

**BEFORE THE HEARING COMMISSIONERS
IN WAIKATO DISTRICT**

IN THE MATTER of the Resource Management Act 1991 ("**the Act**")

AND

IN THE MATTER of the Proposed Waikato District Plan (Stage 1) Hearing 18 Rural

**SUMMARY STATEMENT OF EVIDENCE BY VANCE HODGSON
FOR HORTICULTURE NEW ZEALAND**

25 September 2020

My Evidence in Chief (EIC) addressed the submissions and further submissions made by Horticulture NZ (HortNZ), assessed the s42A Report recommendations for Hearing topic 18: Rural Subdivision and either supported the recommendations or sought alternative changes.

1. I address key matters from this evidence in the summary below. The Rebuttal statement by K Overwater for Council comments on my EIC and I also respond to some of those comments below.

General Subdivision

2. As expressed in my EIC, I support recommendations in the Section 42A Report to strengthen the standards and matters of discretion applying to General Subdivision. I agree with Ms Overwater and support her recommendations to retain the date qualifier and shift the parent lot size requirement from 20ha to 40ha to satisfy a demand for scattered rural-residential subdivision. It remains my opinion that rural-residential subdivision and land use is better directed to zones for that purpose, but I understand the demand to provide the scattered options in the rural environment.

Subdivision and Building on High Class Soils

3. It would be my preference that any new child lot being created for rural-residential purposes, not be located on High Class Soils. This being a nationally scarce and valuable resource. However, I also appreciate the difficulty in achieving this and in particular provisioning a new lot with sufficient safe and stable land to support development (building platform and effluent disposal). I consider the proposed 15% threshold a reasonable approach across the subdivision rule framework proposed, supported by the additional assessment matters recommended by Ms Overwater.

Rule 22.4.9 Subdivision – Building Platform

4. I support the plans approach to require a building platform to be identified at time of subdivision. In my experience this is a useful method to assess and address any actual or potential conflicts between the more sensitive rural-residential activity and surrounding rural production where that might be occurring. The additional assessment criteria proposed by Ms Overwater enables the consideration of the relationship of the building platform and future residential activities with surrounding rural activities to ensure reverse sensitivity effects are avoided or mitigated.

Vance Hodgson