

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of a submission in respect of the **PROPOSED WAIKATO DISTRICT PLAN** by **AMBURY PROPERTIES LIMITED** pursuant to Clause 6 of Schedule 1 of the Act seeking the rezoning of land at Ohinewai

SUMMARY STATEMENT OF JONATHAN BROEKHUYSEN

1. My name is Jonathan Paul Broekhuysen. I am a New Zealand Institute of Landscape Architects Registered Landscape Architect and Director at Adapt Studio Limited, a firm I started as a sole practitioner in May 2017. I prepared a statement of evidence dated 9 July 2020. The purpose of this document is to summarise that statement.
2. I outlined my qualifications, experience and commitment to comply with the Environment Court Expert Witness Code of Conduct in my evidence in chief.
3. The Sleepyhead Estate is a proposed masterplanned mixed use community strategically located within the "Golden Triangle", with good access to Auckland, Hamilton and Tauranga. Sleepyhead Estate will act as an industrial hub for Huntly and will provide much needed social and economic support for the district and deliver high quality, healthy and affordable homes. Key aspects of the vision are the integration of the employment and residential components of the Masterplan with the provision of on-site open spaces and commercial and community facilities.
4. The development of the Sleepyhead Estate proposal has been a design-led process consistent with best-practice urban design principles. It is my opinion that the rezoning of the site as outlined in the rezoning application will result in a positive outcome for Ohinewai and the wider region.
5. Since the original rezoning application, and in response to various conferencing processes between experts, updates to the Masterplan, structure plan and zoning plan have been made. The Discount Factory Outlet development has been removed and replaced by additional industrial land, the roading network has been updated to improve internal connectivity and reduce the number of intersections onto Tahuna Road, and a neighbourhood centre has been included to create a community hub within the proposal. A specific structure plan for the business area has also been produced to give more certainty of how this area will be developed.
6. With these updates, the project will ultimately deliver an industrial hub of 75 hectares, 6 hectares of business land, 52 hectares of new housing and 55 hectares of public open space. This will equate to approximately 900-1100 new homes and up to 2,600 jobs providing much needed social and economic

support for the region.¹ A new rail siding is planned, and The Comfort Group will construct a 100,000m² factory that will be a major industrial anchor for the project and employer for the region. The updated gross and net areas, following the deletion of the DFO component, are illustrated on the Areas Plan, revision F, dated 4 August 2020, which is attached to this summary of evidence as **Attachment A**.

7. The mix of business, industrial, and residential development including a mix of residential housing options, a neighbourhood centre, a service centre, sports fields, a corner shop, and market garden with café, create a diverse selection of living options, activities and employment opportunities. This mix of land uses is proposed to help create a mixed-use and resilient community. By way of summary of the masterplan structure, the area to the west of the site is primarily about job creation while the area to the east is primarily about living and community.
8. The neighbourhood centre has been located between the employment area and the residential area, and on the south side of the main central open space. It will be readily accessible from both the residential area and employment area and benefit from the northern outlook over the central reserve. The service centre is located on the corner of Lumsden and Tahuna Roads where it will be most visible and accessible for passing traffic. The living and working areas are separated by a central open space area to buffer the effects of the industrial and commercial land uses on the residential areas and to provide amenity for the residents and to move and treat stormwater flows. A large tract of open space is proposed on the eastern side to connect to the existing Department of Conservation reserve and create a significant nature area for residents and the wider community, and an additional area to treat and store stormwater and improve on site biodiversity and environmental outcomes.
9. The s42A Report is supportive of the re-zoning of the industrial components of the proposal but not supportive of the business and residential components. The primary issues in relation to the business and residential components is the way that the development integrates, or does not integrate with the existing settlement at Ohinewai, and that at the proposed density the proposal should be more self-sufficient and have a clearer "centre". Updates to the Masterplan and structure plans have been made since the s42A Report and are outlined in paragraph 2.3 of this summary. Further submissions in opposition relating to urban design matters are primarily focussed around the suitability for residential land use in this area, the higher density which is illustrated in the Masterplan and the loss of rural amenity and views that the development would cause.
10. It is my opinion that the provision of a mix of land uses such as that proposed, would be a better outcome than a single industrial land use or mix of solely commercial land uses. The inclusion of housing at the densities shown, provides the opportunity for residents to live in close proximity to where they work, encourages more active modes of transportation such as walking and cycling and promotes the creation of a healthy community. It is my opinion that a project of this scale and type cannot be practically developed around the existing Ohinewai settlement due to the need for rail access, the fragmented land ownership and the lack of sufficient land area between the expressway and the Waikato River.
11. The development of Sleepyhead Estate would create a change from a rural character to a more urbanised character along the Lumsden Road frontage.

¹ These are gross zoned areas for the industrial and business areas and gross structure plan areas for the residential and open space areas.

This has been partially mitigated by a 15m landscape buffer strip to help screen new buildings and a restrictive building recession plane to control the height of buildings adjoining Lumsden Road. This is discussed in further detail in the landscape evidence of Michael Graham.

12. A number of matters were agreed upon as a result of expert conferencing with Waikato Districts expert on Urban Design, Mathew Jones. In summary, they were as follows:
 - (a) Ohinewai can urbanise because it is an existing village.
 - (b) The Masterplan street network provides a strong grid and responds well to topography.
 - (c) The alignment and mechanism of delivering the shared path connection to the existing Ohinewai settlement is appropriate.
 - (d) That site-specific design guidelines may not be required if all the relevant elements are pulled through into assessment criteria. Experts agreed that further liaison between themselves and the planners is beneficial to ensure the plan provisions provide sufficient design guidance.
13. Mr Jones did not agree with the following at expert conferencing:
 - (a) The number of vehicle connections / intersections onto Tahuna Road is appropriate.
 - (b) The further urbanisation of Ohinewai is justified based on the existing patterns of development along SH1.
 - (c) The proposal integrates with the existing Ohinewai settlement in relation to development patterns and connectivity.
 - (d) The revised location of the neighbourhood centre is appropriate.
 - (e) The density shown in the illustrative Masterplan is appropriate.
 - (f) The proposal suitably allows for any future development of the Ohinewai Lands Limited ("OLL") land if it eventuates.
14. A detailed response to these points of disagreement is outlined in my evidence in chief in sections 9.4 through 9.14.
15. In my opinion the rezoning of the site as outlined in the rezoning application, with the mix of industrial, commercial and residential land uses, the extensive open spaces, high quality connected road network, affordable housing and the creation of jobs for the region, will result in positive outcomes for future residents and employees of Sleepyhead Estate while being a catalyst for development and ongoing investment into Ohinewai and support Huntly and the wider district and region.

Jonathan Paul Broekhuysen
9 September 2020

ATTACHMENT A

AREAS PLAN 1805_041 REV F, 4 AUGUST 2020