

BEFORE THE HEARINGS COMMISSIONERS FOR WAIKATO DISTRICT COUNCIL

AT NGARUAWAHIA

IN THE MATTER of hearing submissions and further submissions on the
Proposed Waikato District Plan under the Resource
Management Act 1991

BETWEEN Andrew and Christine Gore

Submitter

AND Waikato District Council

Local authority

REBUTTAL EVIDENCE REGARDING: HEARING 25: Zone extents Rest of district – Addendum

Catherine Boulton 23 April 2021

1. This rebuttal is filed following the Addendum by Catherine Boulton , Hearing 25: Zone extents Rest of District-addendum

Our submission was left out of the original 42A report.

2. Our submission would have otherwise been considered under the **Rest of District Hamilton Fringe**. There is another property not too distant from ourselves on River Road that has been considered under the Hamilton fringe.
3. Prior to this addendum being provided, Andrew and Christine submitted a 32AA evaluation to the hearing panel within the specified timeframe.

Addendum section 77

The fear that rezoning to Country Living Zone will further fragment the land resource is misplaced as the land resource is already fragmented.

Fragmented due to the Hamilton expressway and Resolution Drive ending capacity for productive agriculture as contemplated by the Rural Zone.

While rezoning could result in additional fragmentation by opening up further development capacity, we question whether this will result in the adverse effects feared given the already fragmented nature of the resource.

As noted in the addendum by Catherine Boulton, our property is subject to Rural, UEPA and Hamilton basin Ecological Management Area.

Our stated intentions

- a. To enable appropriate development of the property resource we own.
- b. to enhance biodiversity.
- c. to recognise and protect key country living values and amenities for the property.
- d. to ensure the block remains green and open.
- e. to be sustainable and keep the footprint small.
- f. to leave a positive environmental legacy for future generations.

The environment preservation has been our main objective since settling in Horsham Downs 28 years ago.

We do not believe the HCC intensive urbanisation idea is the best outcome for the area in which we live.

Our purpose and reason

To apply a zone to maintain care of the environment

To have a zone that would allow the land to have purpose in the immediate future

To prevent the natural character of the area being lost to intensive urbanisation.

A country living zone would have less intensified impact but still be complimentary to urbanisation applied for by the HCC.

One of our neighbours has sold part of their block this year (2021) for a rural lifestyle property. A country living zone would be in keeping with that development.

5. Addendum section 78 - Structure planning

Catherine Boulton notes that neither HCC or WDC have completed any structure planning for the area in which our property is located.

This highlights that there is a lot of uncertainty around the realisation of the Urban Expansion Policy area.

6. Our Development rights

It is unreasonable of the Council to encumber our development rights of our own property in this manner.

i. It is not reasonable to leave land for over 10 years without a plan.

ii. Good stewardship of land is not demonstrated by leaving land idle for over 25 years.

7. Out of sequence development is contemplated by the Waikato Regional Policy Statement

(see policies 6.14.1 to 6.14.3).

Dated at Hamilton on 11 May 2021

Andrew and Christine Gore