

BEFORE THE WAIKATO DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the Proposed Waikato District Plan –
Hearing 25: Rezoning

**STATEMENT OF EVIDENCE “*HIGHLIGHTS PACKAGE*” OF JACOB
ROBB (PLANNER)**

**ON BEHALF OF BARBARA AND DAVID YZENDOORN
(SUBMITTER NUMBER 292)**

**DATED 12TH DAY OF
MAY 2021**

- 1.1 Two Submissions (292.4 and 292.6) and a combined s32AA evaluation was prepared on the PDP for amendments to the Rural Zone on the Notified Planning Maps. They sought the land at 1002 and 1012 Gordonton Road on the outskirts of Gordonton be rezoned from Rural to Residential. The proposed zone change seeks an additional 2.75ha of land be allocated to residential over these two sites.
- 1.2 Rebuttal evidence in response to the further submissions and comments in the Council s42a report was also submitted, along with supporting evidence as sought by the s42a report.
- 1.3 The rezoning of both sites has been considered through both a high-level strategic and a site-specific physical lens.
- 1.4 From a high-level strategic perspective, the land has been identified by the Future Proof indicative urban limits map (2009) and the Future Proof Settlement Pattern (2017). As a result, it is also identified by the WRPS Map 6C. The land is, hence, located within an identified growth area and is consistent with the general direction of growth anticipated in the region.
- 1.5 Regarding 1002 Gordonton Road (Submission 292.4), given the small, developed nature of this site and its location at the eastern edge of a line of residential sites, I consider that the conversion of this land from Rural to Residential will be logical and consistent with the established pattern of development in the area. It is noted that, the Council Planner and the WRC (as outlined in their further submission evidence) have also acknowledged these site characteristics, while HCC has withdrawn their opposition via their rebuttal evidence.
- 1.6 The abutting piece of land at 1012 Gordonton Road is irregular in shape and small for a rural piece of land. It is considered that these characteristics make the site inappropriate for productive rural land uses.
- 1.7 With reference to the site's context, it is located around existing urban development in the Gordonton township, where it borders and connects several disjointed residential sites along Gordonton Road. The site is also clearly distinguished from the rural land to the north by the Komakorau Stream. In consideration of this, not only can the site be easily assimilated into the Gordonton urban settlement, but the stream to the north provides a distinct and logical boundary that defines the urban fringe and separates wider rural environment.

- 1.8 In acknowledging the Gordonton residential environment, the rezoning of this land would, in my opinion, be consistent with the direction of the PDP due to the similar characteristics and constraints the site shares with 16 Garfield Street which has been rezoned to residential (i.e., they are similar in that they are identified by strategic planning documents, are on the urban fringe, have limited Council infrastructure in the vicinity, and are defined by the Komakorau stream to the north).
- 1.9 Regarding the constraints of the site, a high-level 3 waters assessment was undertaken in support of this submission, which acknowledges the lack of Council infrastructure in the Gordonton township. The report demonstrates that despite the lack of Council owned infrastructure in the vicinity, residential land use and development options are available in a manner that is consistent with the established urban environment.
- 1.10 The topography and potential flood risk at this site are additional considerations as the land is distributed between low lying and elevated areas. As outlined within the 3 waters assessment, future residential development of the site can avoid such risks by occupying the elevated portions of the site. Further discussion regarding these matters can be provided at the resource consent stage.
- 1.11 The elongated nature of the site and multiple road frontage provide flexibility in how future residential sites would be accessed. This, along with other considerations such as cultural, geotechnical, character and amenity effects, can be adequately considered through a future consenting process.
- 1.12 There are a number of positives to result from this rezoning for the environment and the community. Such positives include environmental improvements by excluding stock near the stream; the release of additional residential land to assist in meeting housing demand and the requirements of the NPS-UDC; along with the potential for additional walking connectivity through the Site via esplanade reserves or pocket parks along the potentially undevelopable areas – the Submitters are willing to engage in discussions with Council regarding such matters.
- 1.13 Submissions 292.4 and 292.6 received opposing further submissions which I have addressed in my evidence in chief. As noted, I consider these to be largely resolved due to information that has become available since then and because these further submissions lacked consideration of the existing characteristics of these two sites.

1.14 Regarding submission 292.6, the Council Planner noted the potential for this site to be converted to residential land; however, recommended to reject the submission in the absence of additional evidence that justified the rezoning could be consistent with the general development principles of the WRPS (Chapter 6A) and the strategic objectives of the PDP. Whilst I disagree with the recommendation to reject this submission point, I consider that sufficient evidence has since been provided to determine that the rezoning is appropriate. I consider the following has been sufficiently demonstrated:

- The site is on the urban fringe and is identified by strategic documents for urban growth.
- The development of the site can provide a clear delineation between rural and urban areas.
- Despite the lack of Council infrastructure, the site can be serviced by 3 waters infrastructure in a manner that is consistent with the existing environment.
- The site can be developed in a flexible manner that acknowledges and avoids natural hazard risks.
- Development of the Site can occur with sufficient connectivity and without compromising traffic safety or efficiency.
- The development of the site has the potential to enhance ecology.
- Future development can occur without with sufficient consideration of mana whenua and cultural values.

1.15 It is my professional opinion based on the information that has been provided to date that both these sites are appropriate to be converted from the current Rural Zoning to Residential Zoned land.

Attachment A: 1012 Gordonton Road context (GRIP map).

