

Before an Independent Hearings Panel

The Proposed Waikato District Plan (Stage 1)

In the Matter of the Resource Management Act 1991 (**Act**)

And

In the Matter hearing submissions and further submissions on the
Proposed Waikato District Plan (Stage 1):
Topic 25 – Zone Extents

**Rebuttal Evidence of Sir William Birch on behalf of Stephen and Teresa Hopkins
(Submitter #451.1)**

(Development Considerations)

Dated 3 May 2021

1. I confirm that I have the qualifications and expertise previously set out in paragraphs 2.2 and 2.3 of my primary evidence.
2. I repeat the confirmation given in my primary evidence that I have read the Code of Conduct for expert witnesses contained in the Environment Court Practice Note 2014 and that my evidence has been prepared in accordance with that Code.

Rebuttal Evidence

- 1 My evidence is in rebuttal of recommendations made in Para 398 of the s42A report by Mr David Mead on 14th April 2021 and suggestions by others that the rezoning of 67 Pioneer Road be declined. It is accepted by Mr Mead that the property does not have a high productive value and it does have value in my view in providing an opportunity to establish a valuable transition from the Heavy industrial zone to the north and the rural zones to the south and south-east.

Transitional Zone

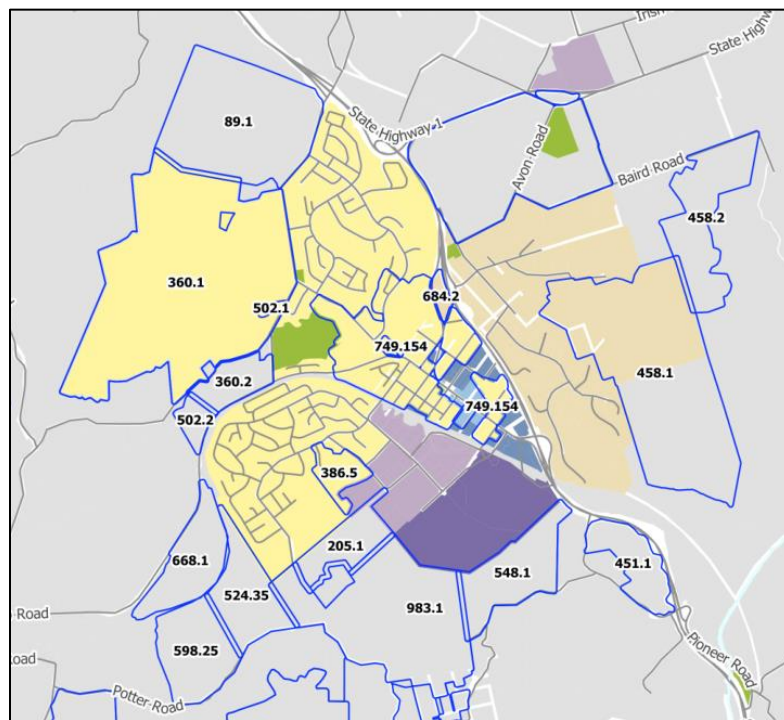


Figure 1: Notified zoning with approximate submission locations. (Source: Supplementary evidence to the Framework s42A Report).

2. The location of the property at the south-eastern tip of urban Pokeno is essentially an island between the Auckland – Hamilton motorway, Pioneer Road and Bluff Road as shown on the map above taken from Dr Mark Davey's supplementary evidence to the Framework s42A Report.
3. The property is also adjacent to the Landscape Area proposed in Rachael de Lambert's Landscape design concept submitted on behalf of Hynds in support

of their submission to expand the Heavy industrial zone. The most logical future zone for this property is therefore to adopt the provisions of Chapter 23 and Countryside Living Zone Rule 23.4.11 that provides for subdivision of land containing in part an Environmental Protection Area. The indicative Plan **attached** shows how planting of indigenous varieties of trees and shrubs through the gullies and around the steeper slopes adjoining the motorway and the other two roads would provide an attractive edge to the Pokeno Village and in part to the industrial zone. It would also be adding a significant dimension to the Landscape area proposed by Rachael de Lambert on the eastern side of Pioneer Road.

4. The Environment Protection Area would provide a similar transitional function to that recommended in David Mead's s42A report between Havelock Village and the Waikato River. The Proposed Environmental Protection Area Overlay providing certainty as to the protection of the overland flow paths and other environmentally sensitive parts of the property as well as providing connectivity for cycle tracks and pedestrian walkways.

Pokeno's predicted population growth and options to expand

1. There is no doubt from the various estimates provided by way of the economic evidence of Adam Thompson and others that the substantial and growing demand for residential sections in Pokeno can only be met by the provision of significant greenfield sites of which the West Pokeno catchment is the most logical because of its proximity to the existing Pokeno Village facilities and because of its ease of servicing via existing infrastructure.
2. That development along with the Havelock Village proposal will create a competitive property market that will lead to a choice of house sites for new residents for the foreseeable future. The provision of additional housing choices provided by fringe areas being created under the existing provisions of Chapter 23: Country Living Zone Rule 23.4.11 – Subdivision of land containing all or in part of an Environmental Protection Area will provide a useful additional choice of living environment for this Pokeno community

Sir William Birch

3 May 2021

