

**WAIKATO DISTRICT PLAN REVIEW
KONING FAMILY TRUST SUBMITTER 685
EXTENT OF RESIDENTIAL ZONING AT RAGLAN**

**MEMORANDUM OF COUNSEL FOR KONING FAMILY TRUST AND
M KONING**

Dated: 15 June 2021

Counsel Acting
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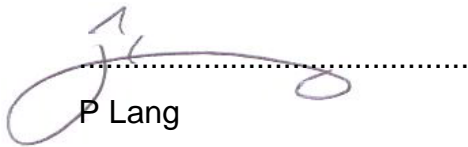
1. This purpose of this Memorandum is to clarify the proposed use of the land within the Koning site, in response to the comment made at paragraph 7 of the closing statement of s42A report dated 4 June 2021:

In light of being advised that the large area of “no build” land on the eastern side of the Koning site likely to remain in long term grazing, with residential proposed around it, I question whether a residential zone is appropriate for this land.

2. **Attachment 1** to this Memorandum is a plan which was Attachment 1 to the Konings re-zoning Submission.
3. A further plan is attached to this Memorandum as **Attachment 2**, showing the following areas of land:
 - (a) The Koning landholding area, in total 90 hectares.
 - (b) 60 hectares that is proposed for residential zoning, development and use, as shown also in Attachment 1
 - (c) A 4 hectare portion of the rezoning site that is geotechnically unsuitable for housing. This is the area that is planned to be planted in native vegetation with cycleways and walkways as part of the residential development.
 - (d) The setback area from the Waste Water Treatment Plant, being 26 hectares, which is to be grazed with young stock and is not to be used for residential development. That land is not proposed for re-zoning.
4. The part of the Koning site to which the Koning re-zoning submission relates is shown in **Attachment 1**. That plan confirms that no rezoning is sought in respect of the 26 hectares portion of the Koning site that is described in paragraph (d) above.

5. The inclusion of the 4ha “no build” area within the Residential Zone is proposed so that requirements can be imposed for the revegetation and ongoing management of this land at the resource consent stage.
6. If any further questions arise in relation to this issue, the submitter will be happy to respond, so there is no confusion or uncertainty about what area is proposed for rezoning to residential.

Dated: 10 June 2021

A handwritten signature in blue ink, appearing to be 'P Lang', is written over a horizontal dotted line. The signature is fluid and cursive.

P Lang

Counsel for the Submitter

Attachment 1