

SUMMARY OF EVIDENCE OF AARON GREY (PLANNING) ON BEHALF OF HUGH GREEN LIMITED

12 May 2021

- 1.1. The following serves as a ‘highlights package’ of my primary planning evidence dated 17 February 2021 and my rebuttal planning evidence dated 3 May 2021, both prepared on behalf of Hugh Green Limited (‘HGL’) in the matter of the Proposed Waikato District Plan (‘PWDP’) Hearing 25 for the Zone Extents in Te Kauwhata.
- 1.2. This ‘highlights package’ is also presented in response to the rebuttal evidence prepared by Jane Macartney, dated 10 May 2021.
- 1.3. In her rebuttal evidence, Ms Macartney now recommends that the hearing panel accept the relief sought in Hugh Green Limited’s submission (392.1) of changing the zoning of various properties at Saleyard Road and Baird Avenue in Te Kauwhata from Business Town Centre Zone to Business Zone.
- 1.4. In my evidence, I consider that the sought change to zoning is appropriate as:
 - a) The reduced Business Town Centre zone extent contains all existing land uses associated with the current Te Kauwhata town centre and continues to promote the area along Main Road as the primary focal point of the township;
 - b) There is sufficient vacant or underdeveloped land within the reduced Business Town Centre zone extent to provide for the anticipated demands for small-scale commercial activities within Te Kauwhata;
 - c) The new Business Zone extent provides vacant sites each of a scale that can support large-scale commercial activities that could otherwise not be established in Te Kauwhata (due to the lack of suitable Business Zone provided in the PWDP); and
 - d) The change in zoning does not result in inconsistency with the provisions of the PWDP, the Waikato Regional Policy Statement, the National Policy Statement for Urban Development 2020 and all other relevant planning documents.
- 1.5. As Council now recommends that the relief sought is granted, with approximately 9 ha of land being changed from the Business Town Centre Zone to the Business Zone, there are no outstanding matters of contention in relation to the zoning of this land (with the provisions of each zone not within scope of Hearing 25).

- 1.6. Otherwise, I note that I have recently undertaken an additional site visit to the Te Kauwhata town centre and have observed that construction of the new Four Square building has commenced. Therefore, I consider that it is almost guaranteed that the short-term demand for a supermarket will be met in Te Kauwhata by this development. However, I also agree with Ms Macartney that references to requirements for a supermarket in my evidence and the section 32AA assessment attached to my primary evidence can instead refer to large scale retail in general, noting that the economic evidence of Mr Adam Thompson identified likely demand for future large scale retail in the next 30 years.

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