

BEFORE the Independent Hearings Panel
IN THE MATTER of the Resource Management Act 1991 (“**RMA**”)
AND
IN THE MATTER of hearing submissions and further submissions in respect of zone extents of Waikato District Proposed District Plan (“**WPDP**”)

STATEMENT OF EVIDENCE

BY BEVAN RONALD HOULBROOKE

ON BEHALF OF GREIG METCALFE

INTRODUCTION

1. My full name is Bevan Ronald Houlbrooke and I am a Director at CKL Planning | Surveying | Engineering | Environmental ('CKL').
2. I have been employed in resource management and planning related positions in local government and the private sector for 17 years. During this time I have provided technical and project leadership on a number of small and large development proposals. My work is largely focused on greenfield and brownfield land development, subdivision and land use planning, and policy planning. I have been involved in a number of plan review and plan change processes.
3. I hold a Bachelor of Science (Resource & Environmental Planning) from the University of Waikato and a Master of Planning Practice from the University of Auckland.
4. I am a Full Member of the New Zealand Planning Institute (MNZPI).
5. I have read the code of conduct for expert witnesses contained in the Environment Court's Practice Note 2014, and agree to comply with it. I have complied with it when preparing my written statement of evidence.

BACKGROUND AND SCOPE OF EVIDENCE

6. Greig Metcalfe has an ownership interest in a 68ha property on the western edge of Te Kowhai village. The properties are legally described as Lot 2 DP 456538 and Lot 3 DP 353526 and have the addresses 702 and 730A Horotiu Road respectively.
7. The notified version of the WPDP has identified the properties as being located within the Village Zone, as indicated by the Planning Map in Figure 1 below.

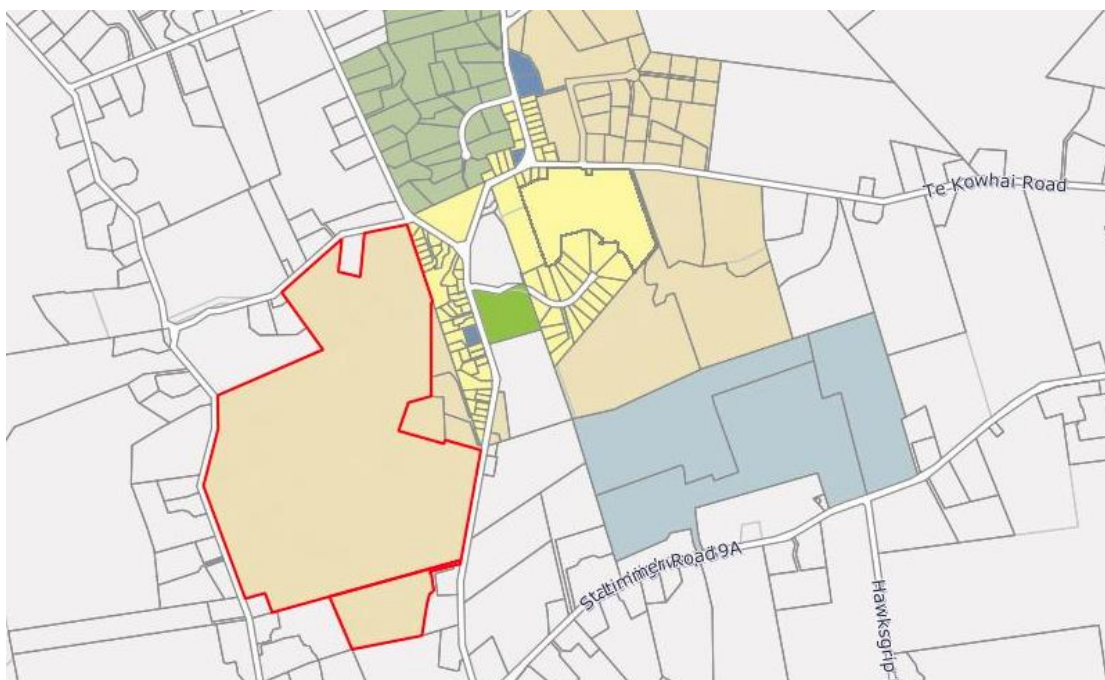


Figure 1: Location of Metcalfe properties

8. Greig Metcalfe **supports the proposed Village zoning, as notified by the WPDP**. As the proposed zoning was promoted by WDC at the time of plan notification, no further specialist assessments, or analysis under s32AA of the RMA has been required.
9. This evidence at this point in time will comment on the following:
 - The planning context for Te Kowhai as a growth area; and
 - The recommendations for live zoning and future urban zoning as set out in the Section 42A report “Hearing 25: Zone Extents – Future Urban Zone and Residential Medium Density Zone”.
10. As the original submission from Greig Metcalfe supports a zoning (and does not request a change) it is anticipated that more detailed evidence will be provided in rebuttal to the individual 42A report for Te Kowhai, 10 days prior to the commencement of that hearing.

BASIS FOR TE KOWHAI AS A GROWTH AREA

11. By way of background, Te Kowhai is specifically identified as a residential growth area in the WPDP and is supported by objectives and policies of this plan. This position is consistent with the wider urban growth management objectives of Future Proof 2017 which promotes future development being concentrated in one or two existing Waikato District villages (including Te Kowhai) rather than being scattered across the District.
12. Future Proof states that “*rural residential living is best located in and around existing towns, villages and rural-residential nodes*” (section 11.3). Future Proof also states that “*land within an indicative village limit may be developed to a rural-residential density only unless reticulated wastewater is available*” (section 6.4). Future Proof along with Policy 6.15 of the Waikato Regional Policy Statement (“**WRPS**”) also sets a residential density target of 8-10 households per hectare in greenfield Waikato District villages where reticulated wastewater is available. Future Proof and WRPS also states that this density target is to be “*achieved over time and not necessarily immediately*”.
13. Waikato 2070 (WDC’s Growth and Economic Development Strategy) also confirms Te Kowhai as a future growth node. The Metcalfe property is specifically identified for residential development (450m² lots) with a 10–30 year development horizon as shown as “Te Kowhai West” in Figure 2 below.

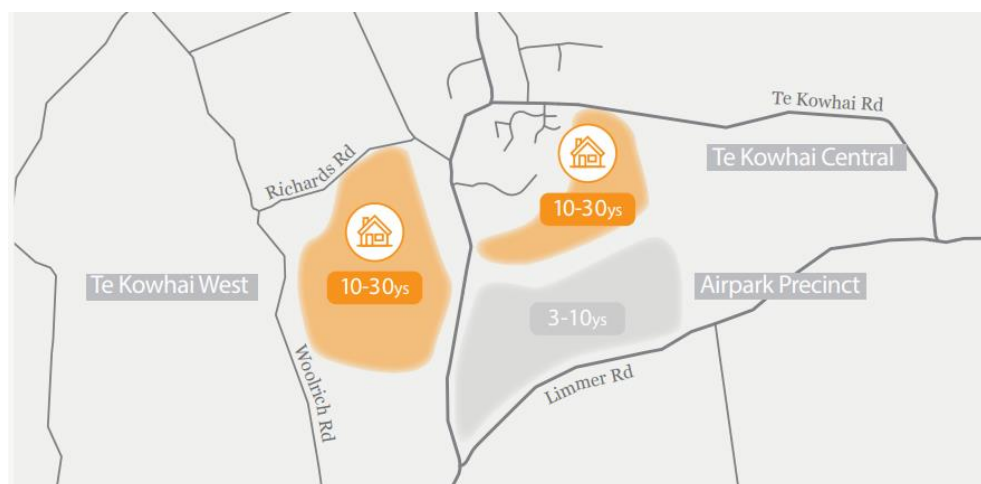


Figure 2: Te Kowhai West Growth Area

FUTURE URBAN ZONE

14. The 42A report at paragraph 136 (page 34) recommends that the large greenfield growth area around Te Kowhai may be more appropriate as a Future Urban Zone rather than Village Zone. The basis for the recommendation is that once servicing and a structure plan are in place, it may be that the most appropriate long-term zone is Residential rather than Village to enable a straight transition from rural to suburban densities. Specific assessment on this matter will form part of the upcoming s42A report for Te Kowhai.
15. While difficult to comment in any detail until the specific assessment has been provided in the Te Kowhai s42A report, the following preliminary comments are made:
 - Greig Metcalfe wants to advance the subdivision and development of his property as quickly as possible, but most likely on a staged basis. Initial stages may include a retirement village that will be self-sufficient in terms of 3-waters infrastructure. Some of the steeper land may also be identified as being more appropriate for large lot residential development, capable of on-site wastewater solutions. These areas could therefore be developed ahead of trunk infrastructure being available.
 - Greig Metcalfe is open to advancing a private development agreement with WDC for funding the extension of existing trunk infrastructure to Te Kowhai from Horotiu (or potentially Hamilton if this was found to be viable solution as part of the current review of sub-regional wastewater).
 - Greig Metcalfe does not support provisions in the WPDP that specifically preclude consideration of on-site wastewater solutions. If the cost and timing for extension of trunk infrastructure is not viable, he would consider installing a package plant on his property that could either be held in public or private ownership.
 - Greig Metcalfe is generally supportive of increasing densities (by way of smaller lot sizes) in the Village Zone at Te Kowhai should there be scope within submissions to do so.
 - Greig Metcalfe does not support the implementation of a deferred zoning framework at Te Kowhai that relies solely on a plan change process to enable any development to proceed. An alternative method would be to set criteria within the PWDP which needs to be met to enable the uplifting of the deferred status to proceed via a Council resolution. This can be a more responsive and cost-effective method than a formal plan change process. An example of where this has been successfully implemented is the Waipa District Plan ([Rule 14.4.1.10](#)).

STRUCTURE PLANS

16. The 42A report at paragraph 116 (Page 28) outlines 9 recommendations regarding the provision of structure plans for growth areas. Recommendation 2 is relevant to the Metcalfe property:
 - 2) *That as an exception, a structure plan may not be necessary where the growth areas are under single ownership with clearly defined boundaries and it can be demonstrated through evidence and the hearings process that a structure plan is not needed in order to achieve an integrated urban form or co-ordinate development across different land holdings.*

17. The Metcalfe block is a large development block of 68 ha and is comprised in only two Record of Titles. The intention is that these titles will be developed together and there is a family link to the ownership interests of these two Titles. The Metcalfe block has clearly defined boundaries, and the entire area is zoned Village Zone as notified by the WPDP. There are only 4 other properties zoned Village adjoining the Metcalfe block (totalling 4.3 ha) that would need to be considered in terms of achieving an integrated urban form. The Metcalfe block also benefits from having extensive road frontage (to 3 different roads). Te Kowhai also has a Local Area Blueprint that will inform future development of the Metcalfe property.
18. A block plan was prepared and shared with WDC prior to notification of the WPDP. This shows the main road and pedestrian connections along with potential development blocks. The block plan is shown below as Figure 3.

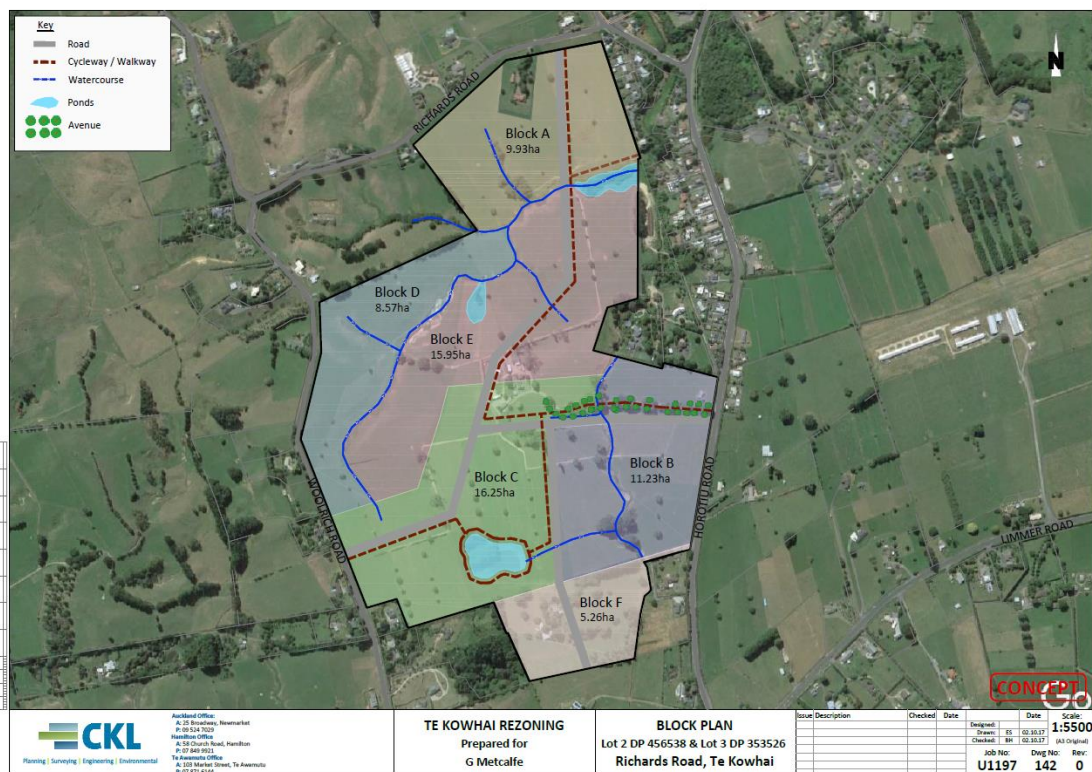


Figure 3: Block Plan for Metcalfe property

CONCLUSION

19. In conclusion, Greig Metcalfe supports the extent of proposed Village zoning as notified by the WPDP in respect of Te Kowhai Village. Initial comments have been made in respect to the implementation of a Future Urban Zone and the requirement for structure plans. Further evidence will be provided in rebuttal to the individual 42A report for Te Kowhai.

Bevan Houlbrooke
February 2020