



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

ECM Project: PDP2022V003-03
ECM # .....
Submission # .. <b>014</b> .....
Customer # .....
Property # .....

RMA Form 5

**Closing date for submissions: 5pm on Friday 28 October 2022**


**Submitter details:** (please note that the (\*) are required fields and must be completed)

Name of submitter*:	
Contact person for communications*:	
Agent (if applicable):	
Postal address*:	
Suburb:	Town/City*:
Country:	Postal code*:
Daytime phone:	Mobile:
Email address for submitter*: Email address for agent (if applicable):	
Please tick your preferred method of contact* <input type="checkbox"/> Email <input type="checkbox"/> Postal	Correspondence to* <input type="checkbox"/> Submitter <input type="checkbox"/> Agent <input type="checkbox"/> Both
Trade competition and adverse effects:* <input type="checkbox"/> I could <input type="checkbox"/> I could not gain an advantage in trade competition through this submission.  Only if you ticked "I could" above, please answer this question: I am/am not directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.  <b>Note:</b> If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part I of Schedule I of the Resource Management Act 1991	
Would you like to present your submission in person at a hearing? <input type="checkbox"/> Yes <input type="checkbox"/> No  If others make a similar submission I will consider presenting a joint case with them at the hearing. <input type="checkbox"/> Yes <input type="checkbox"/> No	

Please complete a line for every submission point, adding as many additional lines as you need:

<p>The specific provisions of the proposal that my submission relates to e.g provision number, map or natural hazard area</p>	<p>Do you:</p> <ul style="list-style-type: none"> <li>• Support?</li> <li>• Oppose?</li> <li>• Amend?</li> </ul>	<p>What decision are you seeking from Council?</p> <p>What action would you like:</p> <ul style="list-style-type: none"> <li>• Retain?</li> <li>• Amend?</li> <li>• Add?</li> <li>• Delete?</li> </ul>	<p>Reasons</p>
<p>e.g. SUB-RI Subdivision - general</p>	<p>e.g Support</p>	<p>e.g Retain rule SUB-RI</p>	<p>e.g Subdivision should be allowed for .....</p>

Please return this form **no later than 5pm on Friday 28 October 2022** to:  
 Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742, or e-mail: [districtplan@waidc.govt.nz](mailto:districtplan@waidc.govt.nz)

Signed:  ..... Date: .....

(A signature is not required if you make your submission by electronic means)

**PRIVACY ACT NOTE:** Please note that all information provided in your submission will be used to progress the process for this variation, and may be made publicly available.

**Wayne Bishop & Cameron Smith**

**Submission on Proposed District Plan: Variation 3 – Enabling Housing Supply Waikato District Council**

**Full name:** Wayne Bishop & Cameron Smith

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**Phone:** 027 425 3902

**Email:** [fraserm@barker.co.nz](mailto:fraserm@barker.co.nz)

**Submission Information:**

Wayne Bishop & Cameron Smith ('**WB & CS**') could not gain an advantage in trade competition through this submission.

The specific provisions of the Plan Change that WB & CS submission relate to are attached.

WB & CS supports/opposes/seek amendment to the specific provisions as listed in the attached document. The reasons are provided in the attached document.

The decisions WB & CS wishes Council to make ensure the issues raised by WB & CS are dealt with are contained in the attached document.

WB & CS reserves the right to heard in support of this submission.

If others make a similar submission, WB & CS will consider presenting a joint case with them at a Hearing.

Regards,



**Rebecca Shaw**  
Senior Planner



**Fraser McNutt**  
Partner/ Waikato Brach Manager

## 1.0 Introduction

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WB & CS welcomes the opportunity to provide feedback on the Proposed District Plan: Variation 3 – Enabling Housing Supply ('**PDP-VAR 3**') as prepared by the Waikato District Council ('**WDC**').

### 1.1 Background

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This submission is associated with the zoning proposed within the Planning Maps and provides comments on the overall intention of the provisions proposed in relation to enabling various types of residential developments within the identified zones and overlays across the district.

## 2.0 General Feedback

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WB & CS appreciates the opportunity to submit on **PDP-VAR 3** to ensure consistency and viability for future growth and development within the Waikato District.

WB & CS has made specific feedback points as outlined in Section 3.0 to improve **PDP-VAR 3**, and to efficiently and effectively achieve a more congruous overlook in terms of Waikato District's urban growth as a whole, specifically with providing a range of residential housing options. WB & CS also ensure this submission effectively achieves the proposed objectives of the plan change package and the District Plan as a whole, and the purpose of the RMA.

### 3.0 Submission on the Proposed District Plan: Variation 3 – Enabling Housing Supply

Sub #	Topic	Support/Oppose/Seek Amendment	Comments/Reasons	Relief Sought
1	Zoning	Seek Amendment	<p>The PDP-VAR 3 seeks to achieve the following objectives:</p> <ul style="list-style-type: none"> <li>a. Meet legislative requirements;</li> <li>b. Enable additional residential capacity in the district’s larger towns subject to qualifying matters;</li> <li>c. Contribute towards achieving the targets for housing development capacity as set out in the PDP and Future Proof;</li> <li>d. Enable a variety of housing choice;</li> <li>e. Reduce pressure on urban expansion and associated infrastructure investment requirements by enabling more intensification of existing urban areas;</li> <li>f. Create quality built form outcomes; and</li> <li>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.</li> </ul> <p>As part of achieving these objectives the PDP-VAR 3 seeks to;</p> <ul style="list-style-type: none"> <li>• Amend the planning maps to replace the Medium Density Residential Zone in Huntly, Tuakau, Ngaaruawaahia and Pokeno with the Medium Density Residential Zone 2</li> </ul>	<p>We seek Council to amend the proposed Planning Maps to enable retirement village/ elderly housing to occur in land areas where there is a connection with existing urban areas, where land supply is sufficient and the ability to provide suitable infrastructure and connectivity is achievable.</p> <p>WB &amp; CS have the opportunity to develop such a proposal on a land holding contiguous with the township of Gordonton. WB &amp; CS seek Council to look at the options of providing additional residential zoning within this area to enable a bespoke retirement village development. As such, a bespoke Settlement Zone is sought for this are as identified within the National Planning Standards.</p> <p>The Settlement Zone under the Planning Standards is outlined below:</p> <ul style="list-style-type: none"> <li>• Settlement zone: <b>Areas used predominantly for a cluster of residential, commercial, light industrial and/or community activities that are</b></li> </ul>

		<ul style="list-style-type: none"> <li>Amend the planning maps to replace the Medium Density Residential Zone in Te Kauwhata and Raglan to the Medium Density Residential Zone 1; and</li> <li>Amend the extent of the Medium Density Residential Zone 2 and the General Residential Zone.</li> </ul> <p>The amendments made to the provisions for Medium Density areas and rezoning of Medium Density to Medium Density Residential Zone 2 has a primary focus on areas already within established urban centres as directed by objectives b, c, e and g.</p> <p>We feel there has been a missed opportunity by Council to identify new urban areas to provide for elderly care/ retirement villages as these are more bespoke and difficult to accommodate within the existing land parcels which are often smaller and harder to amalgamate. Also, the existing residential zone vacant land is not large enough to cater for a 'cluster' type development as proposed by our clients.</p> <p>The ability to develop elderly care/ retirement villages within existing urban areas is an arduous task as there is limited/ no land in the form of individual titles or ownership within existing urban areas to the size and scale required to deliver a quality elderly care facility or retirement village (this being some 20-60 hectares needed).</p> <p>According to the 2018 census data 12.6% of the Waikato District population was aged 65 and older while 28% of the population was aged between 45-64,</p>	<p><b>located in rural areas</b> or coastal environments.</p> <p>Noting the key words to describe this zone (outlined in bold above) align with the development WB &amp; CS are seeking to propose to Council.</p> <p>Additionally, the implementation of the National Policy Statement for Urban Development (NPS-UD) specifically looks at among other areas a District/Council's ability to meet the expected demand for housing. The opportunity to meet/ identify housing opportunities for this demand has been missed as part of the PDP-VAR 3 proposals which this submission seeks to change/ amend.</p>
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		<p>therefore within the next 20 years this population will be of retirement age (65 years) and will require suitable housing within Waikato if they are to remain within the district. Note this does not take into account the district population growth.</p> <p>As outlined in the Section 32A Report (Section 2.13.2 Waikato 2070) the populations of the Waikato District are projected to increase with the following:</p> <ul style="list-style-type: none"> <li>• Tuakau (projected population to grow from 5,000 to 8,000);</li> <li>• Pokeno (projected population to grow from 2,500 to 16,000);</li> <li>• Te Kauwhata (projected population to grow from 2,000 to 10,000);</li> <li>• Taupiri (projected population to grow from 500 to 4,000);</li> <li>• Huntly and Ohinewai (projected population to grow from 7,000 to 13,500);</li> <li>• Te Kowhai (projected population to grow from 500 to 4,000);</li> <li>• Ngaaruawaahia (projected population to grow from 7,000 to 10,500); and</li> <li>• Raglan (projected population to grow from 4,000 to 12,500).</li> </ul> <p>This high-level scope of data indicates that Waikato District population is growing but also ageing and the ability to provide suitable housing and lifestyle options for this demographic, so that they may remain within the district is extremely limited.</p>	
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		<p>For example, only 3 retirement villages operating within the Waikato District:</p> <ul style="list-style-type: none"><li>• Tamahere Country Club;</li><li>• Tamahere Eventide Home &amp; Village; and</li><li>• Aparangi Village</li></ul> <p>It is noted several Rest homes and Hospital facilities operate within Waikato that provide accommodation and care to the elderly. Though these facilities offer care and accommodation for those unable to live on there own or are in need of assistance.</p> <p>In addition, the Waikato District is in close proximity to Hamilton City where there is an opportunity to provide housing for elderly person/s wishing to upgrade from compact urban living to a more spacious lifestyle provided within the Waikato District in their later years.</p> <p>The provision of independent elderly housing is spares within the Waikato District and to assist in achieving the objectives of PDP-VAR 3 d. to enable a variety of housing choice we seek that Council look at the ability to rezone additional land for residential purposes for the specific purpose of enabling elderly persons housing i.e., retirement villages.</p> <p>WB &amp; CS have the opportunity to develop such a proposal on a land holding contiguous with the township of Gordonton. WB &amp; CS seek Council to look at the options of providing additional residential zoning within this area to enable a bespoke retirement village development. While VAR 3 focus on the change of</p>	
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		<p>General Residential and Medium Density Zoning. A bespoke zoning in line with the National Planning Standards Settlement Zone is sought for this are.</p> <p>The Settlement Zone under the Planning Standards is outlined below:</p> <ul style="list-style-type: none"> <li>• Settlement zone: <b>Areas used predominantly for a cluster of residential, commercial,</b> light industrial and/or <b>community activities</b> that <b>are located in rural areas</b> or coastal environments.</li> </ul> <p>Noting the key words to describe this zone (outlined in bold above) align with the development WB &amp; CS are seeking to propose to Council. This choice of zoning still provides for the residential development sought by PDP-VAR 3 and supports objective d. <b>to enable a variety of housing choice.</b></p> <p>Additionally, the implementation of the National Policy Statement for Urban Development (NPS-UD) specifically looks at among other areas a District/Council’s ability to meet the expected demand for housing. The opportunity to meet/ identify housing opportunities for this demand has been missed as part of the VAR 3 proposals which this submission seeks to change/ amend.</p>	
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