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Tenā koutou

Please find attached Waikato Regional Council’s further submission to Waipā District Council’s Proposed Plan Change 26 – Residential Zone Intensification.

WRC appreciates the opportunity to respond to submissions made on this plan change.

Submitters to which the WRC further submission relates to are notified by way of this email.

Any questions or issues, please get in touch.

Ngā mihi  
Hannah

**Hannah Craven** | SENIOR POLICY ADVISOR | Strategic and Spatial Planning, Science, Policy and Information  
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FS1

7 December 2022

Waipā District Council  
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Te Awamutu 3840  
Attention: Plan Change 26



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0800 800 401

Email: [districtplan@waipadc.govt.nz](mailto:districtplan@waipadc.govt.nz)

Dear Sir/Madam

**Waikato Regional Council Further Submission to Proposed Plan Change 26 – Residential Zone Intensification (PC26) to the Waipā District Plan**

Thank you for the opportunity to make a further submission on the Proposed Plan Change 26 – Residential Zone Intensification (PC26) to the Waipā District Plan. Please find attached the Waikato Regional Council's further submission regarding this document. This submission was formally endorsed by the Director Science, Policy and Information under delegated authority on 7 December 2022. Waikato Regional Council looks forward to being involved in further discussion on this subject.

Should you have any queries regarding the content of this document please contact Hannah Craven, Senior Policy Advisor, Strategic and Spatial Planning directly on (07) 8592831 or by email [Hannah.craven@waikatoregion.govt.nz](mailto:Hannah.craven@waikatoregion.govt.nz).

Regards,

Tracey May  
Director Science, Policy and Information

HE TAIAO MAUIORA    HEALTHY ENVIRONMENT  
HE ŌHANGA PAKARI    STRONG ECONOMY  
HE HAPORI HIHIRI    VIBRANT COMMUNITIES

## Further Submission from Waikato Regional Council on Proposed Plan Change 26 – Residential Zone Intensification (PC26) to the Waipā District Plan

### Introduction

1. Waikato Regional Council (WRC) appreciates the opportunity to make a further submission to Proposed Plan Change 26 – Residential Zone Intensification (PC26). WRC's primary interest is in relation to the Waikato Regional Policy Statement (WRPS). District Plans, including Plan Changes such as this one, are required to give effect to the RPS (RMA s75(3)(c)).
2. WRC lodged a submission on PC26 (submission 30) on 23 September 2022. The purpose of this further submission is to respond to matters raised by other submitters to uphold important aspects of the WRPS.
3. Please note that Proposed Change 1 to the Waikato Regional Policy Statement is currently open for submissions. Section 74(2) of the RMA requires that when changing a district plan, a territorial authority shall have regard to any proposed regional policy statement.
4. We respond to specific submission points and submitters in the table below.

### Table of further submission points on Proposed Plan Change 26 – Residential Zone Intensification (PC26)

The specific submission(s) on the Proposed Plan Change to the Waipā District Plan that this further submission relates to is/are as follows:

Submission point	Submitter	Support/ Oppose	Reasons	Decision requested
59.1	Triple 3 Farm Limited	Oppose	<p>The land at 333 Tuhikaramea Road is not identified for future residential development in the district plan or Future Proof Strategy which was endorsed by partners including Waipā District Council in July 2022.</p> <p>The decisions on the Future Proof Strategy were made on the basis that there is sufficient capacity for housing and business land in the Future Proof sub-region through existing zoned land and land already identified for future development.</p> <p>If rezoning were to be considered, there would need to be an assessment against the out-of-sequence and unanticipated development criteria in Proposed Change 1 to the WRPS (APP13) which, among other things, requires evidence that:</p> <ul style="list-style-type: none"> <li>- the development would add significantly to meeting a demonstrated need or shortfall for housing or business floor space, as identified in a Housing and Business Development Capacity Assessment</li> <li>- the development is consistent with the Future Proof Strategy guiding principles, and growth management directives.</li> </ul> <p>Also, as the land is classified as LUC 2 there would need to be an assessment against the National Policy Statement for Highly Productive Land 2022 prior to any rezoning.</p>	Reject rezoning request.
53.6, 53.7	Cogswell Surveys Limited	Oppose	<p>We support a 20m setback from SNAs to reduce adverse effects on indigenous biodiversity. This aligns with WRPS policies and methods which seek that district plans recognise adverse effects on indigenous biodiversity and set out to avoid, remedy or mitigate such effects.</p>	Retain 20m setback from SNAs as notified.
32.2	Waipā District Council	Support	<p>We support the qualifying matters in PC26.</p> <p>Giving effect to Te Ture Whaimana o te Awa o Waikato is a qualifying matter under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. This means that plan provisions can be less enabling of urban development than required under the RMA or the National Policy Statement on Urban</p>	Retain qualifying matters as notified.

Submission point	Submitter	Support/ Oppose	Reasons	Decision requested
			Development 2020 where necessary to accommodate a matter to give effect to Te Ture Whaimana.	
32.4, 32.5, 32.6, 32.7	Waipā District Council	Support	<p>We support the proposed amendments to better clarify the intention behind the SNA rules and setback.</p> <p>We also support the proposed additional matter of discretion for rules 2A.4.2.4-6 which will ensure consideration of effects on ecological values in consent applications.</p>	Insert additions and amendments as requested.
32.8	Waipā District Council	Support	<p>We support the proposed additional landscaping rule in the River/Gully Proximity Qualifying Matter Overlay to better give effect to Te Ture Whaimana.</p> <p>Native planting will also support WRPS policy ECO-P1 which seeks to maintain or enhance indigenous biodiversity by providing positive indigenous biodiversity outcomes with a focus on the health and wellbeing of the Waikato River and its catchment. WRPS method ECO-M1 supports this policy by seeking district plans provide for positive indigenous biodiversity outcomes when managing activities including subdivision and land use change.</p>	Insert new rule as requested.

## Further information and hearings

WRC still **wishes to be heard** at the hearings for Proposed Plan Change 26 – Residential Zone Intensification (PC26) in support of this submission and is prepared to consider a joint submission with others making a similar submission.

WRC **could not** gain an advantage in trade competition through this submission.

## Submitter details

Waikato Regional Council

Contact person: Hannah Craven (Strategic and Spatial Planning)

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[REDACTED]

[REDACTED]

I could not gain an advantage in trade competition through this submission

I am not directly affected by an effect of the subject matter of the submission that:

(a) does not adversely affect the environment; and

(b) does not relate to trade competition or the effects of trade competition.