

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the Proposed Waikato District Plan

**SUMMARY STATEMENT OF MARK NICHOLAS ARBUTHNOT FOR
PORTS OF AUCKLAND LIMITED IN RELATION TO HEARING 25 –
REZONING**

12 MAY 2021

1. INTRODUCTION

1.1 I have prepared this summary statement to draw on the primary evidence I provided for Ports of Auckland Limited (“**POAL**”) in relation to:

- (a) the rezoning of part of the Perry Group properties at Horotiu from Rural Zone to Residential Zone; and
- (b) the rezoning of all land zoned Country Living under the Proposed Plan, within Horotiu, to Residential Zone.

1.2 The evidence of Ms Ashley on behalf of Council concludes that the rezoning of this land to Residential Zone would not achieve the development principles outlined in Section 6A of the WRPS for the following reasons:

- (a) The rezoning of the Perry Group properties would not create a well-functioning urban environment, as it would be difficult to successfully mitigate the potential noise effects from Horotiu Interchange intersection and challenging to achieve a reasonable level of residential amenity given the close proximity of commercial and industrial land uses.¹
- (b) While the Perry Group properties appear to be within the indicative Horotiu residential growth area in both Waikato 2070 and Future Proof 2017, it is not located within the urban boundary of the Horotiu Structure Plan, which represents a more fine-grained analysis.²
- (c) No evidence has been provided to demonstrate how the land zoned Country Living under the Proposed Plan could be developed or serviced by network infrastructure, or assessed in terms of its potential effect on the surrounding environment,

¹ Paragraph 198; Section 42A Report Hearing 25: Zone Extents Ngaruawahia, Taupiri & Horotiu; Justine Ashley; 16 April 2021.

² Ibid.

including reverse sensitivity effects on industrial activities, adjoining rural land or the local roading network.³

- (d) While it appears that there may be scope for additional growth within the urban limit outlined in Future Proof 2017, no further residential growth beyond that already identified in the PDP has been signalled in the Horotiu Structure Plan or Waikato 2070. As such, it does not appear that additional development capacity is required to give effect to the NPS-UD in this location.⁴

1.3 The supplementary evidence of Mr Davey on behalf of Council confirms that in respect of residential supply, the recommended changes to the zoning ensure that there is sufficient supply to meet housing demand as required by the NPS-UD, albeit with a limited level of “headroom”.⁵

1.4 I agree with the evidence of Ms Ashley and Mr Davey in respect of this matter. With reference to Appendix 9 (“Growth Cell Capacity and Timing vs Household Projection”) of the section 42A Framework Report, the rezoning of the land sought by the submitters is not required to give effect to the medium-term development capacity requirements of the NPS-UD. The long-term development capacity requirements of Horotiu can be met by identifying land for future urban use or urban intensification in the Future Development Strategy.

1.5 The Horotiu Industrial Park is identified by the RPS as a ‘strategic industrial node’, meaning that new industrial development within the Waikato region is directed to the Horotiu area (as well as several other identified locations at Rotokauri, Ruakura, Te Rapa North, Hamilton Airport, Huntly and Rotowaro, and Hautapu). Furthermore, Future Proof advises that⁶ Horotiu is intended to be a large industrial hub and that careful consideration needs to be taken when deciding where the residential demand is located.

³ Paragraph 188; Section 42A Report Hearing 25: Zone Extents Ngaruawahia, Taupiri & Horotiu; Justine Ashley; 16 April 2021.

⁴ Ibid.

⁵ Paragraph 68; Section 42A Report Hearing 25: Framework Report: Supplementary Evidence; Dr Mark Davey; 28 April 2021.

⁶ Pg. 94; FutureProof Strategy November 2017.

- 1.6 If it is determined that additional rural land is required to be rezoned to give effect to the long-term development capacity requirements of the NPS-UD, the RPS and Future Proof strategy provide clear direction that the Proposed Plan should “minimise” any potential reverse sensitivity effects that have the potential to occur on the Horotiu Industrial Park.
- 1.7 Having regard to Objective 3.12 of the WRPS in respect of minimising land use conflicts (including minimising the potential for reverse sensitivity), and Objective 4.5.30, Objective 4.6.1 and Objective 4.6.12 of the Proposed Plan in respect of reverse sensitivity and the economic growth of the district’s industry, I am of the opinion that should additional land be required to be rezoned within Horotiu to give effect to the long-term requirements of the NPS-UD, it must be subject to the provisions of the “Horotiu Acoustic Overlay”.

Mark Nicholas Arbuthnot

12 May 2021