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**Submission on Variation 3 to the  
Proposed Waikato District Plan  
Enabling Housing Supply**

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**To:** Waikato District Council  
Private Bag 544  
Ngaruawahia 3742

Attention: Variation 3 submission

[districtplan@waidc.govt.nz](mailto:districtplan@waidc.govt.nz)

**From/Address for Service:**  
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**Introduction:**

1. This is a submission on Proposed Variation 3 ("PV3") to the Proposed Waikato District Plan made by Mr A Holland ("the submitter").
2. The submitter could not gain an advantage in trade competition through this submission.
3. The submitter is an owner of land located at 2D Ellery Street Ngaruawahia.

**Reasons for submission:**

4. The submitter acknowledges the rezonings and provisions required by the Resource Management Amendment Act 2021 to enable housing supply.
5. Part of the submitter's land has been identified in PV3 to be rezoned to "Medium Density Residential 2 Zone" ("MDRZ2").
6. The submitter's landholding at 2D Ellery Street Ngaruawahia is legally described as Lot 4 DP 498598 and comprises an area of 1,786m<sup>2</sup>.
7. Under the Operative Waikato District Plan's the submitter's land is split zoned "Living Zone" and "Light Industrial" and under the Proposed Waikato District Plan split zoned "Medium Density Residential" and "General Industrial". The portion zoned residential equates to some 720m<sup>2</sup> and that zoned for industrial purposes is approximately 1,066m<sup>2</sup>.
8. The submitter considers that the portion of its landholdings zoned for industrial uses would meet the same criteria for enabling housing utilised

to rezone the residential portion of the site, and thus the entire landholding should be rezoned MDRZ2.

9. Specifically, the site falls within a walkable catchment to the Ngaaruaahia Town Centre, and is not subject to a qualifying matter.
10. The rezoning would enable the achievement of the councils objectives including:
  - (a) Meeting legislative requirements;
  - (b) Enable additional residential capacity in the district's larger towns subject to qualifying matters;
  - (c) Contribute towards achieving the targets for housing development capacity as set out in the PDP and Future Proof;
  - (d) Enable a variety of housing choice;
  - (e) Reduce pressure on urban expansion and associated infrastructure investment requirements by enabling more intensification of existing urban areas;
  - (f) Create quality built form outcomes; and
  - (g) Deliver on a more walkable and compact urban form by increasing residential intensification in close proximity to the town centres of the four largest towns.

**Relief sought:**

11. The submitter seeks:
  - (a) That the entire landholding at 2D Ellery Street Ngaaruaahia be rezoned MDRZ2.

**Hearing:**

12. The submitter wishes to be heard in support of its submission.
13. If others make a similar submission, the submitter will consider presenting a joint case with them at any hearing.