincerely



Rob Smith

Project Manager