

HIGHLIGHTS PACKAGE

Ian McAlley – Te Kauwhata Land Limited

Submitter #368

Hearing 25 – Zone Extents

Planning evidence – Aidan Kirkby-McLeod

Proposal highlights

- The application of the Residential West Te Kauwhata Area overlay (**Overlay**) to 24 Wayside Road (**Site**) and the surrounding area essentially rolls over the Te Kauwhata West Living Zone from the Operative Waikato District Plan into the Proposed Waikato District Plan.
- This means that the Site will effectively be zoned based on a planning framework that is now some 10 years old. This does not reflect the direction of higher-level planning documents that have since come into force and which the PWDP is required to give effect to.
- The Overlay effectively zones the Site and surrounds a form of 'low density' residential given the requirement for subdivision to achieve an average site size of 875m². This contrasts with the PWDP Residential Zone subdivision minimum site size standard of 450m².
- The Site forms part of an existing township which is identified as a growth node, and has been assessed as having sufficient infrastructure to accommodate future development. There are no features present on the Site that would necessitate restricting development to a lower density than that anticipated by the PWDP Residential Zone.

Proposal highlights

- The zoning of the land as Residential, without the application of the Overlay, will:
 - Align with the objectives of the PWDP and the wider strategic direction for accommodating growth in the District and Te Kauwhata, particularly as indicated in the Waikato 2070 and the Hamilton to Auckland growth corridor strategies.
 - Result in environmental effects that are commensurate with the existing subdivision consent held for the Site.
 - Provide for increased efficiencies in accommodating a reasonable level of growth on land zoned for residential purposes in a township identified as a growth node and expected to experience increasing growth.
 - Assist in avoiding the need for further encroachment of residential development onto rural productive land in order to accommodate forecasted growth.

Proposal highlights

- The Council's reporting officer considers that this submission point does not belong with Hearing Topic 25, and sits within Hearing Topic 10 which has already been considered.
- I note that the National Planning Standards characterised both zones and overlays as district spatial layers, and in my opinion the spatial extent of the Overlay can appropriately be considered as part of this hearing topic.
- I also note that, notwithstanding her position that the relief sought by this submission point does not belong in this hearing topic, the Council's reporting officer agrees that "removing the overlay would result in greater efficiencies in terms of potential residential lot yield and that this would also give better effect to the NPS-UD".
- There is therefore apparent agreement that removing the Overlay would result in a better outcome for the PWDP, with the only area of conflict being a technical consideration as to whether this submission point appropriately rests in this topic.