

Before an Independent Hearings Panel

The Proposed Waikato District Plan (Stage 1)

IN THE MATTER OF the Resource Management Act 1991 (**RMA**)

IN THE MATTER OF hearing submissions and further submissions on the Proposed
Waikato District Plan (Stage 1):
Topic 25 – Zone Extents

HIGHLIGHTS PACKAGE
SIR WILLIAM BIRCH ON BEHALF OF STEPHEN AND TERESA HOPKINS (#451.1)

(DEVELOPMENT CONSIDERATIONS)

11 May 2021

1. SUMMARY OF EVIDENCE

- 1.1 This property is located at the south-eastern tip of Urban Pokeno and is essentially an island surrounded by the Auckland – Hamilton motorway, Pioneer Road and Bluff Road as shown on a map in David Mead’s 42A report.
- 1.2 It is accepted by Mr Mead that the property does not have a high productive value.
- 1.3 The property is also immediately across Pioneer Road from the area now owned by Hynds and proposed by Hynds to be extensively planted and landscaped as a buffer to their heavy industrial activities on land zoned or proposed to be zoned for Heavy industry.
- 1.4 The most logical future zone for this property is therefore to adopt the provisions of Chapter 23 and Countryside Living Rule 23.4.11 that provides for subdivision of land that includes Environmental Protection Areas. The indicative plan attached shows how the planting of indigenous vegetation through the gullies and to protect the steeper slopes would also screen the heavy industrial land to the west of the site as well as screen the relatively few dwellings from the motorway and the adjacent roads.
- 1.5 The walkways and cycle tracks proposed in the Hynd’s landscaping would therefore be expanded through the planting on the Hopkin’s property to provide additional opportunity for recreation for the residents of Pokeno.
- 1.6 David Mead in his 42A report notes that much of the planting would be categorised as amenity planting which is true of the Pioneer Road edge but for the main part, the gullies are worthy of protection because of their ecological value (See attached photos) and steep hill slopes also justify protection (see attached photos) to assist stabilisation.
- 1.7 The edge planting is for amenity purposes and to screen the relatively few dwellings from the Motorway and the adjoining roads. (Also see photos)
- 1.8 The Environmental Protection Area with cluster or hamlet development with restrictive dwelling sites similar to those recommended by Mr Mead for the Havelock Village EPA area based on the evidence of Mark Tollemache and other witnesses would work equally well in this location as indicated on the attached indicative plan.

Sir William Birch

11 May 2021



Extensive wet gullies to be planted



Boundary edges to be screen planted from Motorways and roads



Steep hill slopes to be stabilised with indigenous planting





KEY

Lot Boundaries

Road Boundaries

Abbutals

Environmental Protection Area (EPA)

Country Side Living Zone

NOTES:

1) Areas and measurements are approximate only and subject to final survey

2) Roads shown are legal

3) Datum is arbitrary and subject to final survey

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