

HCC Submission

Waikato District Proposed Plan -
Hearing 25 Zone Extents: Te Kowhai,
Ngaruawahia, Horotiu & Taupiri

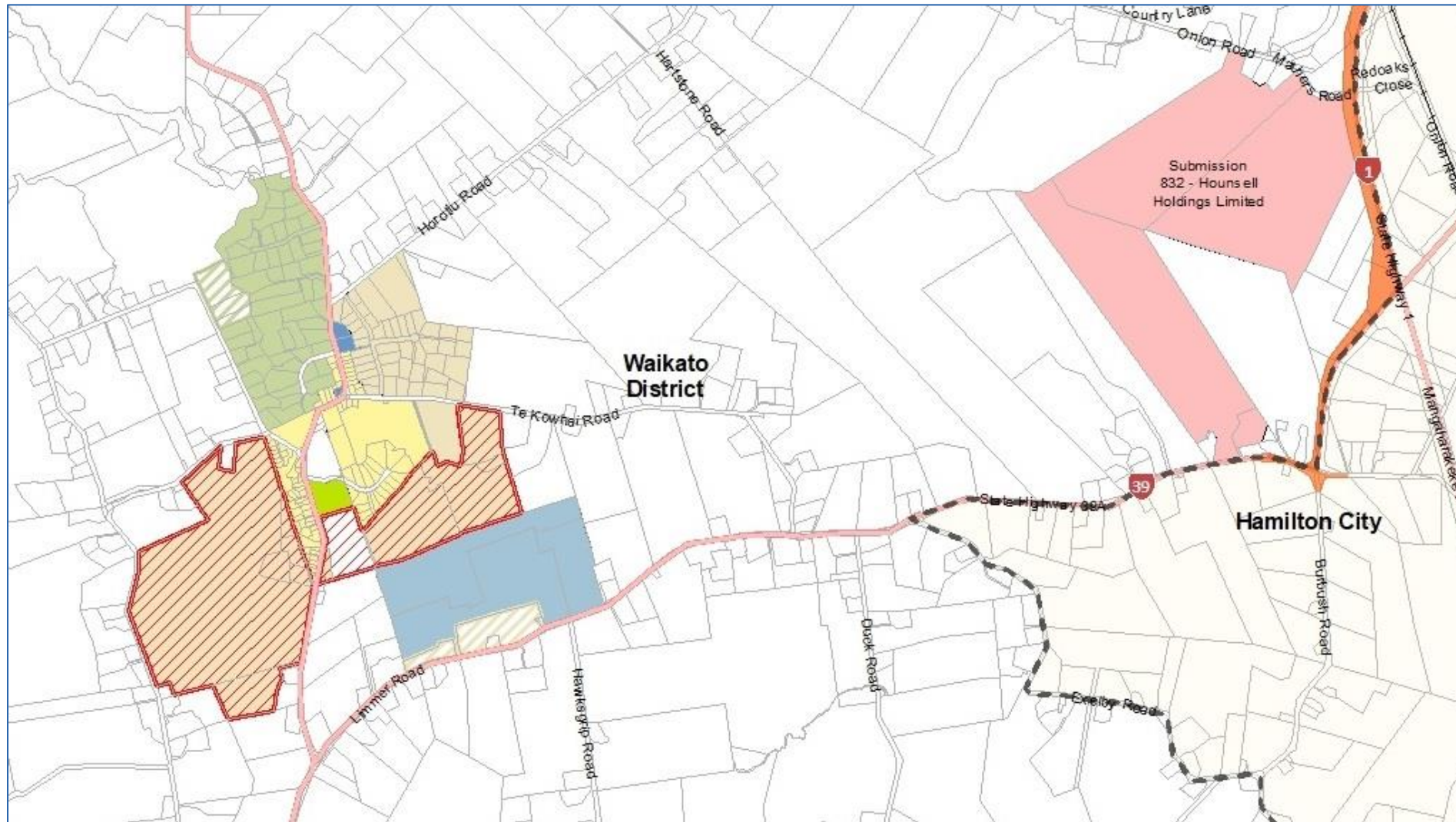


**Hamilton
City Council**
Te kaunihera o Kirikiriroa

Submission Topics

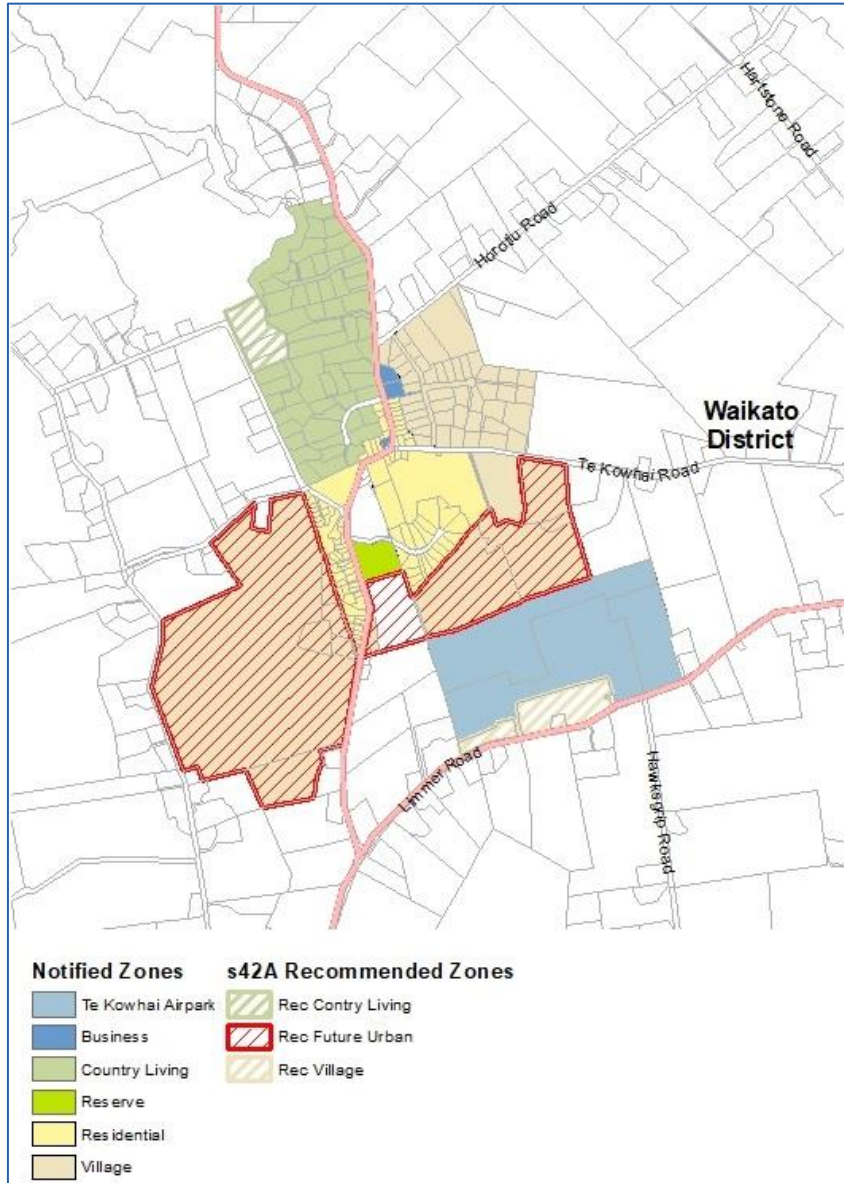
- Te Kowhai
- Horotiu

Te Kowhai & Surrounds



Notified Zones	s42A Recommended Zones
Te Kowhai Airport	Rec Contry Living
Business	Rec Future Urban
Country Living	Rec Village
Reserve	
Residential	
Village	

Te Kowhai Village



Country Living Zone

- HCC has no objection to the expansion of the CLZ at Bedford Road

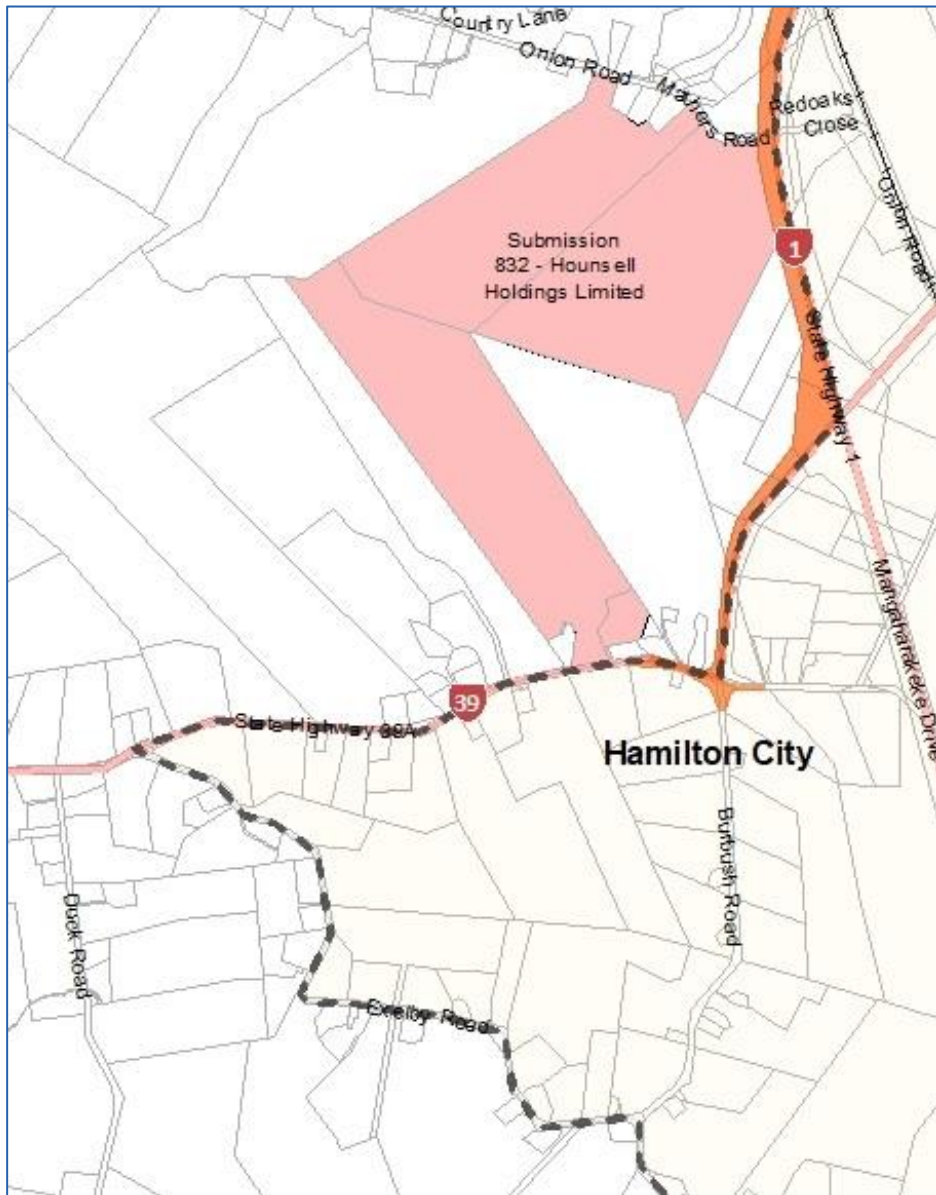
Village Zone

- HCC still opposes the rezoning of 158 and 176 Limmer Road

Future Urban Zone

- HCC supports the extent of the FUZ recommended by the s42A author

Hounsell Holdings Limited



- HCC supports the s42A recommendation to retain the Rural zoning of the submitters land.
- Land is not identified as a growth area in FP, WRPS or the MSP.
- Other avenues are more appropriate for identifying alternative growth areas before any rezoning occurs in the WDC PDP.

Horotiu


- HCC supports the s42A authors recommendation to retain the Rural zoning of Perry Group Limited land that adjoins the WEX at Horotiu.
- HCC supports retaining the Rural zoning of Horotiu Properties Limited land at 27 Sullivan Road.

Submission points

Submission	HCC submission	S42A Response	HCC Response
Sub 535.89 Map 26.2 Te Kowhai	Oppose the new zoning provisions for Te Kowhai. As raised elsewhere in this submission, HCC opposes both the Airpark and Village zoning.	Recommends changes to the zoning at Te Kowhai	Support in part the s42A recommendations.
Sub 535.90 Map 26 Hamilton Surrounds / Ngaruawahia	Support subject to no further growth along the former State Highway.		Support the s42A recommendations.
Sub 535.93 Map 26.1 Horotiu	HCC opposes the extent of new residential zoning from Country Living Zoning pending the satisfactory resolution of infrastructure implications and addressing how future industrial growth needs in the southern areas of the Waikato District will be met.	Recommends that the zones as notified are retained in Horotiu.	HCC is now in a position that it supports the extent of the residential zoning as notified in Horotiu.

Submission points

Further Sub	HCC further submission	S42A response	HCC Response to S42A
Horotiu - residential (131 - V. Gibson & C. Brown, 464 - Perry Group Limited)	HCC opposed the extent of Residential zoning on Hamilton's boundary because of the uncertainty around services and Te Awa Lakes development.	Recommends retaining the residential zoning at Horotiu as notified.	Support the s42A recommendation and reasons.
974.1 H Lovell	HCC does not oppose rezoning within existing urban limits. However, for growth outside of the Urban Limits, we want to ensure that planning for such growth is done in strategic manner.	Recommends no further rezoning at Taupiri.	Support the s42A recommendation regarding rezoning at Taupiri.
397.1 Horotiu Properties Limited	HCC opposed the rezoning of Rural to CLZ.	Recommends the Rural zone is retained.	Support the s42A recommendation and reasons.
832.1 Hounsell Holdings Ltd	HCC opposed the submission, significant zoning change, no assessment of the infrastructure impacts and is not an identified growth node.	Recommends that the Rural zoning is retained.	Support the s42A recommendation and reasons.

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