



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

ECM Project: PDP2022V003-03
ECM #
Submission # .. 103
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*: Perjuli Developments Limited	
Contact person for communications*: Tim Lester	
Agent (if applicable): Blue Wallace Surveyors	
Postal address*: PO Box 38	
Suburb:	Town/City*: Hamilton
Country:	Postal code*: 3840
Daytime phone:	Mobile: 021993223
Email address for submitter*: Email address for agent (if applicable): tim.lester@bluewallace.co.nz	
Please tick your preferred method of contact* <input checked="" type="checkbox"/> Email <input type="checkbox"/> Postal	Correspondence to* <input type="checkbox"/> Submitter <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Both
Trade competition and adverse effects:* <input type="checkbox"/> I could <input checked="" 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. Note: 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 checked="" 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 checked="" 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"> • Support? • Oppose? • Amend? 	<p>What decision are you seeking from Council?</p> <p>What action would you like:</p> <ul style="list-style-type: none"> • Retain? • Amend? • Add? • Delete? 	<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

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.

28 October 2022
Our Ref: 19038
Client: Perjuli Developments Limited

Waikato District Council
Private Bag 544
Ngāruawāhia 3742

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- Resource Management Planners
- Members of the Consulting Surveyors of New Zealand 
- Registered Professional Surveyors

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Dear Sir / Madam

Variation 3 – Enabling Housing Supply: Submission of Perjuli Developments Limited

1) Introduction

Blue Wallace Surveyors Limited (BWS) wish to provide the following submission on behalf of Perjuli Developments Limited (the Submitter) on the recently released Intensification Planning Instrument (IPI) by Waikato District Council (WDC).

WDC have named the notified IPI *Variation 3 (VAR 3)* to the Proposed Waikato District Plan – Appeals Version (PDP).

The Submitter acknowledges that the IPI process has been introduced by the *Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021* which requires WDC to amend the PDP to provide for high and medium density development in response to an increasing demand for housing in urban areas across the District.

In particular, the 2021 Amendment Act gives effect to the intensification requirements put in place under the in the National Policy Statement on Urban Development 2020 (NPS-UD) and therefore has introduced Medium Density Residential Standards (MDRS).

The MDRS direction will enable up to three dwellings (up to three stories high) in all applicable residential zones in the PDP as a permitted activity. Furthermore, WDC is also required to enable up to six-storey buildings within walkable catchments of commercial centres.

In providing this submission it is understood that the MDRS' are mandatory provisions to be included in the PDP by WDC – and therefore any direct changes to these standards will be out of scope, and hence unable to be changed through the VAR 3 submission process.

2) Submission

The Submitter is the owner of a 2.78ha piece of land located at 5837 Great South Road, Ngaruawahia (being legally described as Allot 82 SBRS OF Newcastle South).

The current land use zoning of the piece of land is Residential (New Residential) within the Operative and Residential (General) in the Proposed Waikato District Plan.

VAR 3 proposes to retain the piece of land as General Residential Zone such that the MDRS provisions will not directly apply to the land.

The Submitter seeks to have the 5837 Great South Road property rezoned to Medium Density Residential Zone 1 (MRZ1) so as to enable a higher level of residential density, and furthermore, to have the MRZ1 zoning reflected on the applicable PDP planning maps.

The submitter acknowledges that WDC has only applied MRZ1 to land previously identified in the PDP as Medium Density Residential Zone, with Medium Density Residential Zone 2 (MRZ2) being limited to walkable catchments of the Waikato District's four main urban centres. However, given the purpose and intent of the NPS-UD, the Submitter contends that enabling a higher density of residential development at 5837 Great South Road is a viable proposition for WDC to consider through the VAR 3 process – as discussed below.

3) Reason for the Submission

The Submitter has reviewed the proposed PDP variation - inclusive of the supporting consultation material that has been made available through WDC's VAR 3 Website.

Based on the information currently available, it is noted that there is *no* land located to the south of Ngaruawahia's central urban area that has been recognised as enabling for medium density development under both the PDP (Decisions Version) and VAR 3.

Given the high employment and commercial use base for many existing, and future, residents of Ngaruawahia - which is provided by Hamilton City - it is considered appropriate that such density be enabled under the proposed PDP variation.

The property at 5837 Great South Road is only 1.1km to the south of Ngaruawahia's MRZ2 area (VAR 3), and therefore considered to be easily accessible to the Town Centre Zone. Furthermore, mass transportation networks (i.e., regular bus services) are easily available to Hamilton City, with the industrial and commercial areas of North Hamilton (Te Rapa) being only 8km to the south of the property.

The Submitter considers that VAR 3 has ignored land to the south of Ngaruawahia as appropriate to enable medium density housing; and consequently, requests that this be addressed through the Variation 3 review process.

Notwithstanding the above, the submitter also considers it relevant to note that the new residential growth area to the south of the township has been provided with new and resilient infrastructure (three waters) as well as from network utility operators (electricity, communications, and gas). This infrastructure has been provided mainly through the comprehensive River Terraces development.

The availability and capacity of such infrastructure is considered to provide Council and the local community with confidence that enabling a higher density of residential development at 5837 Great South Road is a pragmatic and sensible proposition – and furthermore that such density will not be to the detriment of the safe and efficient provision of services to the adjacent residential areas to the south of Ngaruawahia.

The land subject to this submission is immediately adjacent to the recently completed Stage 5 of the River Terraces residential development, and consequently infrastructure (including transportation) has been provided to the location at to a level and standard commensurate the latest resilience and technical construction standards.

Given the recent age of the surrounding area's infrastructure provision, the Submitter considers enabling a higher density of residential development under VAR 3 represents an efficient use of such infrastructure; and furthermore, that such efficiency presents a benefit to both local residents and ratepayers of the wider Waikato District.

4) Decision Sought

The Submitter seeks to have medium density residential development enabled within the land parcel located at 5837 Great South Road.

The Submitter seeks that the PDP Planning Maps are amended to the extent that a Medium Density Residential Zone 1 overlays the property subject to this submission.

The submitter seeks that consequential amendments are made to VAR 3 (Objectives and Policies) to the effect that the piece of land located between the Ngaruawahia Township and the commercial and industrial areas north of Hamilton City represent a suitable location to enable the MDRS' to be applied for future development.

The Submitter could not gain advantage in trade competition through this submission.

The Submitter wishes to be heard in support of this submission.

If others make a similar submission, the Submitter would be willing to consider presenting a joint case with them at hearing.

Any clarification or further information regarding the above submission can be made to the author at tim.lester@bluewallace.co.nz.

Regards

A handwritten signature in blue ink, appearing to read 'Tim Lester', with a long horizontal flourish extending to the right.

Tim Lester
Blue Wallace Surveyors Ltd