

**BEFORE THE HEARINGS COMMISSIONERS FOR THE WAIKATO DISTRICT
COUNCIL**

UNDER the Resource Management Act 1991

AND

IN THE MATTER of hearing submissions and further submissions
on the Proposed Waikato District Plan

Hearing 25 – Zone Extents Hearing

PARTIES REPRESENTED **CSL TRUST AND TOP END PROPERTIES (89)**

**SUMMARY STATEMENT OF EVIDENCE
FROM BILLY C. H. HO FOR CSL TRUST AND TOP END PROPERTIES**

12 MAY 2021

Counsel Instructed:
Peter Fuller
LLB, MPlan, DipEnvMgt, BHortSc.
Barrister
Quay Chambers
Level 7, 2 Commerce Street
PO Box 106215
Auckland 1143
021 635 682
Email:
peter.fuller@quaychambers.co.nz

1.0 INTRODUCTION

- 1.1 My full name is Billy Chun Hon Ho. I am a Registered Architect practising at an architectural firm Architecturo Limited.
- 1.2 I have previously outlined my qualifications and experience. I confirm that I have read the Environment Court's Code of Conduct for Expert Witnesses and agree to comply with it.
- 1.3 The purpose of this statement is to summarise my primary evidence (dated 18 December 2020).

2.0 SUMMARY OF EVIDENCE

- 2.1 The proposed western expansion from Helenslee Road on the subject sites of CSL Trust and Top End Properties land is deemed to be a reasonable outcome in line with the Waikato District Council's vision for future urbanization.
- 2.2 The subject sites are surrounded by existing and notified residential zones at their Eastern and Southern boundaries. A variety of residential lots with a mixture of housing styles has been proposed in the masterplan to respond directly to the natural landscape and existing development in the neighbourhood.
- 2.3 Some small shops and eateries have been proposed in the masterplan to help with serving the local community that includes the existing development of PVE.
- 2.4 Good urban design outcomes are achievable if the overall proposal follows the Urban Design Protocol as per the Waikato Urban Design Guidelines. Details have been provided in our Urban Design Report (dated 13 September 2018).
- 2.5 The proposed mixed urban residential areas consist of the three different density precincts shall meet the council's objective and policies. The variety of housing types provides diversity and choices for people in the community which is one of the vital qualities of good urban design outcome.

- 2.6 High density precinct – they are to be placed close to the local shops and eateries, main public open spaces and surrounded by primary roads. The proposed location is at the lower catchment area within the centre of the subject sites, behind and set back from Helenslee Road.
- 2.7 Medium density precinct – the majority of houses are in this precinct, and the proposed lot sizes are to be similar to the existing residential area of PVE. The same urban design and architectural design principles are to be implemented for better integration with the surrounding areas. The proposed locations are scattered around the rest of the lower catchment area and to be placed strategically around the high density precinct and amongst the proposed reserves and SNA.
- 2.8 Low density precinct – they are for lifestyle property development due to the existing landform. The proposed Countryside Living Zone for the upper catchment area provide a buffer zone between the immediate rural areas (on Ridge Road) and the proposed and existing Residential Zone. The additional green spaces (reserves) to SNA enable screening of the low density precinct from the main residential areas. To further enhance the quality of natural habitat around the proposed lifestyle properties, an Environmental Protection Area (EPA) as shown below may be included as per the evidence submitted by Sir William Birch and Mr James Oakley earlier, and further supports from the other consultants with evidence.



- 2.9 Public green spaces are vital to the masterplanning of this proposed development. Significant Natural Areas will be preserved to protect the existing vegetation. They are integrated into the proposed new reserves, public open spaces and linked by pedestrian movement network which is accessible for everyone in the sustainable community.
- 2.10 In conclusion, the planning and design of the urban environments have been integrated into a carefully formatted network that enhances the site context, connection between different places, and ensuring the design outcomes are to be environmentally sustainable, safe and healthy for the local community.



Billy C. H. Ho
Architecturo Limited

12 May 2021