



**Kāinga Ora – Homes and Communities Further Submission
on Private Plan Change 15 (Tuumata) to
Hamilton City Council’s Operative District Plan**

Clause 8 of Schedule 1 to the Resource Management Act 1991

To: Hamilton City Council
Private Bag 3010, Hamilton 3204
Submitted via email to: info@hcc.govt.nz

Name of Further Submitter: Kāinga Ora – Homes and Communities

1. **Kāinga Ora – Homes and Communities (“Kāinga Ora”)** makes this further submission on the Notified Private Plan Change 15 – Tuumata (**“PC15”**) in support of/in opposition to original submissions on PC15.
2. Kāinga Ora makes this further submission in respect of submissions by third parties to the PC15 that were omitted from the original summary of submissions.

Reasons for further submission

3. The submissions that Kāinga Ora supports or opposes are set out in the table attached as **Appendix A** to this further submission.
4. The reasons for this further submission are:
 - (a) The reasons set out in the Kāinga Ora primary submission on the PC15.
 - (b) In the case of the Primary Submissions that are opposed:
 - (i) The Primary Submissions do not promote the sustainable management of natural and physical resources and are otherwise inconsistent with the purpose and principles of the Resource Management Act 1991 (**“RMA”**);

- (ii) The relief sought in the Primary Submissions is not the most appropriate in terms of section 32 of the RMA;
 - (iii) Rejecting the relief sought in the Primary Submissions opposed would more fully serve the statutory purpose than would implementing that relief; and
 - (iv) The Primary Submissions are inconsistent with the policy intent of the Kāinga Ora primary submission.
 - (c) In the case of Primary Submissions that are supported:
 - (i) The Primary Submissions promote the sustainable management of natural and physical resources and are consistent with the purpose and principles of the RMA and with section 32 of the RMA;
 - (ii) The reasons set out in the Primary Submissions; and
 - (iii) Allowing the relief sought in the Primary Submissions supported would more fully serve the statutory purpose than would disallowing that relief.
5. Without limiting the generality of the above, the specific relief in respect of each Primary Submission that is supported or opposed is set out in **Appendix A**.
6. Kāinga Ora wishes to be heard in support of its further submission.
7. If others make a similar submission, Kāinga Ora will consider presenting a joint case with them at a hearing.

DATED 10th July 2023



Brendon Liggett

Manager – Development Planning

Kāinga Ora – Homes and Communities

ADDRESS FOR SERVICE:

Kāinga Ora – Homes and Communities, PO Box 74598, Greenlane, Auckland

Attention: Development Planning Team; Email: developmentplanning@kaingaora.govt.nz

Appendix A – Further Submission Table

Submitter Name	Original Submission Number	Support/ Oppose/ Amend	Provision/ Chapter Topic	Summary of Decision Requested	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or disallow)
Waikato Housing Initiative	12.2	Support in part	Affordable housing 4.1.1.1 and 4.2 explanation	Retain provisions "for a range of housing types, from single level standalone dwellings through to low scale (three level) apartments" provided these include affordable options.	Oppose in part	Kāinga Ora acknowledges that housing affordability is an issue and it is of particular concern for Kāinga Ora given the lack of housing opportunities and choice available for lower-income families in Hamilton. However, under the current legislation, inclusionary zoning is unlawful. Kāinga Ora do however support exploring more options to enhance affordability across the entire housing spectrum, outside of the Resource Management legislative framework, through managing the cost of land and the cost of building infrastructure. This is better addressed at a Regional Council level and is addressed through PC1 to the Waikato Regional Policy Statement ("WRPS").	Disallow submission
Waikato Housing Initiative	12.5	Support in part	Affordable housing	That specificity be incorporated regarding affordable housing provisions and how these are to be implemented, based on examples of recent Te Awa Lakes and Rotokauri North Medium Density provisions or the general inclusionary zoning examples based on Queenstown Lakes District Council provisions.	Oppose in part	<p>Kāinga Ora acknowledges that housing affordability is an issue and it is of particular concern for Kāinga Ora given the lack of housing opportunities and choice available for lower-income families in Hamilton. However, under the current legislation, inclusionary zoning is unlawful. Kāinga Ora do however support exploring more options to enhance affordability across the entire housing spectrum, outside of the Resource Management legislative framework, through managing the cost of land and the cost of building infrastructure. This is better addressed at a Regional Council level and is addressed through PC1 to the Waikato Regional Policy Statement ("WRPS").</p> <p>It is also noted that the use of inclusionary zoning through other precincts within the Hamilton City Operative District Plan was enabled through the HAASHA which has now been repealed.</p>	Disallow submission