

BEFORE THE WAIKATO DISTRICT COUNCIL

Independent Hearing Commissioner(s)

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER A Submission by Hounsell Holdings
Limited on the Waikato Proposed
District Plan

Statement of Evidence of Craig Batchelar

Planner

3 March 2021

1.0 QUALIFICATIONS AND EXPERTISE

- 1.1 My name is Craig Batchelar. I hold the position of Planner at Boffa Miskell Limited. I am a Partner in the firm. I am currently the national Technical Leader for the company's Planning discipline.
- 1.2 My planning qualification is Bachelor of Regional Planning (1st Class Hons) obtained from Massey University in 1984. I have been a full member of the New Zealand Planning Institute since 1988.
- 1.3 I have worked in the planning profession since 1985 in central and local government and the private sector as consultant.
- 1.4 From 1989 to 2000, I was employed by Tauranga City Council as a planner in a variety of roles including management of the Council's Environmental Services Group from 1995 to 2000.
- 1.5 From 2000 to 2004 I was self-employed as a planning consultant. My projects included an engagement as Technical Director for the western Bay of Plenty subregional "SmartGrowth" initiative during 2000-2003. Part of this assignment included the development of a subregional settlement pattern (Spatial Plan).
- 1.6 Since joining Boffa Miskell Ltd in 2004, I have assisted both local government and private sector clients with a wide range of regional and district policy and plan development, structure planning, private plan changes, and resource consents.
- 1.7 I have also had a range of involvement in planning issues in the Waikato over the last several years. This includes technical advice in the initial preparation of Future Proof in 2007. With respect to private clients, these principally relate to Porter Group land in Te Rapa, the Rotokauri Industrial area developed by Porter Group and Chalmers Properties, and also Hounsell Holdings land in the Rotokauri residential growth area.
- 1.8 The scope of this involvement included:

- Supporting Plan Change submissions and appeals/mediation on the staging of Rotokauri industrial development coordinated with Te Rapa Bypass construction (2008);
- Leading site master planning and comprehensive land use consents for 120ha of Porter/JV industrial;
- Leading development of an Integrated Catchment Management Plan for three waters (Mangaheka Catchment) (2012);
- Leading SW discharge consenting for Porter and JV land (2012);
- Supporting LTP and Annual Plan, and Development Contributions policy inputs aligning with development plans;
- Leading submissions on Hamilton City Plan Review on zoning, staging, structure plans and development rules.

2.0 INVOLVEMENT IN THE PROCEEDINGS

2.1 I was engaged by Kilroy Investment Group (Kilroy) on 2 March 2021 to assist with evidence following their entering into a conditional purchase agreement with Hounsell Holdings Ltd in relation to land identified in Submission #832 on 1 March 2021.

2.2 I was not involved in the preparation of the submission.

2.3 I have prepared a Section 32AA Report following the direction provided in the Framework Report.

3.0 CODE OF CONDUCT

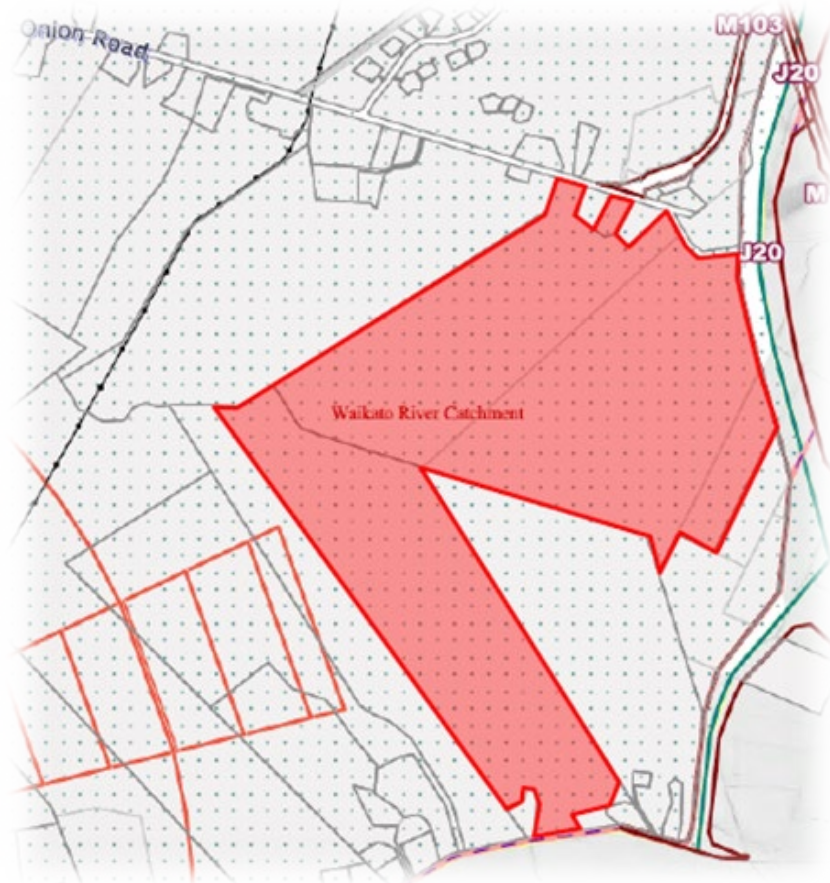
3.1 I have read the Code of Conduct for Expert Witnesses issued as part of the Environment Court Practice Notes. I agree to comply with the code and am satisfied the matters I address in my evidence are within my expertise. I am not aware of any material facts that I have omitted that might alter or detract from the opinions I express in my evidence.

4.0 SCOPE OF EVIDENCE

- 4.1 This statement presents the S32AA Further Evaluation Report and conclusions on an appropriate way forward.
- 4.2 It is noted that I was instructed on this matter on 2 March 2021. In that timeframe, the client was unable to prepare and file technical reports related to site specific issues. The Framework Report suggested that without this level of assessment, any greenfields rezoning is likely to be opposed by the reporting planners.
- 4.3 The Section 32AA report concludes that a Rural Zoning with a Hamilton Urban Expansion overlay is the most appropriate at this time. If there is opportunity to work with the District and Regional Council through their current Growth Strategy process or subsequent process, then this may provide the opportunity to prepare further reports and evidence which may support a residential zoning.

5.0 SUBMISSIONS

- 5.1 The rezoning proposals sought in the submission are to:
- Amend the zoning of the property at 268 Te Kowhai Road, Te Kowhai from Rural Zone to Residential Zone; AND Amend the Proposed District Plan to make any consequential amendments as necessary to address the matters raised in the submission. (Submission 832.1)
 - Amend the zoning of the property at 284 Onion Road, Te Kowhai from Rural Zone to Residential Zone; AND Amend the Proposed District Plan to make any consequential amendments as necessary to address the matters raised in the submission. (Submission 832.4)
- 5.2 The extent of these two areas is shown in red on the plan extract below, as included in the submission:



6.0 SECTION 32AA FURTHER EVALUATION

- 6.1 The Further Evaluation report is included in Annexure 1.
- 6.2 The Further Evaluation report follows the template provided in the Framework Report, although for each of the “other reasonably practicable options” identified in Table 1, I have provided a separate comparative evaluation in Table 2.
- 6.3 Given the time constraints on Kilroy, the supporting technical documentation is limited to a desktop evaluation of traffic and transport issues. This is appended to the Further Evaluation report.

7.0 CONCLUSIONS OF FURTHER EVALUATION

- 7.1 The Further Evaluation report concludes that the most appropriate way to achieve the purpose of the RMA is to maintain the Rural Zone with the addition of the Hamilton Urban Expansion Area overlay.

- 7.2 This potential of this area appears to have been overlooked in the subregional assessment of suitable areas for urban expansion. Development of this area more strongly supports subregional urban consolidation objectives than some other options that are being considered. It is better viewed through the lens of longer term Hamilton City expansion as opposed to Waikato settlement development and growth. The subject land is wholly within the Northern corridor identified in the Metropolitan Spatial Plan.
- 7.3 Rezoning will enable development that will build on existing growth patterns, achieving a more compact and concentrated urban form over time. However, a Residential zoning on the basis sought in the submission cannot be supported as a discrete provision given it does not address contiguous land in a way that would enable integrated management, and it is not supported by sufficient technical evidence to meet the tests of the RMA.
- 7.4 Under the recommended approach, the Rural Zone and Hamilton Urban Expansion Area overlay would be replaced at an appropriate time with Residential or other urban zoning, subject to:
- consideration of other contiguous land in the Northern Corridor locale as shown in the Metropolitan Spatial Plan;
 - completion of a Structure Plan based on a full assessment of all relevant matters, including geotechnical investigations;
 - cross boundary infrastructure Development Agreements with Hamilton City Council; and
 - gaining appropriate stormwater discharge consents.
- 7.5 The preferred option is within the scope of the submission, being a lesser scope than the relief sought. It sits along the continuum of planning responses that lie between Rural and Residential zoning.
- 7.6 The risk of not acting is that the potential of the land to contribute to meeting future urban development capacity needs will be put at risk if the land is not identified and protected from fragmentation and inappropriate development. The land will not be factored into capacity assessments and strategic decision on infrastructure.

7.7 In relation to cross boundary infrastructure Development Agreements
I am aware that there is current review of local government boundary
that may obviate the need for a cross boundary agreement.

Craig Batchelar

Planner

Boffa Miskell Limited

3 March 2021

ANNEXURE 1

Section 32AA Further Evaluation