

**BEFORE THE HEARING COMMISSIONERS
AT WAIKATO DISTRICT COUNCIL**

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of hearing submissions and further submissions on the
Proposed Waikato District Plan

**SUBMISSIONS FOR HOROTIU PROPERTIES LIMITED
6 November 2019**

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SUBMISSIONS FOR HOROTIU PROPERTIES LIMITED

Introduction

- 1 These submissions are made on behalf of Horotiu Properties Limited (“**HPL**”) and concern its submission and further submission on the Proposed Waikato District Plan (“**PDP**”).
- 2 HPL made a submission (#397) on the PDP in relation to the land holding owned by HPL at Sullivan Road, Horotiu. The subject site is legally described as Lot 5 DP 513666 (“**property**”). The property is a 7.5 hectare and roughly rectangular in shape. HPL seeks to rezone the property from Rural Zone to Village Zone under the PDP.
- 3 The property is not considered suitable to be maintained within the Rural Zone as it is too small and does not contain appropriate infrastructure in which it could be considered a productive rural property. The property is a balance lot resulting from previous subdivision with prominent physical constraints meaning it cannot grow nor support any practicable rural productive activity.

Submissions

- 4 In terms of Policy 4.1.5 of the PDP (“**Policy**”), the Policy encourages higher density housing. The wording of the Policy in the PDP is as follows:¹
 - 4.1.5 Policy - Density
 - (a) Encourage higher density housing and retirement villages to be located near to and support commercial centres, community facilities, public transport and open space.
 - (b) Achieve a minimum density of 12-15 households per hectare in the Residential Zone.
 - (c) Achieve a minimum density of 8-10 households per hectare in the Village Zone where public reticulated services can be provided.
- 5 The HPL land is not explicitly identified within the existing urban limits of Horotiu Village. However, the site is on the fringe of the village and the proposed rezoning within the village itself. The HPL land is contiguous

¹ See Chapter 4 – Urban Environment, Policy 4.1.5 - Density

with existing country living zone land and a relatively large number of rural residential properties within the country living and rural zones.

- 6 HPL supports the Waikato Regional Council's ("**WRC**") submission point on the Policy in its further submission. WRC has said that the proposed density of 8 -10 households per hectare in the Village Zone where public reticulated services can be provided does not give effect to the WRPS' policy 6.15 which seeks to achieve compact urban environments. WRC has asked that densities for these serviced sites should more resemble those in the Residential zone. This would assist with promoting a more compact, sustainable urban form and supporting efficient infrastructure provision. It is also noted that the density proposed for the Village Zone is equivalent to the WRPS's direction for density in greenfield developments in Waikato District's rural villages and is an average gross density target.
- 7 In our submission, the Future Proof Hamilton to Auckland Corridor Study identifies Horotiu as a rural village with a residential density of 8 – 10 dwellings per hectare (with reticulated infrastructure). This is consistent with enabling a village zoning not currently proposed in Horotiu. Substantial industrial growth is anticipated within the village, however, the density targets are not provided for and land for housing is required.
- 8 The HPL land provides a high amenity residential environment site in close proximity to future employment opportunities. The HPL land does not constrain any existing or planned infrastructure and could be further developed if the reticulated infrastructure was available or proposed in the future.
- 9 HPL opposes the current wording in 4.1.5(c) on the basis that it is feasible that the development in the Village Zone could be serviced by reticulated services that are privately owned and managed (i.e. community scale).
- 10 HPL seeks an amendment that the word "public" should be removed from 4.1.5(c). The Policy should not be limited to only publicly owned infrastructure networks.
- 11 The relief sought by HPL enables lot sizes that are self-sufficient with regard to water supply, stormwater and wastewater disposal. The proposed Village Zone enables interim development without full urban infrastructure.

- 12 HPL opposes Lakeside Developments 2017 Limited's submission to retain the Policy as notified on the basis that the Policy as proposed does not give effect to the WRPS' policy 6.15 which seeks to achieve compact urban environments.

Conclusion

- 13 In conclusion, HPL:
- (a) seeks amendment to the Policy wording and submits that word "public" should be removed from 4.1.5(c). The Policy should not be limited to only publicly owned infrastructure networks.
 - (b) supports WRC's position on the Policy and agrees that densities for serviced sites should more resemble those in the Residential Zone. And
 - (c) opposes Lakeside Developments 2017 Limited's submission on retaining the Policy as notified.

DATED: 30 October 2019



P Kaur

Counsel for the submitter