

HCC Submission

Waikato District Proposed Plan -
Hearing 25 Zone Extents - Rest of
District



**Hamilton
City Council**
Te kaunihera o Kirikiriroa

Submission Topics

- Hamilton Fringe
 - Ruakura (Tainui Group Holdings)
 - Puketaha (Burton & MacDonald)
 - Tamahere
- Urban Expansion Area (UEA)
- Gordonton
- Country Living Zone (CLZ) & Village Zone

Hamilton Fringe

Ruakura

- Tainui Group Holdings requested the rezoning of land east of the Expressway to Ruakura Industrial.
- HCC originally opposed the request, however through evidence suggested, as an alternative either a deferred or future industrial zoning.
- HCC is now cognisant of the issues raised s42A author that would need to be addressed before any rezoning occurs.
- HCC is still fully supportive of the further investigation of TGH's land to the east of the Expressway through the MSP as a Priority Development Area.

Hamilton Fringe

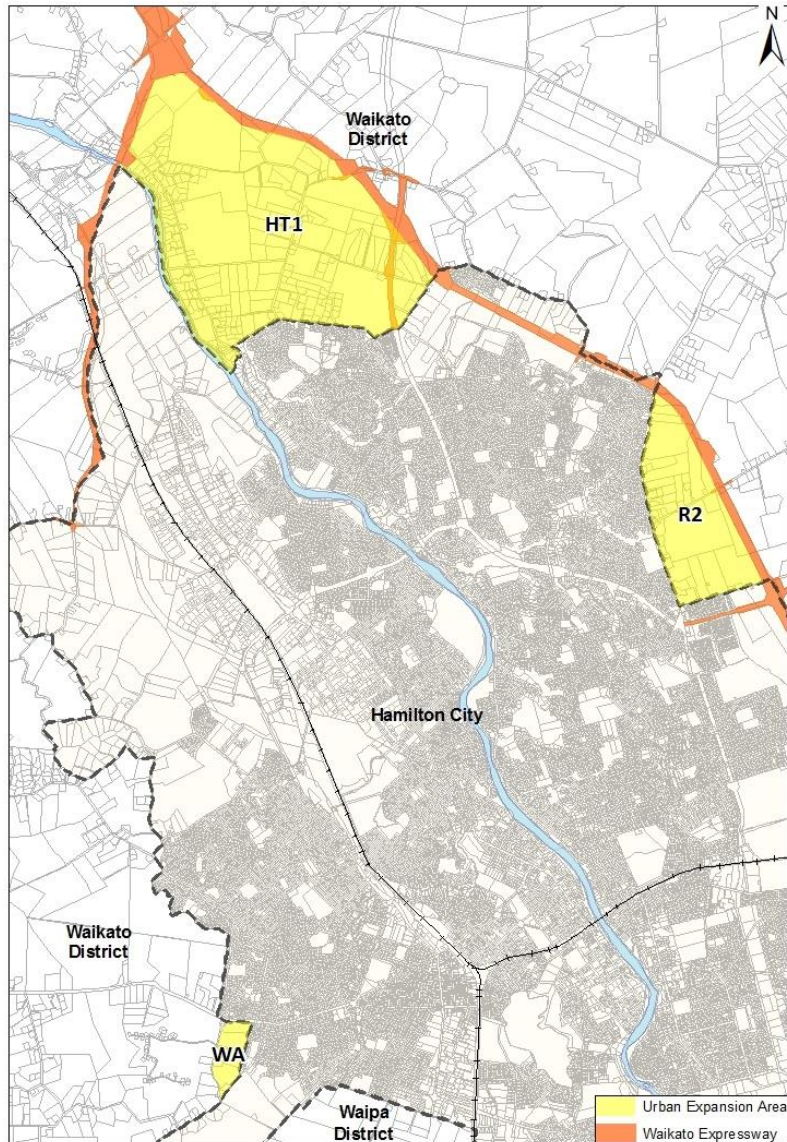
Puketaha

- HCC supports the s42A author's recommendation to reject the identification of the Burton land at Puketaha as Future Urban.
- HCC supports the s42A author's recommendation to reject the rezoning of land adjoining the Expressway as Business with a Service Centre Overlay.

Tamahere

- HCC opposed any further rezoning of Rural to CLZ at Matangi Road and Yumelody Lane

UEA



- Three areas are subject to the UEA overlay (HT1, R2 and WA)
- HCC supports the s42A recommendations to not rezone any rural land to an urban zone within the UEA
- Areas identified by the UEA are determined by the Strategic Agreement 2020.

Gordonton

- HCC opposed any rezoning of Rural to Residential outside of the identified urban limits.
- HCC has no particular objection to the rezoning of 1002 Gordonton Road to residential as it reflects the status quo.
- HCC supports the s42A rebuttal evidence to retain the Rural zoning of 1012 Gordonton Road.

CLZ & Village Zone

- HCC supports the s42A general approach to not rezone any further properties from Rural to Rural-Residential Zones.


Submission points

Sub	HCC submission	S42A Response	HCC Response
Sub 535.86 Country Living Zoning	Retain the Country Living zoning as proposed. HCC supports the amount of land zoned Country Living remaining static.	CLZ should remain static and not increase from the notified version, unless compelling reasons for rezoning are provided.	HCC supports the s42A authors' recommendation to keep the extent of CLZ static.

Further Sub	HCC further submission	S42A Response	HCC Response
Rezone to CLZ from Rural Zone (185.1 G & M Burnett, 272.1 M Smith, 397.1 Horotiu Properties Ltd, 393.1 Bowrock Properties, 330.141 Gore	HCC opposes any further expansion of the CLZ within Hamilton's Area of Interest. Given the significant cross-boundary impacts that further subdivision within the area are likely to have on the infrastructure within Hamilton,	Recommends that the properties retain their Rural zoning.	HCC supports the s42A recommendation to retain the Rural zoning.
363.1 Divina Libre, 407.1 Mel Libre, 426.1 Kim Angelo Libre, 712.1 Bettley-Stamef Partnership, and 769.1 Tamahere Eventide Home Trust on behalf of Atawhai Assisi Retirement Village	HCC opposed the rezoning the Tamahere properties from Rural Zone to CLZ.	Recommends that the properties in this area are rezoned CLZ.	Generally HCC opposes the rezoning of further properties to CLZ.

Submission points

Further Sub	HCC further submission	S42A response	HCC Response to s42A
341.1 - Tainui Group Holdings	The submitter requests the rezoning of a large tract of rural-zoned land to industrial, to complement the proposed industrial/freight hub within Hamilton and to off-set a possible loss of industrial land within their Hamilton landholdings.	Recommends that the Rural zoning is retained.	HCC is mindful of the issues raised by the s42A author that would need to be addressed before rezoning could be considered. HCC is supportive of the work being progressed through the MSP.
422.1 Malcolm MacDonald	HCC opposes the rezoning of land in the Greenhill/ Puketaha area from Rural Zone to Business Zone with an overlay to allow the establishment of a Motorway Service Centre.	Recommends that the Rural zoning is retained.	HCC supports the s42A recommendation.
292.4 & 292.6 D& B Yzendoorn	HCC opposed rezoning Rural to Residential.	Recommends that 1002 is rezoned residential and 1012 retains the Rural zoning.	HCC supports the s42A recommendations in relation to 1002 and 1012 Gordonton Road.

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