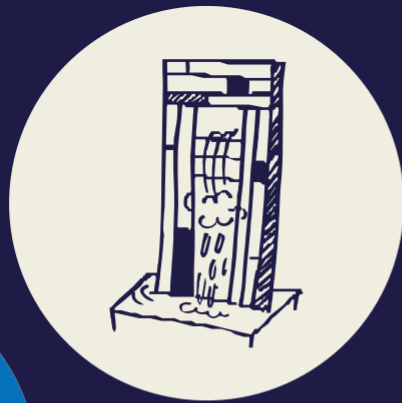


# **HAMILTON CITY COUNCIL – STAFF SUBMISSION**

## **Waikato Regional Policy Statement Change 1 – NPS on UD 2020 and Future Proof Strategy Update - Further Submissions**

**Waikato Regional Council**



15 February 2023



**Hamilton  
City Council**  
Te kaunihera o Kirikiriroa

## Improving the Wellbeing of Hamiltonians

Hamilton City Council is focused on improving the wellbeing of Hamiltonians through delivering to our five priorities of shaping:

- **A city that's easy to live in**
- **A city where our people thrive**
- **A central city where our people love to be**
- **A fun city with lots to do**
- **A green city**

The topic of this submission is aligned to with the five priorities.

## Council Approval and Reference

This staff submission was approved by Hamilton City Council's Chief Executive on 15 February 2023.

Hamilton City Council Reference D-4599884 - Submission # 720.

## Introduction

1. Hamilton City Council would like to thank the Waikato Regional Council for the opportunity to make a further submission to the **Waikato Regional Policy Statement Change 1 – NPS on UD 2020 and Future Proof Strategy Update**.
2. The detail of Hamilton City Council's further submissions and decisions we are seeking are outlined in the Waikato Regional Council's official submission form - copy attached.

## Further Information and Hearings

3. In the spirit of ongoing partnership, Hamilton City Council will continue to work with the Region and Future Proof partners in updating any drafting required to give effect to the NPS-HPL, updates Housing and Business Assessment and Industrial land Supply findings.
4. Should the Waikato Regional Council require clarification of this further submission from Hamilton City Council, or additional information, please contact **Mark Davey** (City Planning Unit Manager) on 07 838 6995 or email [mark.davey@hcc.govt.nz](mailto:mark.davey@hcc.govt.nz) in the first instance.
5. Hamilton City Council representatives **do wish to speak** at the Waikato Regional Council hearings in support of this submission.

Yours faithfully



**Lance Vervoort**  
**CHIEF EXECUTIVE**

# FURTHER SUBMISSION FORM: PROPOSED WAIKATO REGIONAL POLICY STATEMENT CHANGE 1 – NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020 AND FUTURE PROOF STRATEGY UPDATE

**Important: Save this PDF to your computer before answering. If you edit the original form from this webpage, your changes will not save. Please check or update your software to allow for editing. We recommend Acrobat Reader.**

**We must receive your further submission by 5.00 pm, 15 February 2023**

## MANDATORY INFORMATION

Name of submitter (individual or organisation): \_\_\_\_\_

Contact person (if applicable): \_\_\_\_\_

Agent (if applicable): \_\_\_\_\_

Email address for service: \_\_\_\_\_

Postal address: \_\_\_\_\_

Phone number(s): \_\_\_\_\_

## REASON FOR FURTHER SUBMISSION(select appropriate)

- ☐ I/we represent a relevant aspect of the public interest; or
- ☐ I/we have an interest in the proposal that is greater than the interest of the general public; or
- ☐ I/we represent the Waikato Regional Council

Please specify the grounds for your selection above:

## APPEARANCE AT A HEARING

- ☐ I wish to be heard in support of my submission; or, ☐ I do not wish to be heard in support of my submission.
- ☐ If others make a similar submission, I will consider presenting a joint case with them at a hearing.

## SIGNATURE

Signature:  \_\_\_\_\_

Date: \_\_\_\_\_

## MAILING DETAILS

Mailed to: Chief Executive, 160 Ward Street, Private Bag 3038, Waikato Mail Centre, Hamilton 3240

Delivered to: Waikato Regional Council, 160 Ward Street, Hamilton

Emailed to: [strategicanDSPatialplanning@waikatoregion.govt.nz](mailto:strategicanDSPatialplanning@waikatoregion.govt.nz) (Submissions received by email must contain full contact details)

**PLEASE CHECK** that you have provided all of the information requested and if you are having trouble filling out this form, phone Waikato Regional Council on 0800 800 401 for help.

Please use the attached table to make your submission to indicate the parts of Proposed Change 1 your submission relates to and the relief sought.

**Personal information is used for the administration of the further submission process and will be made public.** All information collected will be held by Waikato Regional Council, with submitters having the right to access and correct personal information.

FORM 6 Clause 8 of First Schedule, Resource Management Act 1991

**Hamilton City Council Further Submission on  
Waikato Regional Policy Statement Proposed Change 1 - National Policy Statement on Urban Development 2020 and Future  
Proof Strategy Update**

Submitter	Sub#	Plan Provision	Support/ Oppose	Reason	Decision sought
Submitter 1: WEL Networks Limited	1.1	UFD-O1 - Built environment	Support	HCC supports the further clarification regarding infrastructure that the submitter seeks.	Accept submission
Submitter 1: WEL Networks Limited	1.4	APP13 - Responsive Planning Criteria - Out of sequence and Unanticipated Developments (Future Proof local authorities)	Support	HCC supports the further clarification regarding infrastructure that the submitter seeks.	Accept submission
Submitter 4: South Waikato DC	8	UFD-O1 - Built Environment	Oppose	The NPS-UD defines 'well-functioning urban environments' that those with a population of at least 10,000 people. The smaller towns of the South Waikato will not meet this definition and the Objective will not apply.	Reject submission
Submitter 6: Thames-Coromandel District Council	6.1	1.6 Definitions	Oppose	A locally appropriate definition of "Affordable housing" should be determined at the TA level. HCC supports the notified definition of "Inclusionary zoning"	Reject submission
Submitter 6: Thames-Coromandel District Council	6.2	1.6 Definitions	Oppose	The locally required proportion of 'affordable housing' can be determined and set within local policy. Retained affordability is required to ensure the initial purchasers do not benefit from the value differential.	Reject submission
Submitter 6: Thames-Coromandel District Council	6.24	UFD-M71 - Housing Affordability	Oppose	HCC supports the notified wording which includes provision for investigating inclusionary zoning.	Reject submission

Submitter	Sub#	Plan Provision	Support/ Oppose	Reason	Decision sought
Submitter 8: Titanium Park Limited & Rukuhia Properties Limited	8.9	UFD-P12 - Density targets for Future Proof area	Support in part	As indicated in HCC's original submission, the proposed walkable catchments of the city may require a higher minimum density target. HCC seek clarification of the spatial extents of these areas and that the targets are evidentially based	Subject to hearing deliberations
Submitter 8: Titanium Park Limited & Rukuhia Properties Limited	8.14	UFD-M49 - Out-of-sequence or unanticipated urban development	Oppose	There is no inconsistency between UDF-M49 and UFD-P11.	Reject submission
Submitter 8: Titanium Park Limited & Rukuhia Properties Limited	8.27	APP13 - Responsive Planning Criteria - Out-of-sequence and Unanticipated Developments (Future Proof local authorities)	Oppose	There is no need to distinguish between matters which are relevant to determining significance from other matters that are relevant to alternative land release.	Reject submission
Submitter 8: Titanium Park Limited & Rukuhia Properties Limited	8.26	APP12 - Future Proof tables	Support	HCC supports in principle the indication of an extension to the Northern Precinct within the Hamilton Airport/Southern Links Strategic Industrial Node.	Accept submission
Submitter 8: Titanium Park Limited & Rukuhia Properties Limited	8.28	APP13 - Responsive Planning Criteria - Out-of-sequence and Unanticipated Developments (Future Proof local authorities)	Oppose	Evidence prepared by an applicant does not have equivalence with the HBA.	Reject submission
Submitter 8: Titanium Park Limited & Rukuhia Properties Limited	8.30	APP13 - Responsive Planning Criteria - Out-of-sequence and Unanticipated Developments (Future Proof local authorities)	Oppose	To ensure prudent local authority debt management, clear discussion of infrastructure cost funding is required upfront.	Reject submission
Submitter 9: Ohinewai Lands Limited	9.1	1.6 Definitions	Support	HCC support the inclusion of the Future Proof Strategy definition of 'net density' in the WRPS.	Accept submission

Submitter	Sub#	Plan Provision	Support/ Oppose	Reason	Decision sought
Submitter 9: Ohinewai Lands Limited	9.2	1.6 Definitions	Support	HCC supports the inclusion of the Future Proof Strategy definition of 'Blue-green network' in the WRPS.	Accept submission
Submitter 9: Ohinewai Lands Limited	9.3	1.6 Definitions	Oppose	HCC supports the notified definition of "Inclusionary zoning"	Reject submission
Submitter 9: Ohinewai Lands Limited	9.6	UFD-M49 - Out-of-sequence or unanticipated urban development	Oppose	There is no inconsistency between UDF-M49 and UFD-P11.	Reject submission
Submitter 9: Ohinewai Lands Limited	9.7	UFD-M63 - Housing Affordability	Oppose	HCC supports the inclusion of the Housing Affordability method in the RPS.	Reject submission
Submitter 9: Ohinewai Lands Limited	9.10	APP13 - Responsive Planning Criteria - Out-of-sequence and Unanticipated Developments (Future Proof local authorities)	Oppose	There is no need to distinguish between matters which are relevant to determining significance from other matters that are relevant to alternative land release.	Reject submission
Submitter 9: Ohinewai Lands Limited	9.11	APP13 - Responsive Planning Criteria - Out-of-sequence and Unanticipated Developments (Future Proof local authorities)	Oppose	Evidence prepared by an applicant does not have equivalence with the HBA.	Reject submission
Submitter 9: Ohinewai Lands Limited	9.13	APP13 - Responsive Planning Criteria - Out-of-sequence and Unanticipated Developments (Future Proof local authorities)	Oppose	To ensure prudent local authority debt management, clear discussion of infrastructure cost funding is required upfront.	Reject submission
Submitter 10: Rangitahi Limited, Scenic Properties 2006 Limited and	10.1	1.6 Definitions	Support	HCC support the inclusion of the Future Proof Strategy definition of 'net density' in the WRPS.	Accept submission

Submitter	Sub#	Plan Provision	Support/ Oppose	Reason	Decision sought
Raglan Land Company Limited					
Submitter 10: Rangitahi Limited, Scenic Properties 2006 Limited and Raglan Land Company Limited	10.3	1.6 Definitions	Oppose	HCC supports the definition of "Inclusionary zoning"	Reject submission
Submitter 10: Rangitahi Limited, Scenic Properties 2006 Limited and Raglan Land Company Limited	10.6	UFD-M49 - Out-of-sequence or unanticipated urban development	Oppose	There is no inconsistency between UDF-M49 and UFD-P11.	Reject submission
Submitter 10: Rangitahi Limited, Scenic Properties 2006 Limited and Raglan Land Company Limited	10.7	UFD-M71 - Housing Affordability	Oppose	HCC supports the notified wording which includes provision for investigating inclusionary zoning.	Reject submission
Submitter 10: Rangitahi Limited, Scenic Properties 2006 Limited and Raglan Land Company Limited	10.10	APP13 - Responsive Planning Criteria - Out-of-sequence and Unanticipated Developments (Future Proof local authorities)	Oppose	There is no need to distinguish between matters which are relevant to determining significance from other matters that are relevant to alternative land release.	Reject submission
Submitter 10: Rangitahi Limited, Scenic Properties 2006 Limited and Raglan Land Company Limited	10.11	APP13 - Responsive Planning Criteria - Out-of-sequence and Unanticipated Developments (Future Proof local authorities)	Oppose	Evidence prepared by an applicant does not have equivalence with the HBA.	Reject submission



Submitter	Sub#	Plan Provision	Support/ Oppose	Reason	Decision sought
Submitter 10: Rangitahi Limited, Scenic Properties 2006 Limited and Raglan Land Company Limited	10.13	APP13 - Responsive Planning Criteria - Out-of-sequence and Unanticipated Developments (Future Proof local authorities)	Oppose	To ensure prudent local authority debt management, clear discussion of infrastructure cost funding is required upfront.	Reject submission
Submitter 11: Waka Kotahi	11.22	UFD-M52 - Infill targets	Oppose	HCC proposes a long-term target of at least 70% of residential growth to be through infill and intensification of existing urban areas.	Reject submission Subject to hearing deliberations
Submitter 11: Waka Kotahi	11.23	UFD-M67 - Metropolitan centres	Support	HCC supports the promotion of active modes.	Accept submission
Submitter 12: The Adare Company	12.1	1.6 Definitions	Support	HCC support the inclusion of the Future Proof Strategy definition of 'net density' in the WRPS.	Accept submission
Submitter 12: The Adare Company	12.3	1.6 Definitions	Oppose	HCC supports the notified definition of "Inclusionary zoning"	Reject submission
Submitter 12: The Adare Company	12.4	UFD-P12 – Density targets for Future Proof Area	Support in part	As indicated in HCC's original submission, the proposed walkable catchments of the city may require a higher minimum density target. HCC seek clarification of the spatial extents of these areas and that the targets are evidentially based.	Subject to hearing deliberations
Submitter 12: The Adare Company	12.5	UFD-M63 - Housing Affordability	Oppose	HCC supports the inclusion of the Housing Affordability method in the RPS.	Reject submission
Submitter 15: Waikato District Council (Officer level)	15.1	UFD-P12 – Density targets for Future Proof Area	Support in part	As indicated in HCC's original submission, the proposed walkable catchments of the city may require a higher minimum density target. HCC seek clarification of the spatial extents of these areas the evidential base and timing of this targets.	Subject to hearing deliberations
Submitter 17: Kāinga Ora	17.3	1.6 Definitions	Oppose	HCC supports the notified definition of "Inclusionary zoning"	Reject submission
Submitter 17: Kāinga Ora	17.12	UFD-M63 - Housing Affordability	Oppose	HCC supports the inclusion of the Housing Affordability method in the RPS.	Reject submission

Submitter	Sub#	Plan Provision	Support/ Oppose	Reason	Decision sought
Submitter 17: Kāinga Ora	17.14	UFD-M52 - Infill targets	Support in part	HCC proposes a long-term target of at least 70% of residential growth to be through infill and intensification of existing urban areas.	Accept submission Subject to hearing deliberations
Submitter 17: Kāinga Ora	17.17	UFD-M71 - Housing Affordability	Oppose	HCC supports the notified wording which includes provision for investigating inclusionary zoning.	Reject submission
Submitter 20: Taupo District Council	20.5	UFD-O1 - Managing the Urban Environment	Support	HCC supports the further clarification that the submitter's objective would provide regarding the establishment of papakāinga.	Accept submission
Submitter 21: Ministry of Education	21.1	UFD-O1 - Built Environment	Support	HCC supports the clarification regarding additional infrastructure in this Objective.	Accept submission

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