**Hon Chris Bishop**

Minister of Housing
Minister for Infrastructure
Minister Responsible for RMA Reform
Minister of Transport
Leader of the House
Associate Minister of Finance
Associate Minister for Sport and Recreation

17 APR 2025

CB-COR1448

Jacqui Church
Mayor of Waikato District Council
Waikato District Council
Email: jacqui.church@waidc.govt.nz

cc Craig Hobbs
Chief Executive
Email: craig.hobbs@waidc.govt.nz

Dear Jacqui

On 31 October 2024, I received a letter from former Chief Executive, Gavin Ion, referring two rejected Independent Hearings Panel recommendations and the Council's alternative recommendations to me in relation to Waikato District Council's intensification planning instrument, Variation 3 Enabling Housing Supply to its Proposed District Plan.

The recommendations relate to:

- the rezoning of 46 Jackson Street, Ngāruawāhia from General Residential Zone to Medium Density Residential Zone 2 (MRZ2) (Matter A); and
- in relation to 5837 Great South Road:
    - the introduction of rule MRZ2-S1A
    - the application of a qualifying matter to the area of the property that is subject to a Site and Area of Significance to Māori
    - rezoning the part of the property subject to the Site and Area of Significance to Māori from General Residential Zone to MRZ2 (Matter B).

I note officials at the Ministry for the Environment (the Ministry) sought clarification from Council officers on several matters from 7 November 2024 to 27 February 2025. Requesting this information was necessary to inform my consideration of these matters. I thank Council staff for working with Ministry officials on providing the requested information.

I have made a decision on Matter A, and I am not making a decision on Matter B at this time.

*Matter A*
With resolution of the appeal on the Proposed District Plan relating to the Matter A site, I have accepted the Independent Hearings Panel's recommendation to rezone 46 Jackson Street, Ngāruawāhia to Medium Residential Zone 2. My decisions for Matter A have been made in accordance with Schedule 1, clause 105 of the Resource Management Act 1991. The reasons for my decision are that it:

- complies with requirements under the Resource Management Act 1991 to implement the Medium Density Residential Standards

- is consistent with how other land that was zoned General Residential in Ngāruawāhia has been amended by Variation 3
- is consistent with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 and the National Policy Statement on Urban Development 2020, particularly by providing greater development capacity for the site.

*Matter B*
I do not propose to make a decision on Matter B at this time given the ongoing appeal on provisions in the Proposed District Plan.

I will review the situation for Matter B regularly and will keep under consideration whether it becomes appropriate for me to make a decision on Matter B at any time (including, potentially, prior to the resolution of the appeal).

I therefore ask that Council officers update Ministry officials at least every three months from the date of this letter on the progress of the relevant appeal, and to inform Ministry officials as soon as a decision is made on the appeal.

I want to thank the Independent Hearings Panel and Council staff for the work undertaken to progress the Intensification Streamlined Planning Process.

Ministry officials will contact Council staff to inform them of my decision.

Yours sincerely

Hon Chris Bishop
**Minister Responsible for RMA Reform**

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