

UNDER

the Resource Management Act 1991
(**"RMA"**)

IN THE MATTER

of the Proposed Waikato District
Plan: Hearing 25 – Zone Extents.

**EVIDENCE OF PHILIP JOHN STICKNEY ON BEHALF OF KĀINGA ORA-
HOMES AND COMMUNITIES**

PLANNING – SUPPLEMENTARY STATEMENT

19 February 2021

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1. **Supplementary Statement**

- 1.1 This statement of evidence is supplementary to my earlier evidence dated 17 February 2021. I have the qualifications and experience outlined in that statement of evidence.
- 1.2 I continue to agree to abide by the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2014, and have done so in the preparation of this supplementary statement.
- 1.3 Upon further review of the section 42A report dated 26 January 2021 prepared by Jonathan Clease ("**42A MDRZ Report**"), I note the invitation provided by Mr Clease to submitters providing evidence on the MDRZ provisions to consider whether alternative wording for Objective 4.1.7 and Policy 4.1.5 of Chapter 4 would be beneficial as a consequential amendment to their primary relief sought¹.
- 1.4 As this matter has direct relevance to the relief sought by Kāinga Ora-Homes and Communities ("**Kāinga Ora**"), I am providing a succinct response on these issues.

2. **Hearing 3: Strategic Objectives**

- 2.1 For context, I wish to draw your attention to Hearing 3 – Strategic Objectives ("**Hearing 3**"). Hearing 3 addressed the provisions, objectives and policies of the following:
 - (a) Section 1.12 Strategic Directions and Objectives of the District;
 - (b) Chapter 4 Urban Environment;
 - (c) Chapter 5 Rural Environment; and
 - (d) Chapter 6 Infrastructure.
- 2.2 On behalf of Kāinga Ora, planning evidence was prepared by Mr Matthew Lindenberg dated 15 October 2019. Mr Lindenberg's evidence addressed both Objective 4.1.7 and Policy 4.1.5 in response to the relief sought by Kāinga Ora and the recommendations of the section 42A report dated 30

¹ Waikato District Council *Hearing 25 Zone Extents - Section 42A Report, Future Urban Zone and Residential Medium Density Zone* (26 January 2021). Paragraph 197 – 198.

September 2019 prepared by Alan Matheson (“**42A Strategic Objectives Report**”).

2.3 I draw upon Mr Lindenberg’s evidence in my response to the consideration of alternative wording for Objective 4.1.7 and Policy 4.1.5 of Chapter 4.

3. Objective 4.1.7 – Character of Towns

3.1 I concur with the issue raised by Mr. Clease which is related to the benefits of recognising the changes in amenity arising from development over time. That is a key outcome of the progressive redevelopment of land within the Medium Density Residential Zone (“**MDRZ**”).

3.2 Mr. Clease raises this issue in the context of the National Policy Statement on Urban Development 2020 (“**NPS-UD**”) and Policy 6, which expressly recognises that amenity will change in urban areas over time. I concur with Mr. Clease in that some changes to the Objective would be beneficial. However, I consider that the extent of amendments can simply reference to those specific Zone Objectives and Policies that govern amenity and growth. That is because the changes in amenity between these zones over time will vary. I consider that the MDRZ is a zone that will exhibit (and anticipates) the greatest degree of change in built form over time arising from infill and wholesale redevelopment.

3.3 In that regard, Policy 4.2A.9 of the MDRZ Zone expressly recognises the progressive change to residential amenity within this Zone:

(a) *Recognise that the planned urban built form may result in changes to the amenity values and characteristics of the urban character over time.*

3.4 Therefore, I consider the following limited consequential amendments to Objective 4.1.7 are appropriate in response to the proposed MDRZ provisions (underline denotes additions and ~~strikethrough~~ denotes deletions):

(a) *Development in the General Residential, Village, Medium Density Residential, Industrial and Business zones is attractive, connected and reflects ~~the existing character of towns~~ an appropriate urban form outcome for each zone.*

4. Policy 4.1.5 – Density

- 4.1 Kāinga Ora’s submission (and evidence at Hearing 3) sought the inclusion of a minimum density target (30 households per hectare) into Policy 4.1.5 as part of seeking the introduction of a new MDRZ.
- 4.2 The 42A Strategic Objectives Report² recommended rejecting Kainga Ora’s proposed amendment to Policy 4.1.5 on the basis that this was to be addressed in the residential hearing – which was then subsequently deferred to this hearing (Hearing 25 – Zone Extents).
- 4.3 In responding to this recommendation, Mr Lindenberg (for Kāinga Ora) noted that in retaining a single residential target (12-15 households per hectare) under one residential zone (as notified) curtails the potential for efficient and compact development of residential land in and close to town centres – being the areas sought to be MDRZ by Kāinga Ora.³ Further, Mr Lindenberg noted a higher density residential target is required to accommodate future housing demands and population growth in the Waikato District.
- 4.4 I agree with the points raised by Mr Lindenberg in support of a 30 household per hectare target for the proposed MDRZ (in the context of the matters raised in the 42A MDRZ Report). In my opinion, the addition of the 30 household per hectare target to Policy 4.1.5 aligns with the density targets outlined in the Waikato Regional Policy Statement 2016 as that applies to Hamilton City as a Tier 1 Local Authority.
- 4.5 Therefore, I consider the following consequential amendments to Policy 4.1.5 are appropriate in response to the proposed MDRZ provisions (underline denotes additions):
- (a) *Encourage higher density housing and retirement villages to be located near to and support commercial centres, community facilities, public transport and open space.*
 - (b) *Achieve a minimum density of 12-15 households per hectare in the Residential Zone.*

² Waikato District Council *Hearing 3: Strategic Objectives - Section 42A Report* (30 September 2019).

³ Hearing 3 – Strategic Objectives, EIC of Matthew Lindenberg (Planning) for Kāinga Ora-Homes and Communities dated 15 October 2019, at paragraphs 6.1 – 6.6

- (c) *Achieve a minimum density of 8-10 households per hectare in the Village Zone where public reticulated services can be provided.*
- (d) *Achieve a minimum density of 30 households per hectare in the Medium Density Residential Zone where public reticulated services can be provided.*

5. Conclusion

- 5.1 In summary, it is my opinion that the consequential amendments proposed to Objective 4.1.7 and Policy 4.1.5 are appropriate and necessary to give effect to the NPS-UD and for consistency with the proposed MDRZ (as sought through Kāinga Ora's submission).

Philip John Stickney

19 February 2021