

BEFORE THE HEARINGS PANEL OF THE WAIKATO DISTRICT COUNCIL

IN THE MATTER of Hearing Submissions and Further
Submissions on the Proposed Waikato
District Plan (Stage 1)

AND

IN THE MATTER of the Proposed Waikato District Plan –
Hearing 25: Rezoning

**STATEMENT OF EVIDENCE OF TIM LESTER
ON BEHALF OF HOWARD LOVELL
(SUBMITTER NUMBER 805 & 974)
HEARING 25: REZONING**

DATED 17th DAY OF FEBRUARY 2021

1.0 INTRODUCTION

- 1.1 My name is Tim Lester. I am a Resource Management Planner with Blue Wallace Surveyors Ltd and I am presenting evidence based on submissions that were lodged on behalf of Howard Lovell (original Submitter 805 and 974).
- 1.2 I hold a Masters Degree in Resource and Regional Planning from the University of Otago, and have over 15 years' experience in the field of environmental management and regulation in New Zealand and Australia.
- 1.3 I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note and that I agree to comply with the code. My evidence in this statement is within my area of expertise, and I have not omitted to consider material facts known to me that might alter to detract from the opinions which I express.
- 1.4 The purpose of attending this hearing meeting is to reiterate and expand upon the substantive points contained within Submissions 805 and 974 on the Waikato District Council's Proposed District Plan: Rezoning, as well as to reiterate matters in the Section 32AA report that were provided to Council to inform the subsequent s42A Planners Report.
- 1.5 In regard to Submission 805, the area of land subject to my presentation is limited to that owned by Mr H Lovell, with the land owned to the east of Mr Lovell and contained within the original Submission 805 is represented and presented on by others.
- 1.6 The land containing within Submission 974 is fully owned by Mr Lovell.

2.0 SCOPE OF EVIDENCE

- 2.1 In regard to Submission 805, my evidence addresses an area of approximately 33.4ha of land to the south, and contiguous, with Residentially Zoned land within the Proposed Waikato District Plan (PDP). The land subject to my submission 805 evidence is referred to as the Taupiri Village Expansion Area (TVEA) and seeks to change the zoning of the land from Rural in the PDP to Residential.
- 2.2 The second piece of land that is to be addressed in my evidence is located within a property located at 127 Great South Road. As this piece of land is significantly smaller than the TVEA (1ha), my focus will be on the more substantive rezoning request.
- 2.3 Given the process Council has directed evidence to be presented (prior to a S42A

recommendation), this evidence may be subject to the submission of supplementary (rebuttal) evidence as at the time of writing, the subsequential Section 42A Planners Report had not be prepared.

2.4 In consideration of the further evaluation sought by Council in the s42A Framework Report under s32AA, the matters I will be addressing are:

- PDP Objectives and Policies
- Higher-order policy documents and Strategies
- Good Planning practice.

2.5 It is the intent of my evidence to relay to the Hearing Panel that the TVEA represents a sensible and non-fanciful extension to the PDP Residential Zone; and furthermore, that such a rezoning request has been strategically recognized in the Future Proof Strategy Planning For Growth November 2017 document (Future Proof).

2.6 Regarding 127 Great South Road – the scale and intensity of the rezoning request represents only a minor amendment to the PDP Planning Map – and given the surrounding residential environment of the rezoning such a request again represents a sensible undertaking to include with the district plan review process.

2.7 My evidence seeks to highlight to the hearing Panel that both the TVEA and 127 Great South Road are well placed in regard to facilitating mitigation to the Waikato District urban growth pressure, particularly in regard to Council's statutory requirements under the National Policy Statement on Urban Development 2020 (NPSUD).

3.0 **STATUTORY CONTEXT**

3.1 The 'planning process' intent of Submission 805 is to rezone a piece of land (held in two abutting Records of Title) under the ownership of the Submitter – and thereby alter the underlying land use activities from Rural to that of Residential.

3.2 The sought rezoning seeks to transfer density and the performance criteria of the residential Zone of the PDP to a 33.4ha piece of land which is currently proposed to be retained as Rural (as the land currently is zoned in the Operative Waikato District Plan – ODP).

3.3 Submission 974 relates to a 1ha piece of land which is currently zoned rural. The sought rezoning seeks to convert land use within this piece of land from rural to residential.

4.0 TAUPIRI VILLAGE EXPANSION AREA

- 4.1 The TVEA has been so named due to its primary intent – being to *extend* the current residential land use zoning to the south of the Taupiri Township - the spatial extent of the TVEA is provided in **Attachment A**.
- 4.2 As currently provided under the ODP, the residential area (delineated by the New Residential Zone) equates to approximately 23ha. The PDP has indicated that an additional 38.3ha is to be rezoned to Residential.
- 4.3 The effect of the TVEA is that a total area of approximately 95ha of residential land will be provided for to the south of the current Taupiri township.
- 4.4 As presented in the TVEA, an account of the areas underlying topography, cultural and ecological significance, as well as transportation networks has been provided, whereby a 'net' developable area of 15ha is identified as suitable for residential development; a conservative yield of 163 residential allotments has consequently be shown within the TVEA.
- 4.5 The Submitter has a long association with the land defined as the TVEA, and consequently is well aware of the lands ability to accommodate residential land use activities.
- 4.6 In total the submitter has applied for the creation of approximately 90 residential allotments to the north of the TVEA and within land zoned as New Residential.
- 4.7 The creation of such residential allotments has included consideration of structure planning, infrastructure provision, gully area rehabilitation and setbacks, cultural and ecological significance and transportation network integration.
- 4.8 It is on the demonstrable experience in converting and developing residential land to the south of Taupiri that the sought TVEA has been conceived and hence presented to Council under the Waikato District Plan review process.

5.0 127 GREAT SOUTH ROAD

- 5.1 Rezoning 127 Great South Road from Rural to Residential was comprehensively requested under Submission 974.
- 5.2 The subject land represents an isolated pocket of rural land which is surrounded by residential land use and an urbanized transportation corridor – and furthermore is fully serviceable from existing infrastructure contained within the area.
- 5.3 Submission 974 has been subject to its own specific s32AA evaluation – upon

which its location immediately abutting the Taupiri Village indicative urban limits (under the Future Proof Strategy), it is impracticable use for farming activities, as well as its urbanized setting (infrastructure provision, street lighting, bus stop etc.) have resulted in a viable rezoning request under the Waikato District Plan Review process.

- 5.4 Complimenting the residential zone amendment request is a conceptual land use plan indicating how a possible residential land use subdivision could apply to the piece of land (see **Attachment B**).

6.0 SECTION 32AA REPORT

- 6.1 The s32AA evaluation reports for the TVEA and 127 Great South Road have responded to the matters and guidance presented by Council in the S42A Framework Report. As a consequence of the s32AA evaluation, both independent rezoning requests have been found to represent a practicable proposal based upon the following elements:

PDP Objectives and Policies

- 6.2 The Framework Report provided a comprehensive list of PDP Objectives and Policies upon which to assess and evaluate rezoning proposals.
- 6.3 Whilst I do not intend to present a comprehensive assessment of such Objectives and Policies – a copy of the s32AA assessment has been attached as **Attachment C** of my evidence in chief.
- 6.4 Rather, the primary Objective I wish to discuss is that of Objective 5.1.1- and particularly the ‘avoidance’ of urban subdivision use and development in the rural environment.
- 6.5 In isolation, the TVEA will see land within the rural environment being converted to that enabling residential land use to the extent that the proposal will be contrary to the strategic intent of the objective.
- 6.6 The guidance provided in the s42A Framework Report has provided valuable context in regard to the interpretation and application of Objective 5.1.1 such that development within the Rural environment can be considered where the zone change is within ‘existing towns’ which are identified in the Waikato Regional Policy Statement and within the boundaries set by Future Proof.
- 6.7 The TVEA has been presented so as to align with the “Indicative Village Limits” in

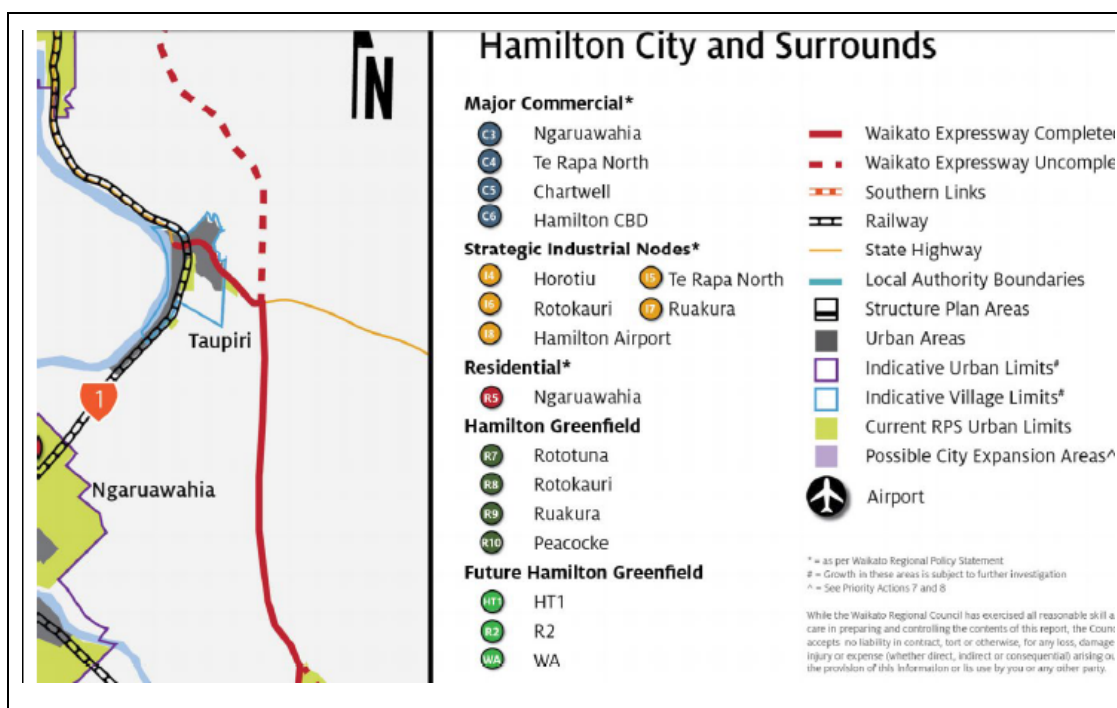
both Future Proof, as well as the WRPS. As TVEA is contained within the Taupiri Village Future Proof Settlement Pattern, and as directed by the s42A Framework Report the extension as sought can be considered in such a way as not to be contrary to Objective 5.1.1(iii).

- 6.8 Further consideration was provided in regard to rural to residential land rezoning in the Framework Report peer review whereby it was acknowledged that Objective 5.1.1 of the PDP need not represent an inflexible deterrent to rezoning proposals, such as the TVEA, in that zone boundaries can be adjusted to fit the broader policy framework without having to change the Objective itself.
- 6.9 It is my opinion that as the TVEA represents a piece of land that has been earmarked to accommodate future urban land use growth in higher-level growth documents, that it does not easily fall easily into the sole category of rural land – and furthermore that post rezoning will not be contrary to the primary strategic intent for Objective 5.1.1.
- 6.10 As indicated within the attached zoning extent plan (***Attachment A***) a conceptual scheme plan has been presented whereby transportation corridors and residential allotment boundaries are shown at a level of detail to support the objective and policy assessment contained within the initial submission. The purpose of providing an indicative land use pattern was to enable a level of certainty regarding density and performance standard compliance with the PDP.
- 6.11 The Objective and Policy assessment contained within Submission 805 provided commentary on the TVEA being able to align with the applicable residential zone objectives and policies – particularly in regard to character and amenity. Again, based on the well-considered rezoning request extents, such policy direction on the PDP was not considered to be contradicted or incompatible with the residential zone extension.
- 6.12 An assessment against the Residential Objectives and Policies of the PDP was also provided with the s32AA evaluation for the piece of land at 127 Great South Road.

Higher-order Policy Documents and Strategies

- 6.13 The second lens identified in the Framework Report relates to how the sought rezoning request aligns with higher-level planning and strategy documents.
- 6.14 In evaluating the TVEA against such documents I note that the primacy given to the Future Proof Strategy has meant that the Taupiri Village indicative urban limits

will cater to the residential expansion area – whereby in fact, the zoning extent presented in **Attachment A** has been adopted from the Future Proof strategic growth document.



- 6.15 As the Waikato Regional Policy Statement has adopted the growth boundaries of Future Proof, the TVEA accurately reflects and gives effect to Policy 6A of the WRPS (this point was identified in Submission 805).
- 6.16 From a statutory perspective, the Framework Report sought an evaluation of the sought TVEA against the National Policy Statement for Urban Development.
- 6.17 In assisting the evaluation against this high-level policy, the Submitter obtained a specific Demographic Profile and Growth Projection for Taupiri from National Institute of Demographic and Economic Analysis (NIDEA), so as to confirm the need for additional residentially zoned land as proposed within the TVEA. In summarizing the growth in population and dwelling demand in the localized area, the NIDEA report noted that:

“Research undertaken to inform the Waikato Regional Housing Initiative working group suggests that there is a current shortfall in housing in the Waikato District overall, and that housing demand will exceed current rates of building consenting [...]. The opening of the most recent stages of the Waikato Expressway in early 2020 now mean that there is an efficient transport connection for residents in Taupiri and surrounding areas to major employment centers in Auckland in addition to existing connections to Hamilton.”

(Page 3 of NIDEA Growth Projection contained with S32AA Report)

- 6.18 As a consequence of the Waikato Expressway – demand for additional dwellings

in the Taupiri area was well aligned with the wider Waikato Districts growth demand, hence further validating the sought rezoning and its potential to Council in fulfilling its demand +20% for urban land provision under Tier 1 Territorial Authorities pursuant to the National Policy Statement on Urban Development 2020.

- 6.19 Further evaluation against the NPSUD was also included with the s32AA reporting with the appropriateness for the sought rezoning being confirmed as a result of the TVEA aligning with the Future Proof strategic growth document.
- 6.20 Matters pertaining to Cultural significance and the Tainui Environmental Management Plan were evaluated against preceding discussions between the Taupiri Marae (Don Turner: Taupiri Marae Chairperson – see **Attachment D**) and the Submitter – particularly in regard to the protection and maintenance of the historic and culturally significant site of Taraheke Paa.
- 6.21 The TEMP has been considered in regard to environmental concern (along with the Vision and Strategy Document for the Waikato River) whereby an improvement to water quality was determined as a result of the TVEA, and the fact that the current live stocking of the area's shallow gully areas would no longer take place post rezoning, and the subsequent improvement of water quality to the Waikato River.
- 6.22 The emphasis placed on the TVEA by the Submitter is that of aligning a piece of their land with higher-level growth policies and growth strategies. The well-considered zone extents presented in **Attachment A** and **B** give effect to Future Proof, and consequently will assist Council in meeting their statutory obligations under the NPSUD. Consequently, a further evaluation under s32AA of the RMA has provided Council with confidence that the TVEA will appropriately adhere to higher-level policies and strategic documents applicable to the sought rezoning and PDP planning map amendments.

Good Planning Practice

- 6.23 The third evaluation lens provided for the TVEA submission has been taken from the Auckland Unitary Plan whereby 'Good Planning Practice' has been identified. In providing guidance on what exactly is meant by Good Planning Practice – the Framework Report identifies the following set of Criteria:
 - *Economic costs and benefits*
 - *Take into account the issues debated in recent plan changes.*

- *Planning map consistency*
- *Site features*
- *Infrastructure*
- *Incompatible land uses*
- *Clearly defensible zone boundaries*
- *Zone boundaries to follow property boundaries.*
- *Spot zoning*
- *Existing resource consents and existing use rights*

- 6.24 The applicable criteria were evaluated in regard to the TVEA and 127 Great South Road in the respective S32AA reporting whereby the sought rezoning was considered to satisfactorily meet each of the above items.
- 6.25 Economic costs and benefit considerations were evaluated whereby benefits to the wider district and to the local economy were identified through the expanded residential zoning and efficient transportation provision of the TVEA and the recently opened section of Waikato Expressway.
- 6.26 Whilst costs were identified in regard to the provision and extension of Council services; developer contributions and an increased residential rating base were seen as offsetting such costs.
- 6.27 Plan Change 17 was considered to be the most applicable, and recent, Council driven plan change process to the sought TVEA in that the purpose and intent of the plan change was to free-up growth to the south of Taupiri as one to the Districts growth nodes.
- 6.28 The extension provided under the district plan review is in effect a broadening out of PC17 whilst simultaneously being able to provide the level of residential land use that is reflective of the 2017 Taupiri Structure Plan.
- 6.29 TEVA has been considered as consistent with PC17 and will not adversely impact on the ODP New Residential land use zoning that was introduced under the recent plan change process.
- 6.30 The dominant site features (from a physical perspective) represent that of the clearly identified central gully system, as well as the current rural production land use of the TVEA. In evaluating these two features, perspective was drawn from the preceding development that has, and still is currently underway, to the north of the residential extension area.
- 6.31 Land already zoned as New Residential and Residential in the PDP is required to

take account of the sections of gully network within the wider area. Such considerations have been effectively managed through the consenting process of Stages 1A-1D (Murphy Lane), as well as Stages 2A-2C of Button Lane/ Taraheke Drive.

- 6.32 Transportation corridors have been presented along with gully area setbacks (for geotechnical considerations) applicable to each of the consented residential allotments.
- 6.33 Given the contiguous nature of TVEA and the ODP and PDP Residential zones, a continuation of the management processes concerning the gully areas can be provided.
- 6.34 As noted in the attached zone extent plan, sections of gully have been identified and provided for in regard to a sensible conceptual scheme plan and transportation network integration.
- 6.35 A key consideration of Infrastructure provision has been subject to the TVEA evaluation, such that specialist high-level input was considered for Council's three waters infrastructure.
- 6.36 Such high-level infrastructure consideration provides the sought TVEA with an appropriate level certainty as to the servicing the area by Council infrastructure, as well as appropriate comments regarding the capacity of such networks and their ability to accommodate the increased residential land uses that will ensure from the TVEA.
- 6.37 In regard to transportation infrastructure (and the associated network utility infrastructure that would be accommodated within the road reserve), the TVEA evaluation noted the effect of the opening of the Waikato Expressway and the reduced pressure that would be placed on the local transportation network.
- 6.38 An assessment of the locations transportation network was provided for the Submitters Stage 1 and 2 residential development within the bounds of the current PDP residential zone has indicated a traffic reduction of up to 6,000vpd resulting from the Huntly bypass section of the Waikato Expressway, with the consequential effect being that additional traffic generation from the PDP and TVEA being able to be accommodated by the adjacent sections of local and regional transportation corridors.
- 6.39 The remaining 'Good Planning Practice' criteria were subject to an appropriate level of evaluation to which, based on the submitters understanding, no significant

conflicts were raised. The understanding of how the TVEA satisfies these remaining criteria will, if necessary be addressed in rebuttal evidence once the TVEA S42A Planners Report recommendation has been received.

7.0 SUBMISSION 974

- 7.1 The piece of land located at 127 Great South Road is currently zoned as Rural, with this zoning to remain under the PDP Planning Maps.
- 7.2 As the piece of land is located within an otherwise urbanized environment, and in consideration of the land not presenting itself as viable from a productive rural land use perspective, Submission 974 seeks to amend the PDP Planning Maps so as to have this property rezoned as Residential in the PDP.
- 7.3 The Property located at 127 Great South Road as been subject to a further evaluation under s32AA – whereby a level of assessment has been presented that was commensurate with the scope and area of the sought residential zoning.
- 7.4 The piece of land is physically constrained from land to the east (TVEA) by a section of the North Island Main Trunk Line (KiwiRail corridor), with access to the land provided from its 280m frontage with Great South Road.
- 7.5 As addressed under the s32AA evaluation the piece of land is viable for rezoning based on the following considerations:
 - *Limited size and practical use for agricultural production.*
 - *Surrounding urbanized environment*
 - *Availability of Council infrastructure services.*
 - *Association with higher-level growth strategies (Future Proof)*
- 7.6 As the piece of land currently sits from a planning perspective, it is underutilized and inefficient in consideration of its surrounding environment. In consideration of Submission 974, a zone extent plan has been prepared, along with an underlying land use plan which shown potential residential allotment boundaries with appropriate services and transportation infrastructure connectivity.
- 7.7 Whilst it is noted that the land abuts a section of rail corridor, it also noted that residential land use to the north and south of the piece of land also abuts this corridor – yet is either zoned or in use for residential land use.
- 7.8 In consideration of PDP Permitted Activity Rule 16.3.9.2 – a 5m setback from the rail corridor boundary can easily be provided.

- 7.9 In consideration of the piece of lands environmental and planning setting, rezoning the 1ha piece of land represents an appropriate proposition for the District Plan review process as it is an effective means to more effectively utilize the district's residential land resource, whilst not presenting any notable inconsistencies with the PDP objectives and policies.
- 7.10 It is noted on Council's Stage 2 Hazard Map that a section of High Flood Risk crosses the piece of land, whilst also indicating a section of Flood Plain Management Area.



- 7.11 In consideration of the Hazard Mapping affecting the property, it is noted that the hazard area is contained within a specifically contained and narrowly defined corridor as it crosses the property, and furthermore does not present a significant or insurmountable constraint in regard to Chapter 15 of the PDP.
- 7.12 In recognition of the Natural Hazard Section of the PDP, the Objectives and Policies contained within Chapter 15 of the PDP were addressed in the S32AA reporting. Based on the limited extent of the hazard area – it has been determined that the mapped hazard area did not prevent residential use of the property, and consequently, would not be inconsistent with the subsequent objectives and policies.
- 7.13 Upon investigating the 1:100-year flood level, a Reduced Level of 13.87m has been taken from the ODP Planning Map (adjacent section of the Waikato River). The flood plain extent can be avoided through a considered subdivision design whereby earthworks and buildings can be contained within the property – yet protected from the mapped hazard feature.

9 CONCLUSION

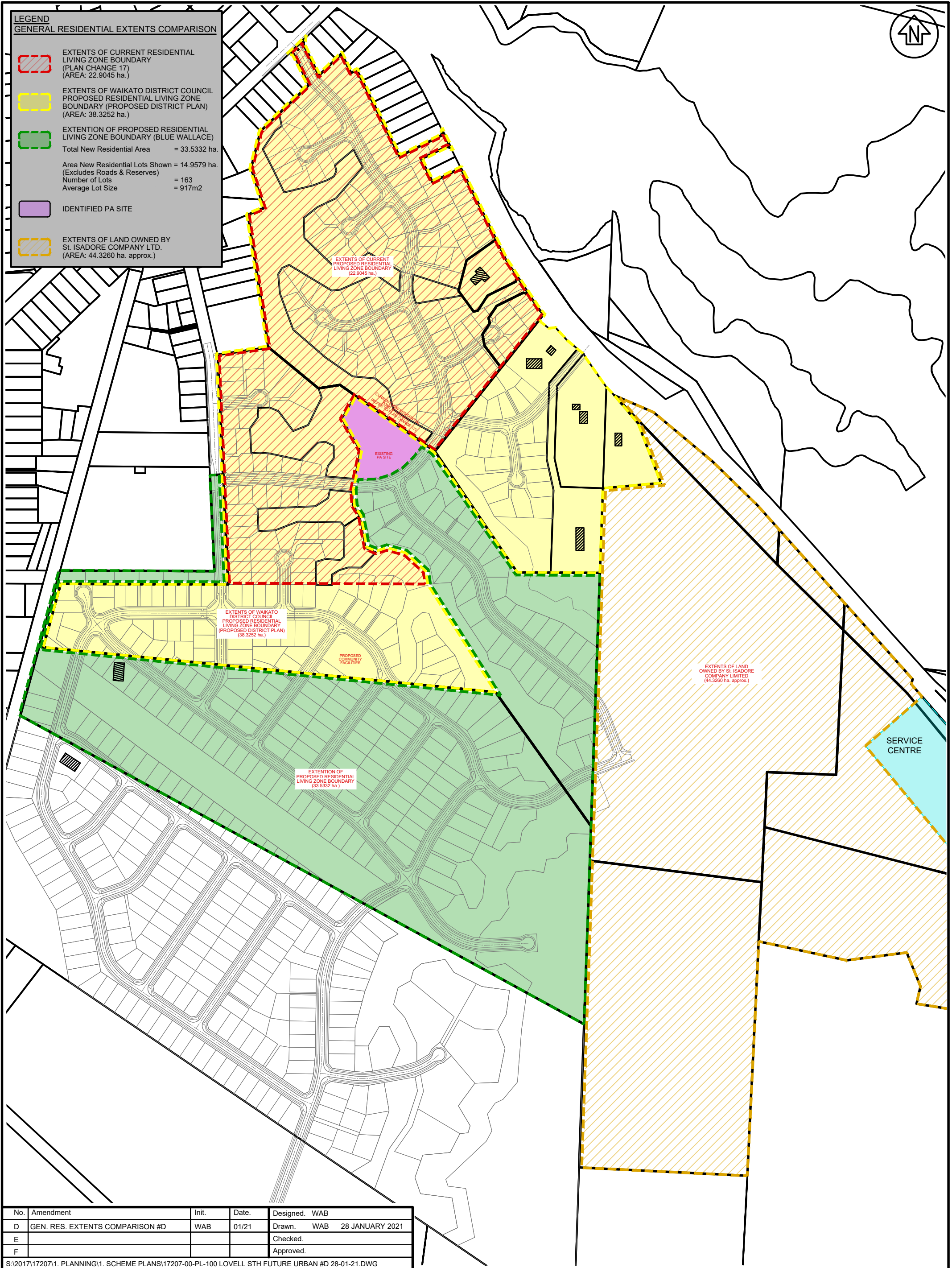
- 9.1 BWS provided submissions 805 and 974 in regard to rezoning land to the south of Taupiri from Rural to Residential in the PDP.
- 9.2 The reasons provided for the PDP residential zone extensions have been subject to an evaluation under s32AA of the RMA – to which a cost benefit analysis has determined the merits of the rezoning outweigh any associated costs.
- 9.3 The land sought for rezoning can align with higher-level growth management policies and strategic documents for the Waikato – and most importantly align with the District's Future Proof Strategy.
- 9.4 It is my opinion that the rezoning requests are sensible in that they seek only to extend existing residential zones – as opposed to representing a 'spot zoning' undertaking.
- 9.5 The effect of Council accepting the sought rezoning requests will be minor in regard to the applicable objectives and policies of the PDP; as well as being considered minor in regard to actual or potential adverse environmental effects.

Tim Lester
Blue Wallace Surveyors Ltd



Dated the 17th day of February 2021

Attachment A




No.	Amendment	Init.	Date.	Designed. WAB
D	GEN. RES. EXTENTS COMPARISON #D	WAB	01/21	Drawn. WAB 28 JANUARY 2021
E				Checked.
F				Approved.

S:\2017\17207\1. PLANNING\1. SCHEME PLANS\17207-00-PL-100 LOVELL STH FUTURE URBAN #D 28-01-21.DWG

GENERAL RESIDENTIAL EXTENTS COMPARISON

PROPOSED STRUCTURE PLAN

LOVELL SOUTH BLOCKS - TAUPIRI



Blue Wallace
Surveyors Ltd.

25 Harwood Street, P O Box 38
Hamilton Central, HAMILTON.
Phone (07) 839 7799
Email office@bluewallace.co.nz

Drawing Reference:

17207-00-PL-100

Revision:

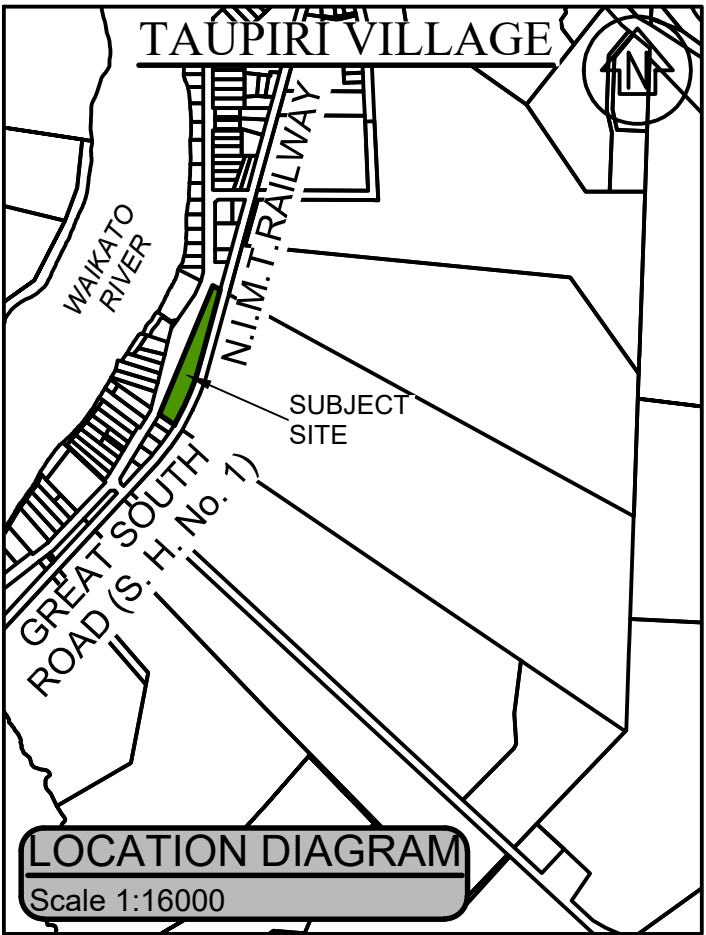
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SCALE: 1:5000 @A3, 1:2500 @A1

DATE: JANUARY 2021

PREPARED FOR: H. LOVELL

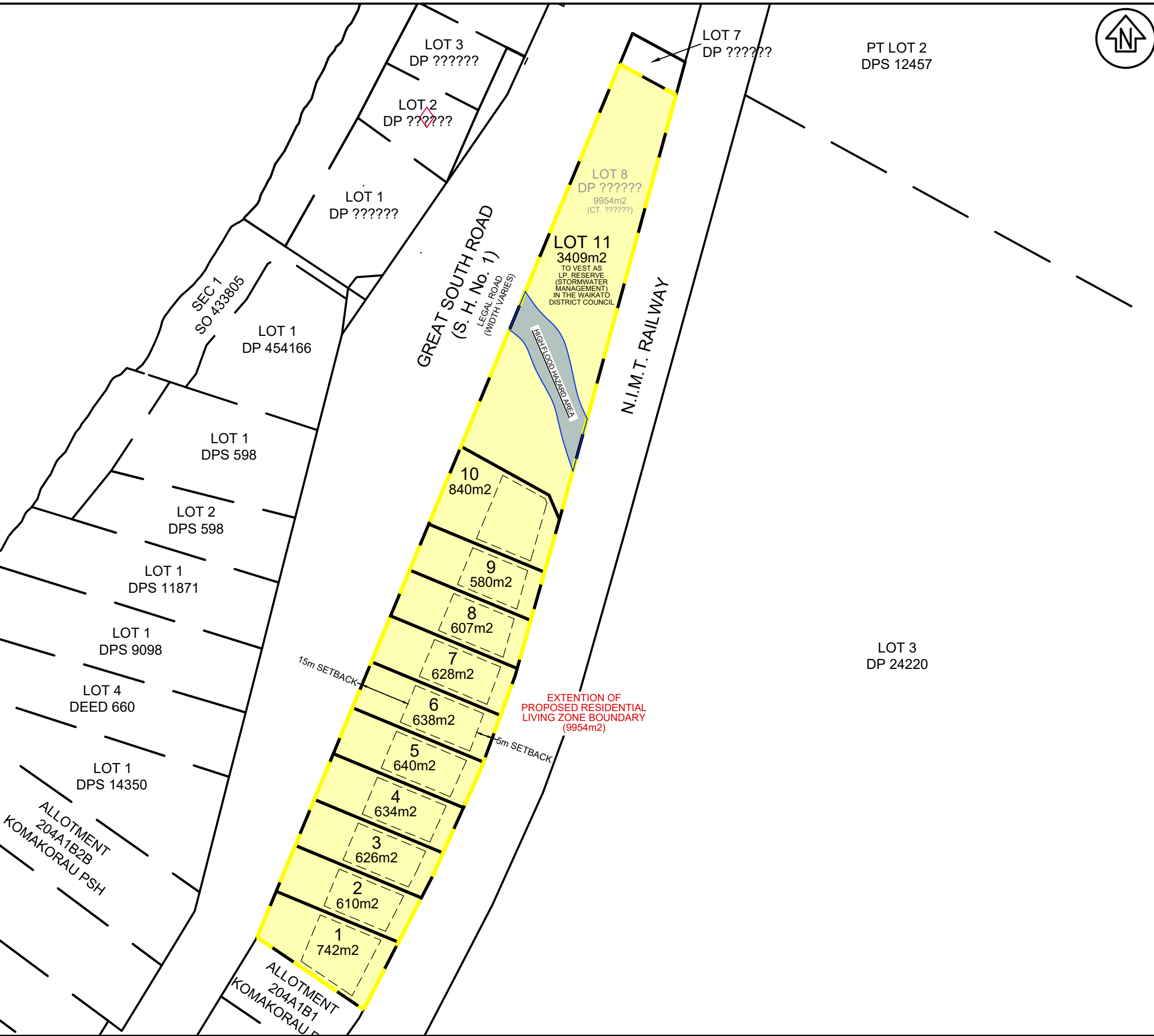
Attachment B



LEGEND	
PROPOSED RESIDENTIAL EXTENTS	
	EXTENSION OF PROPOSED RESIDENTIAL LIVING ZONE BOUNDARY (BLUE WALLACE)
Total Residential Area	= 9954m2
Area Residential Lots Shown	= 6545m2
Number of Lots	= 10

NOTE:	
1) ALL AREAS AND DIMENSIONS SUBJECT TO FINAL SURVEY AND APPROVAL FROM THE WAIKATO DISTRICT COUNCIL	
2) LEGAL DESCRIPTION: LOT 8 DP ?????? (RT. ??????)	
3) TOTAL AREA:	9954m2
4) ZONE:	RESIDENTIAL
5) AERIAL PHOTO SUBJECT TO DISTORTION	
6) ALL LEVELS ARE IN TERMS OF MOTURIKI DATUM 1953	

Size	A3	Scale	1:1250	Date	FEBRUARY 2021		
No.	Amendment	Init.	Date	Designed	WAB	08/20	
A	Issued for Discussion - Rev #A	WAB	12/08/20	Drawn	WAB	16/02/21	
B				Checked			
C				Approved			



PROPOSED RESIDENTIAL EXTENTS PLAN
LOTS 1 - 11 BEING A SUBDIVISION OF LOT 8 DP ??????
127 - 129 GREAT SOUTH ROAD - TAUPIRI
PREPARED FOR: H. LOVELL

Blue Wallace Surveyors Ltd.

25 Harwood Street, P O Box 38,
Hamilton Central, HAMILTON.
Phone (07) 839 7799, Fax (07) 839 4455

Datum:		Circuit: Mt Eden 2000		
		Height: Moturiki Datum 1953		
Resource Consent Number:				

BW Ref.	Stg.	Purp.	Dwg. #	Revision:
14043-00-PL-101				A

Attachment C

Attachment C: PDP Recommended Objective & Policy Assessment

Objective and Policy	Comment
<i>Growth occurs in defined growth areas (1.5.2(a))</i>	<p>The TVEA is identified as being within indicative urban growth Boundaries of the Taupiri Village (Future proof 2017 and Waikato 2070).</p> <p>Consistent with 1.5.2(a)</p>
<i>Urban development takes place within areas identified for the purpose in a manner which utilises land and infrastructure most efficiently. 1.12.8(b)(i)</i>	<p>The TVEA rezoning has considered the efficiency of existing and strategically planned infrastructure provision (i.e., connection to the Central Waikato Water Scheme).</p> <p>Technical comments in regard to three waters infrastructure have been attached to the s32Aa further evaluation reporting.</p> <p>Consistent with 1.12.8(b)(i)</p>
<i>Promote safe, compact sustainable, good quality urban environments that respond positively to their local context. 1.12.8(b)(ii)</i>	<p>A conceptual design consideration has underlain the TVEA as shown in Attachment A.</p> <p>Such consideration provides surety that the TVEA can achieve PDP direction in regard to a quality urban environment and will be integrated with established residential land use (already consented) to the north of the area.</p> <p>Consistent with 1.12.8(b)(ii)</p>
<i>Focus urban growth in existing urban communities that have capacity for expansion. 1.12.8(b)(iii)</i>	<p>Continuity of landform, elevation, geology and ecological between the TVEA and residential land use to the north indicate that the expansion capacity is present in the sought rezoning area.</p> <p>Focused urban growth to the south of Taupiri Village is not considered to be unreasonably constrained based on current investigations – consequently the proposed TVEA will not be contrary to the strategic objective of 1.12.8(b)(iii).</p>
<i>Protect and enhance green open space, outstanding landscapes, and areas of cultural, ecological, historic, and environmental significance. 1.12.8(b)(vi)</i>	<p>Ecological and culturally significant areas have been identified within the TVEA, as well as in land to the north that is already zoned or proposed to be zoned residential.</p> <p>Protection of such areas have been shown to be achievable by virtue of the recent subdivision and land use consents being issued in the New residential Zone. Such consenting criteria will persist for development within the TVEA such that adequate protection will be achieved – hence not being contrary to strategic Objection 1.12.8(b)(vi).</p>
<i>7. Future settlement consolidated in and around existing towns and villages in the district and in 'defined growth areas' (1.5.1(b); 1.12.3(a); 1.12.3(c); 4.1.2(a); 5.3.8)</i>	<p>The TVEA aligns with the Taupiri Village urban limits as envisioned within the 2017 Future Proof growth management document.</p> <p>TVEA will enable not only residential land use to consolidated within the Taupiri Village, but also will enable commercial zone connectivity to occur to the north.</p> <p>Future infrastructure services (connecting to Councils already constructed services) can be provided from within the TVEA future settlement extension.</p> <p>Staging of development can be extended from Stage 1, 2a, 2b and 3 from the Taupiri Structure Plan – and consequently can be effectively managed as such via Council's planning processes and performance criteria of the PDP.</p> <p>Connection to Council's planned infrastructure upgrades and development with the Taupiri area can be achieved. Detailed stages of development within the TVEA can and will be subject to refined infrastructure capacity – however, from a more strategic perspective, no capacity risks have been identified.</p> <p>Stormwater management can be provided for centrally within the TVEA's central gully area in conjunction with site specific stormwater management systems (soak holes, garden etc.) – this if further defined in the attached specialist s32AA Stormwater input.</p> <p>The TVEA has been strategically assessed so as to enable continuity of supply in regard to consolidated residential land use within the strategically defined Taupiri Village urban growth area.</p>

	<p>Reverse sensitivity effects on the rural land resource have not been identified given the landowners ownership of rural land abutting the south of the TVEA.</p> <p>The TVEA is not contrary to the strategic objectives of 1.5.1(b); 1.12.3(a); 1.12.3(c); 4.1.2(a); and 5.3.8.</p>
8. Urban growth areas are consistent with Future Proof Strategy for Growth 2017 (4.1.3(b))	<p>See evaluation discussion in attached s32AA Report.</p> <p>TVEA will not be contrary to Policy 4.1.3(b)</p>
13. Infrastructure can be efficiently and economically provided (4.1.3(a))	<p>Once the land within the TVEA is subdivided, it will be able to connect to all applicable infrastructure for residential land use requirements.</p> <p>TVEA will not be contrary to Policy 4.1.3(a)</p>
<i>Encourage higher density housing and retirement villages to be located near to and support commercial centres, community facilities, public transport and open space (4.1.5(a))</i>	<p>The principle behind the TVEA is that of extending residential land use within the Taupiri village. Consequently, the residential development that will take place in the area will be able to adhere with the intent of Policy 4.1.5(a) – and hence will not be inconsistent with the policy direction.</p>
<i>Subdivision, use and development within the rural Environment where: (i) High class soils are protected for productive rural purposes; (ii) productive rural activities are supported, while maintaining or enhancing the rural environment; (iii) urban subdivision use, productive rural activities are supported and development in the rural environment is avoided (5.1.1(A)(i)(ii)(iii); 5.3.8)</i>	<p>The submitter notes that in the Framework Report (when explicitly addressing Policy 5.1.1(iii)) that once adjusted, the strategic imperative will then apply going forward, so not disregarding the policy altogether at this stage.</p> <p>The Framework report continues to state – “Once those revised zone boundaries are settled, any further and subsequent changes sought will then attract the full weight of the policy framework [of 5.1.1(A)], including any avoidance policies.”</p> <p>In consideration of the guidance provided in the Framework Report the TVEA will not be contrary or inconsistent with the overriding Rural land use change Objective.</p> <p>It is further noted that urban development in rural environments should only occur around existing towns which are identified in the WRPS and within the boundaries set by the <i>Future Proof Strategy Planning For Growth 2017</i>. As indicated above in the attached s32AA evaluation report – the TVEA is identified within the Future Proof strategy document 2017.</p>
16. Rural character and amenity are maintained 5.3.1 (a), 5.3.4 (a) (b)	<p>Rural amenity and character will be retained post transfer of land into a residential zone is undertaken.</p> <p>Land to the south of the TVEA is to retain a rural land use – and is under the ownership of the submission landowner.</p> <p>Standard rural residential interface standards will be retained and provided for in the PDP (i.e., building setback etc.). Further reverse sensitivity mitigation can be detailed at the resource consent stage of TVEA development.</p> <p>The TVEA rezoning will not be inconsistent with Objective and Policy set 5.3.1 (a), 5.3.4 (a)(b).</p>
<i>Effects on rural character and amenity from rural subdivision (a) Protect productive rural areas by directing urban forms of subdivision, use, and development to within the boundaries of towns and villages. (5.3.8(a))</i>	<p>Similar in response to the 5.1.1 Objective and Policy Set – the TVEA seeks to transfer 33.4ha of rural land into the abutting residential zone. The TVEA is in an identified growth area (strategic) and hence will not be contradictory to the 5.3.8(a) policy direction.</p>
<i>(b) Ensure development does not compromise the predominant open space, character and amenity of rural areas. (5.3.8(b))</i>	<p>The extension area will not result in fragmentation of the rural resource area – nor will rural productivity, character or amenity of adjacent land (to the south) be compromised as the residential area boundary will be well defined as proposed by the TVEA.</p> <p>The TVEA rezoning will not be inconsistent with Policy set 5.3.8(b).</p>

<i>Ensure subdivision, use and Development minimise the effects of ribbon development. (5.3.8(c))</i>	<p>No rural zone ribbon development will ensue by accepting the sought TVEA rezoning.</p> <p>Not contrary to Policy set 5.3.8(c).</p>
<i>Subdivision, use and development Opportunities ensure that rural character and amenity values are maintained. (5.3.8(e))</i>	<p>The defined boundaries of the extended residential zone clearly delineate the rural and residential land uses.</p> <p>The rural zone to the south of the TVEA will retain character and amenity values to the same degree whether or not the TVEA is given effect to (i.e., the PDP residential extent is bound to the south by the Rural zone). The TVEA boundary to the south is more responsive in regard to landform than the current PDP interface boundary – hence, the TVEA will not be contrary to Policy set 5.3.8(e).</p>
<i>Subdivision, use and development ensures the effects on public infrastructure are minimised. (5.3.8(f))</i>	<p>The TVEA will not prejudice or otherwise compromise the rural zone character or amenity – this also applies to public infrastructure within the rural zone.</p> <p>The section of national Grid traversing the southern extent of the TVEA crosses into the rural zone – no impacts on this infrastructure have been noted (in regard to National Grid setbacks or NZECP34 compliance).</p> <p>As no development is proposed to be located within the Rural Zone (post rezoning to residential), the TVEA will not be contrary to Policy 5.3.8(f).</p>
<i>Meets district wide rules and any relevant overlays</i>	<p>Policy overlays and planning notations have been considered in the attached s32AA evaluation assessment.</p> <p>As the TVEA is a higher-level planning process (i.e., a PDP variation) specific design detail for future subdivision is not available at this time for assessment purpose.</p> <p>Notwithstanding the above, the conceptual scheme plan underlying the TVEA has been prepared on a considered basis whereby an indicative allotment arrangement, and transportation network, has been provided.</p> <p>The considered conceptual design of the TVEA can provide an elevated level of confidence as to future development suitability from a residential zone perspective.</p> <p>Based on the attached concept scheme plan design – an average lot area of 917m² has been provided. This average is very conservative – thus providing security in regard to performance standard compliance at the future subdivision consent stage of the TVEA development.</p>

Attachment D



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To whom it may concern

We, Taupiri Marae, have had an ongoing mutually positive relationship with Howard Lovell and his family over many years.

We have worked together and continue to do so in and around other projects that are occurring in our Taupiri geographic area.

Howard has been very supportive of Taupiri Maraes' approach to kaitiakitanga and likewise we are supportive of Howard and assisting him where possible.

This letter is to acknowledge our relationship with Howard Lovell as we strive to have an active and engaging relationship with him into the future.

If you would like to make contact, please do not hesitate to contact me on 027 589 4036.

Naku noa,

Don Turner
Taupiri Marae Chairperson