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## WAIKATO DISTRICT COUNCIL

### Hearings of Submissions on the Proposed Waikato District Plan

### Report and Decisions of Independent Commissioners

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### Decision Report 280: Zoning - Rest of District

17 January 2022

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#### **Commissioners**

Dr Phil Mitchell (Chair)

Mr Paul Cooney (Deputy Chair)

Mr Dynes Fulton

Ms Linda Te Aho

Ms Jan Sedgwick

Ms Janet Gibb

Mr Weo Maag

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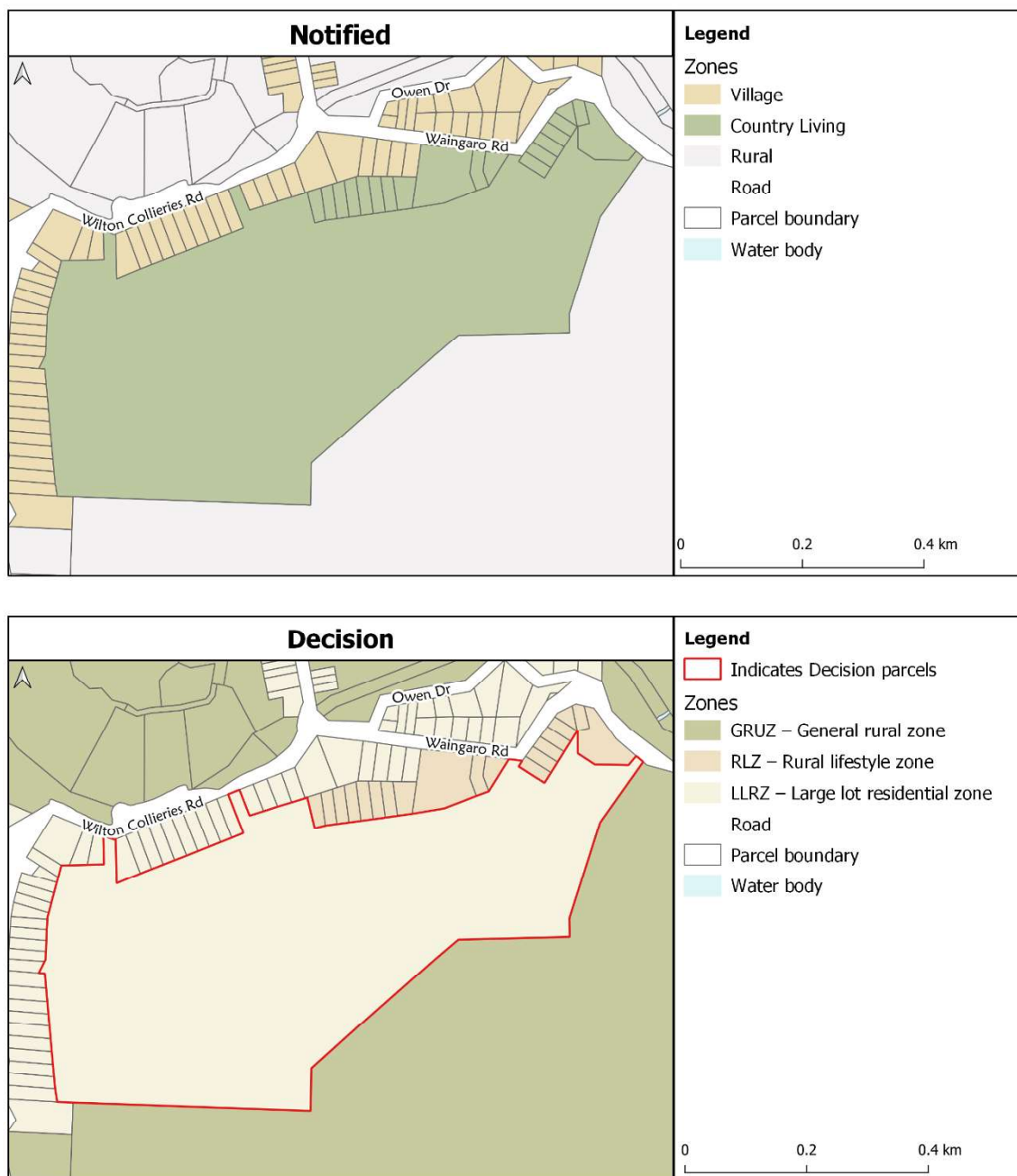


Figure 9: Zoning of 436A and 436B Tauwhare Road

## 10 Glen Massey

10.1 The nineteen submissions requesting rezoning of land within Glen Massey related to two large sites located at 233 Wilton Collieries Road and 859 Waingaro Road. Addressing the site at 859 Waingaro Road first, we are aware that the PDP reduced the extent of the Country Living Zone for this site from 31ha to 48ha, as in the ODP. Having considered Mr Robcke’s planning evidence and the technical assessments, we agree that the 31ha of land at 859 Waingaro Road is more appropriately zoned as the Village Zone. We consider this will enable consistency with the existing Village Zoning and pattern of development on the southern side of Wilton Collieries Road / Waingaro Road.

We consider that the extent of the zone as notified in the PDP is appropriate given the topography of the site and distance from the Glen Massey School. We are also cognisant of Mr Robcke's comments at the hearing about the marginal ability to provide appropriate access to the more southern portion of the site (that is zoned Country Living Zone in the ODP). We consider that a Village Zone at the northern-most portion of the site, immediately adjacent to the existing village, will enable Glen Massey to grow in a sustainable way. This area was identified for future residential growth in the Glen Massey Structure Plan and, after considering all the alternatives open to us, we consider the rezoning of this site is an appropriate method to achieve the relevant objectives in the PDP. We therefore accept the submission.



**Figure 10: Zoning of 859 Waingaro Road**

10.2 Turning to the 28.996 ha site located at 233 Wilton Collieries Road, the submissions received sought the land be zoned as both the Country Living Zone and the Village Zone. While we are aware that an 18 lot staged subdivision consent has previously been approved for this property and that 2 lots have already been created, we were not persuaded by the evidence presented to us. We do not consider this property to be suitable for rezoning, for the reasons set out in the section 42A report, which we adopt.