

**BEFORE INDEPENDENT HEARING COMMISSIONERS APPOINTED
BY THE WAIKATO DISTRICT COUNCIL**

IN THE MATTER OF Waikato District Plan Review under
Resource Management Act 1991

AND

IN THE MATTER OF Submission pursuant to Clause 6 of
Schedule 1 of the Act made on behalf of
Dinah Robcke and the Estate of John
Robcke (submitter 551) relating to
Hearing 25 Rezoning Requests.

HIGHLIGHTS PACKAGE OF LEIGH JOHN ROBCKE

Dated: 12 May 2021

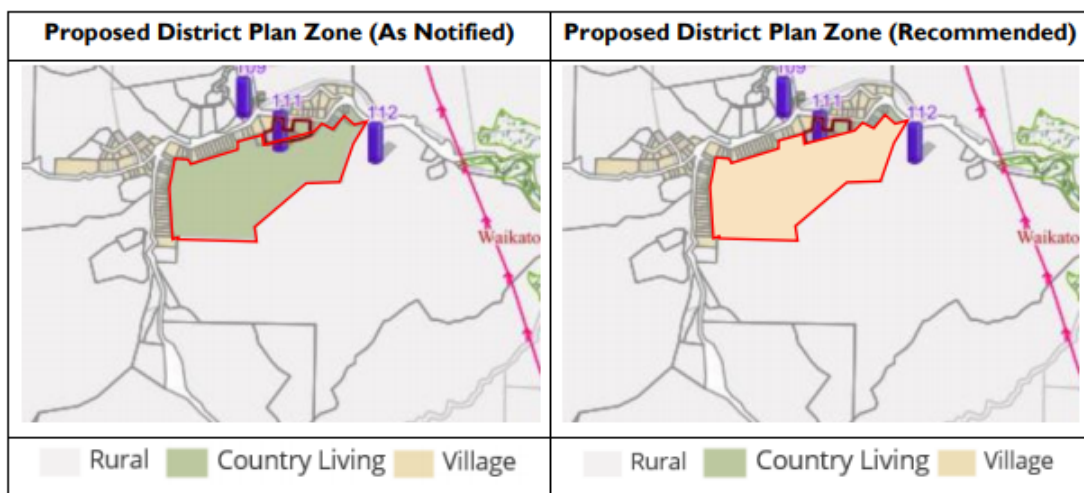
1.0 INTRODUCTION

- 1.1 My name is Leigh John Robcke. I am a planning practitioner (RMA policy and consents) and I am authorised to present evidence on behalf of submitter 551 (Dinah Robcke and the Estate of John Robcke).
- 1.2 I outlined my qualifications, experience, and commitment to comply with the Environment Court Expert Witness Code of Conduct in my Evidence in Chief dated 19 February 2021 (EIC).

2.0 SUMMARY OF EVIDENCE

- 2.1 I have read the Council's Section 42A Report for 'Hearing 25: Zone Extents Rest of District', prepared by Catherine Boulton, and note that the report recommends that submission 551.1 be 'accepted in part' and:

"That the Planning Maps for Glen Massey be amended to reflect an expansion of the Village Zone over part of the Country Living Zone, as shown within the red outline below." [which shows approximately 31 ha going from Country Living Zone (CLZ) to Village Zone (VZ) and the remaining 17 ha going from CLZ to Rural Zone – as notified in the PWDP].



- 2.2 I am pleased to say that, in my opinion, the conclusions reached in the S42A report are robust and justifiable. In support of this view, I refer to my EIC where it is noted:

- A 2020 report prepared by Civil Engineering Services Ltd (refer to Attachment 6 of EIC) concluded soil conditions are suitable for VZ for the following reasons:
 - Soil and ground conditions are inherently stable.
 - Soil conditions generally meet "good ground" requirements (within the upper 0.6m) for construction under NZS 3604:2011.
 - Near surface soils are suitable for On Site Effluent disposal and final treatment of Primary and Secondary treated effluent.

- Terrain contour is sufficiently mild over much of the site to ensure access and site earthworks are likely able to proceed without undue difficulties.
- Natural drainage features of the site will allow appropriate stormwater design methodologies to be adopted and implemented under normal development criteria.
- A 2015 report by T+T concluded that ecological constraints, flooding constraints and overall constraint to development for Glen Massey were all assessed as 'Low' (refer to Attachment 5 of EIC).

2.3 In support of the conclusions reached in the S42A report of the Council, I repeat the Summary included in my EIC, namely:

- Rezoning the land in Glen Massey from CLZ to VZ would be consistent with RPS directions - particularly those relating to resource use and development, sustainable and efficient use of resources and, protection of high-quality soils.
- The soils subject to this submission and statement of evidence are not 'high quality soils'.
- The land and soils subject to this submission and statement of evidence are suitable for development down to VZ standards with on-site services (refer to Attachment 6 of my EIC).
- Rezoning from CLZ to VZ, and subsequent development, would not be inconsistent with the relevant objectives and policies of the PWDP.
- Rezoning from CLZ to VZ, and subsequent development, would not be inconsistent with Future Proof directions.

3.0 MATTERS RAISED IN S42A REPORT

3.1 There are two points in the Council's S42A that I wish to briefly comment upon.

3.2 In paragraph 84 c) the report author notes:

"I note that Council has advised that there are significant challenges with road access from Wilton Collieries Road and therefore the access point of any future subdivision will need to be carefully designed and located."

3.3 Whilst I have not seen any detailed advice of the Council, I would expect that the above reference is to possible access from Wilton Collieries Road to the area of land that the Council is proposing to rezone from CLZ to Rural. If this is the case I would agree, there would be significant challenges.

3.4 For the balance of the site however, which is recommended to be rezoned from CLZ to VZ, there are two potential access points into the land off Wilton Collieries Road and whilst careful design will be required, access is not anticipated to be particularly difficult.

3.5 In paragraph 84 i) the report author notes:

“Insufficient evidence has been provided in relation to adjacent land uses and the potential for reverse sensitivity effects.”

3.6 The adjacent land uses to the area recommended for rezoning from CLZ to VZ are standard residential activities (i.e. within the village of Glen Massey) and extensive dry stock farming (beef) on the surrounding rural land. There is some calf rearing that takes place on the property but this is a seasonal/temporary activity that generally takes place within existing sheds. Overall, stock numbers, inputs and general activity on the rural land is low.

4.0 CONCLUSION

4.1 Based upon the information above, and the EIC submitted on 19 February 2021, it is my view that the amendments recommended to be made to the PWDP via the Council’s S42A report, in response to submission 551.1, will help provide outcomes that are not only consistent with achieving the Purpose of the RMA, but which will provide for a logical, well planned extension of the existing Glen Massey village and community.

4.2 I am happy to answer any questions that Commissioners may have.

Leigh Robcke

Planner

12 May 2021