

BEFORE THE INDEPENDENT HEARINGS PANEL

PROPOSED WAIKATO DISTRICT PLAN (STAGE 1)

Under the Resource Management Act 1991 (**RMA**)

In the matter of hearing submissions and further submissions on the Proposed
Waikato District Plan (Stage 1) – **Hearing 10 Residential Zone**

By Campbell Tyson (Submitter, Further Submitter)

Statement of evidence by Chanel Hargrave, The Surveying Company Ltd

(Planning)

Dated: January 2020

INTRODUCTION

1. This evidence is prepared on behalf of Campbell Tyson in relation to the Proposed Waikato District Plan Residential Zone provisions. Campbell Tyson are both a submitter (S687) and further submitter (FS1061) on the Proposed Waikato District Plan.

Experience and Qualifications

2. My full name is Chanel Yvonne Hargrave. I am a Senior Planner at The Surveying Company in Pukekohe. I hold a Bachelor of Planning (Hons) and a Masters of Urban Design (Hons) from the University of Auckland. I am an Intermediate Member of the NZPI.
3. My relevant professional experience spans seven years in a private sector role at The Surveying Company. I have been involved in a number of subdivision and land use (Regional and District) resource consent applications for both urban and rural projects. I have been the lead planner on projects from feasibility and design stage through to project completion. I have prepared submissions on behalf of clients and provided planning evidence for plan reviews and changes.

Code of Conduct

4. I confirm that I have read the 'Expert Witnesses Code of Conduct' contained in the Environment Court of New Zealand Practice Note 2014. This evidence has been prepared in compliance with that Code in the same way as if giving evidence in the Environment Court. In particular, unless I state otherwise, this evidence is within my sphere of expertise and I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.
5. In preparing this statement of evidence I have read the s 42A report prepared by Alan Matheson and Louise Allwood, the Reporting Officers for Waikato District Council; the summary of submissions and any relevant submissions lodged in respect of Chapters 4 and 16; as well as any relevant information prepared for the District Plan review.

Campbell Tyson

6. The Boldero family are the owners of the site at 4 Wayside Road, Te Kauwhata and are negotiating a joint-venture agreement with Campbell Tyson to fund the development of their land. The site is 5.6860ha and located on the corner of Wayside and Te Kauwhata Road adjacent to the onramp to State Highway 1. The property contains a commercial building on the corner of Wayside and Te Kauwhata Road, previous used for selling fresh produce. The site is zoned Living Zone Te Kauwhata West under the Operative Waikato District Plan (**Operative Plan**). The site is zoned Residential within the Te Kauwhata West Residential Area under the Proposed Waikato District Plan (**Proposed Plan**).

SCOPE OF EVIDENCE

7. This evidence is provided in support of Campbell Tyson's submission and further submission. My evidence will focus on the subdivision provisions of the Proposed Plan that relate to the Te Kauwhata West Residential Area:
 - a. 16.4.3(a)(ii) Minimum Average Net Site Area;
 - b. 16.4.3(a)(v) Rear Lots; and
 - c. 16.4.3(a)(iv) Grid Layout;

16.4.3(a)(ii) MINIMUM AVERAGE NET SITE AREA

8. Campbell Tyson's submission seeks that the minimum average net lot size is reduced to 700m² to support efficient and compact growth of the Te Kauwhata area. The Reporting Officer has rejected this submission point stating that:

this is a substantial reduction in the average net site area, which may make it difficult to discretely locate a dwelling and maintain the existing village character, as per the intention of the Te Kauwhata Structure Plan [696].

9. I am unsure why the Te Kauwhata Structure Plan has been used as justification to reject this request. While elements of the Te Kauwhata Structure Plan have been carried over into the Proposed Plan, the Te Kauwhata Structure Plan does not

exist within the Proposed Plan. The proposed policies specific to Te Kauwhata in 4.1.12 and 4.7.13 do not seek to maintain the existing village character. The zone is a residential zone and therefore the outcome sought by proposed policy 4.2.1 is to maintain residential character. If the Te Kauwhata West Area was intended to have a village character, the provisions for this area would have been located under the Village Zone provisions. Upon review of the Proposed Plan objectives and policies relevant to the Te Kauwhata, there is no policy which seeks to maintain a village character for the Te Kauwhata West Residential Area. It is my opinion that there is no valid justification to refuse the submission point for the reasoning stated by the Reporting Officer in the s42A report.

10. Campbell Tyson intend to develop the land at 4 Wayside Road. Over the past 18 months Campbell Tyson and The Surveying Company have progressed site analysis and subdivision design of the site under the Operative Plan rules. This has included the preparation of Scheme Plans with minimum average net site sizes of 875m². Campbell Tyson has undertaken economic feasibility analysis based on a compliant lot yield. As a result of the economic analysis Campbell Tyson have placed further progress on hold as the lot yield generated by the 875m² average will not make the development economically feasible. Reducing the average lot size to 700m² will ensure development of this land is viable for the developer.
11. It is my opinion the reduction in the average net site will result in the following outcomes:
 - (a) More appropriately gives effect to the Future Proof Strategy identified in 1.5.1 of the Plan that seeks:

a shift in the existing pattern of land use towards accommodating growth through a more compact urban form based on concentrating growth in and around Hamilton (67%) and the larger settlements of the district (21%). This involves a reduction in the relative share of the population outside of the subregion's existing major settlements through tighter control over rural-residential development and encouraging greater urban densities in existing settlements.
 - (b) More appropriately gives effect to Policy 4.1.5 which seeks a "minimum density of 12 -15 households per hectare in the Residential Zone". The average minimum net lot size sought by the Proposed Plan will achieve a

density of 11 households per hectare, without accommodating for land lost to roading, access, reserves and infrastructure. Excluding land to be used for roading, access, reserves and infrastructure, the density in the Te Kauwhata West Residential Area will decrease below 8 dwellings hectare. It is my opinion that the reduction in minimum average net lot size as requested by the submitter will result in a more efficient use of land resource by meeting the minimum density anticipated within the residential zone.

- (c) The reduction in average net minimum lot size to 700m² will continue to give effect to Policy 4.1.12(a)(iii), “a variety of housing densities is provided for”, as the average density proposed remains at least 250m² higher than the site sizes for the Residential Zone and Te Kauwhata Lakeside Precinct. In addition the reduction from a minimum average net site size of 875m² to 700m² will not change the type of housing expected within the zone and will therefore continue to give effect to policy 4.2.16(a), “a wide range of housing options occurs in the Residential Zones of Huntly, Ngaruawahia, Pokeno, Raglan, Te Kauwhata and Tuakau”.

16.4.3(a)(v) REAR LOTS

- 12. I support the Reporting Officers recommendation to remove rule 16.4.3(a)(v). I agree that rear lots should be considered in the layout of the subdivision covered by the matters of discretion.

16.4.3(a)(iv) GRID LAYOUT

- 13. I support the Reporting Officers recommendation to remove rule 16.4.3(a)(iv). I agree that grid layout should be considered in the layout of the subdivision covered by the matters of discretion.

CONCLUSION

- 14. With the exception of the minimum average net site area, I support the Reporting Officer’s recommendations for the Te Kauwhata West Residential Area. In my opinion the minimum average net site area should be reduced to 700m² to enable more efficient use of the urban land resource. The requested

change will promote the sustainable management of natural and physical resources, and is the most appropriate way to achieve the purpose of the Resource Management Act 1991.

Chanel Hargrave

January 2020