

Hearing Opening Statement

Hearing 25: Zone Extents Tuakau

Prepared by: Chloe Trenouth

Date: 29th June 2021



Introduction

1. Good morning Chair, Commissioners and Submitters. My name is Chloe Trenouth, and I am the s42A reporting planner for the Tuakau Zone Extents topic. My qualifications and experience are set out in the s42A report at page 6. I also confirm that I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2014 and have complied with it when preparing this report.
2. The township of Tuakau is located on the northern edge of the Waikato District, close to Auckland regional boundary. Bisected by the North Island Main Trunk (NIMT) the township is located within a wider rural setting with no immediate connects to State Highways, but is primarily accessed through three regional roads (Bucklands Road, Whangarata Road and Harrisville Road). Originally part of the Auckland region and Franklin district, Tuakau (like Pōkeno) became part of the Waikato region at the time of the local government amalgamation in Auckland in 2010.
3. Presently, the population of Tuakau is approximately 7,622¹ residents. The population within the Tuakau township grew by approximately 1,400 people between 2006 and 2018². The same steady growth is anticipated from 2018 because there has not been a significant influx in building consents for dwellings (less than 100 new dwellings issued since 2018). The township of Pōkeno lays to the west, which has experienced rapid growth over the past 10 years; and Pukekohe to the north, which is identified for significant growth over the next 30 years.

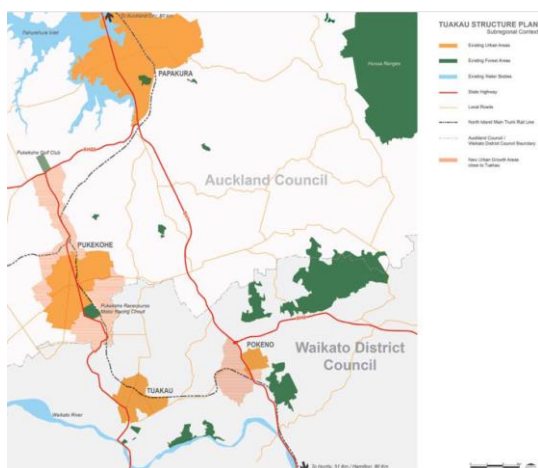


Figure 1: Tuakau Structure Plan - Subregional Context Map

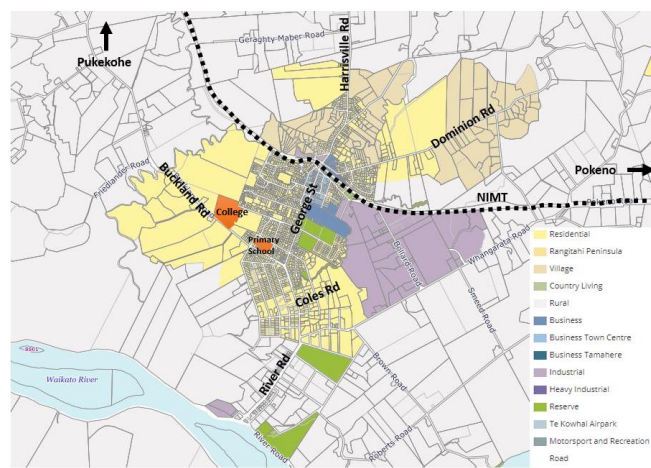


Figure 2: Tuakau Township Map (underlying zoning is the PWDP)

4. Tuakau can be geographically described as below:
 - Tuakau North – relatively steep ridges and deep gullies, bounded by the NIMT railway to the south, its northern fringe is surrounded by pockets of vegetation and rural activity
 - Tuakau East – industrial area, including manufacturing, distribution, light industry and supporting services; predominantly surrounded by rural activity, the area is bounded by the NIMT railway to the north and Whangarata Road to the south
 - Tuakau South – surrounded by rural fringe to its southern boundary and includes River Road (SH22) and George Street, close to primary and secondary schools, main route to the river, ribboned with a mix of light industrial and residential activities which separate the main town from its natural asset – the Waikato River

¹ Stats NZ Census 2021, Tuakau North and South, and Tuakau Rural.

² Stats NZ Census 2006 and 2018.

- Tuakau West – area of established residential development west of the town centre, bounded by SH22 to the south and the NIMT railway to the north, gently undulating hillsides.

- The Tuakau Structure Plan (TSP) was adopted in 2014. The TSP seeks to accommodate approximately 5,000 additional people by 2046 through a range of housing from rural residential (min. 3,000m²) in areas of undulating topography, to mostly detached residential in urban residential areas. Growth is proposed across three stages to 2046 (Figure 3), and includes low-density residential, rural-residential, and industrial land. The TSP also identified Rural Zone buffer areas in two locations associated with the Pukekohe Motorcycle Club and the Whangarata industrial area.

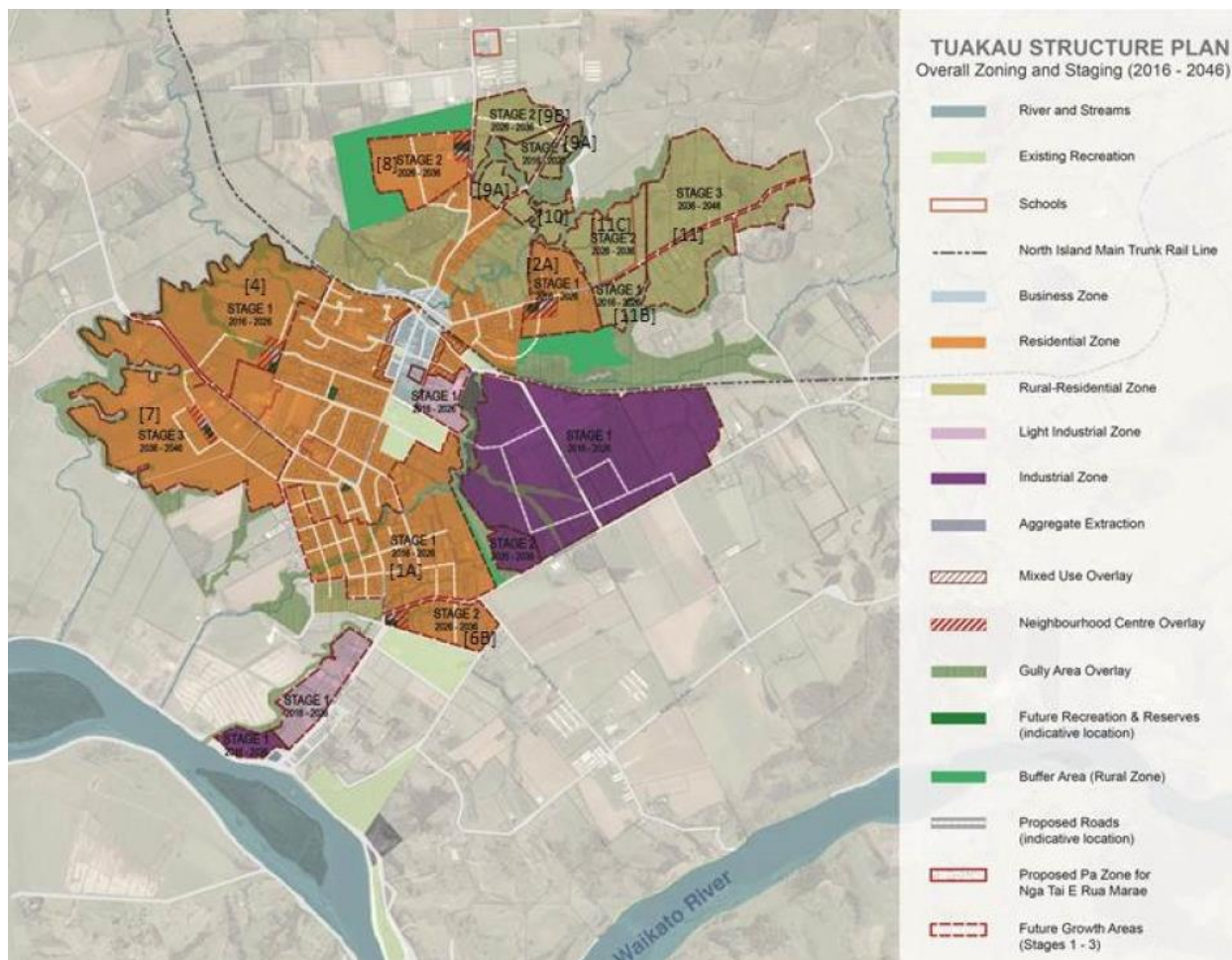


Figure 3: Tuakau Structure Plan – Overall Zoning and Staging (2016-2046)

- While the TSP remains relevant due to technical analysis and community engagement undertaken to identify areas suitable for growth, this document was prepared prior to the release of the National Policy Statement for Urban Development Capacity (December 2016), and the demand for growth has changed. Therefore, the staging identified by the TSP is out of date and growth has been brought forward. Generally, the PWDP zoning aligns with that identified in the TSP.
- As shown on the map in Figure 4, below, the township under PWDP is made up of a residential zoning (south, west and north), business zonings (central), village zone (north of the NIMT) and industrial zones (south east).

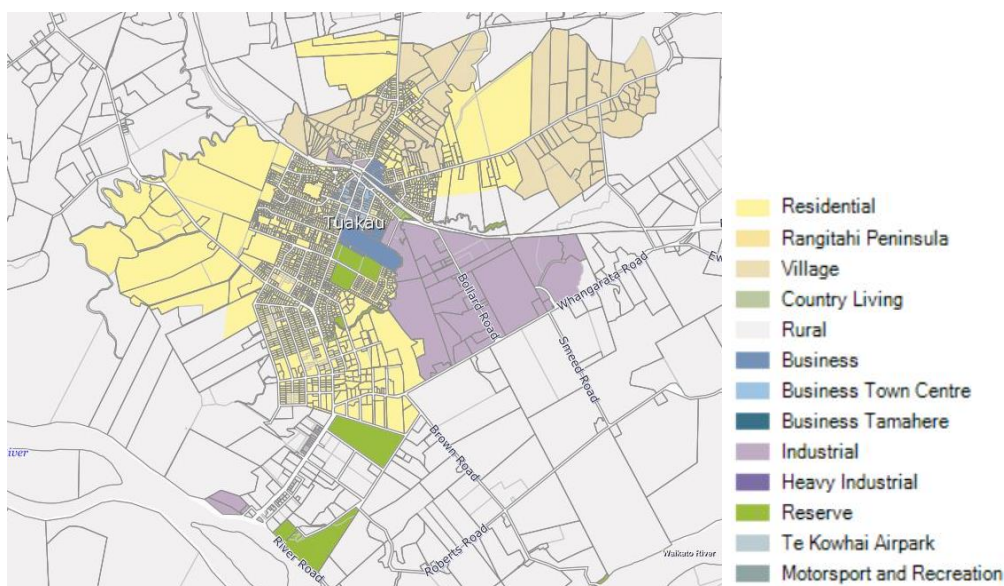


Figure 4: Proposed District Plan Zoning

8. Submissions from 39 separate parties relate to zones at Tuakau. There is a total of 99 submission points; 25 submission points are in support of notified zones and 76 seek amendments. In considering these submissions, they are grouped in the s42A report by the zone that they are seeking.
9. Figure 5 is a map of rezoning requests, and Table I is a summary of the requests for rezoning, which identifies the notified zones and the proposed zones sought by submitters.

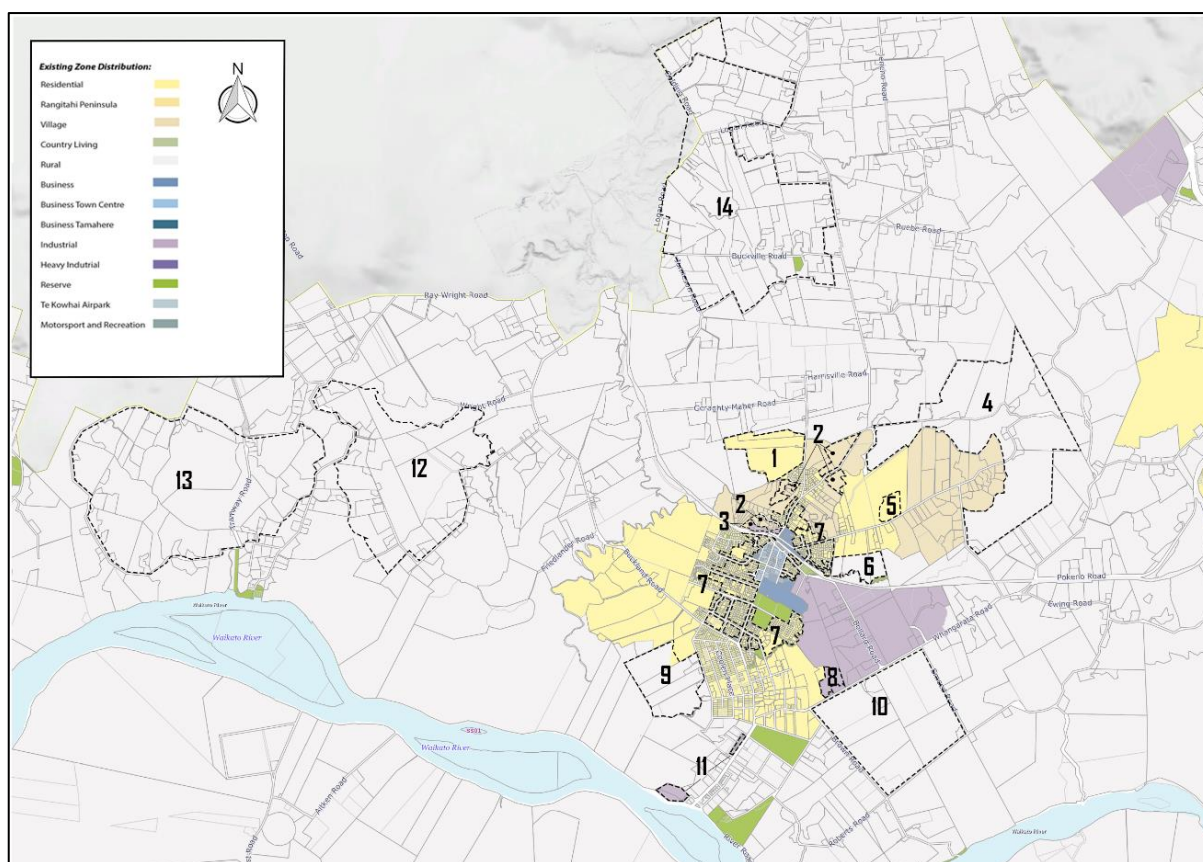


Figure 5: Geographical location of sites subject to submissions

10. The following table (Table 1) provides a list of the submitter's names and number and rezoning sought.

Table 1: Submitter reference for Figure 5

Map no.	Notified zone	Requested zone	Map no.	Notified zone	Proposed zone
1	Residential	Rural	8	Industrial	Residential
2	Village	Residential	9	Rural	Residential
3	Industrial	Business	10	Rural	Country Living
4	Rural	Village	11	Industrial	Business
5	Residential	Neighbourhood Centre	12	Rural	Country Living
6	Rural	Residential	13	Rural	Country Living
7	Residential	Medium Density Residential	14	Rural	Country Living

* Note: Zone sought is that most recently sought, i.e. as per submission or as advanced through evidence, if different.

Summary of Statutory Framework

11. The anticipated growth and urban form of Tuakau has been assessed at a strategic level through both Future Proof 2017 and Waikato 2070. Anticipated urban form and limits as well as anticipated zoning timeframes are shown in the below two figures.

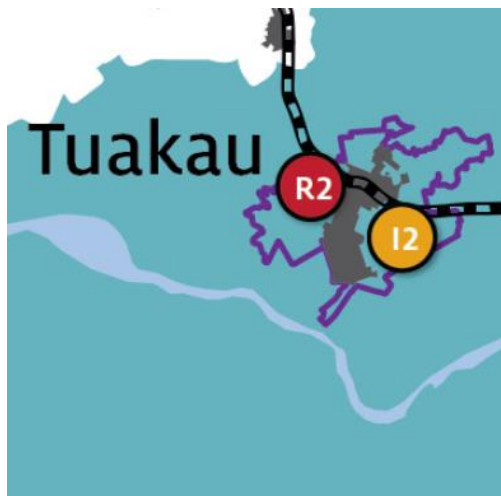


Figure 6: Future Proof 2017 Indicative Urban Limits (purple) – Tuakau (Note: R1 = residential; I2 = strategic industrial node.)

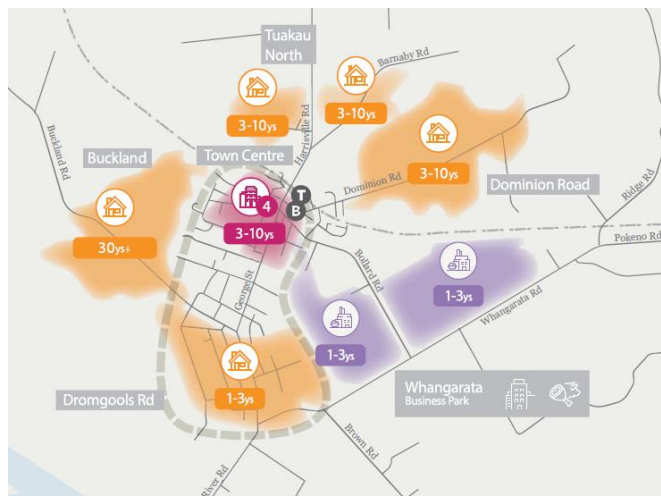


Figure 7: Tuakau Development Map (source: Waikato 2070)

12. Future Proof 2017 shows 'indicative' urban limits to the township, and states these limits are subject to investigation and confirmation. The limits cover a much larger area than the TSP. The strategy also incorporates the North Waikato Integrated Growth Management programme business case (2018), providing proactive planning with increased population in the medium to long term for Tuakau, including shared services for Tuakau and Pōkeno in the north. This programme seeks to accommodate increased growth at Tuakau of 15,000–20,000 residents by 2045³. This level of growth is consistent

³ Section 32 report, pages 31–32.

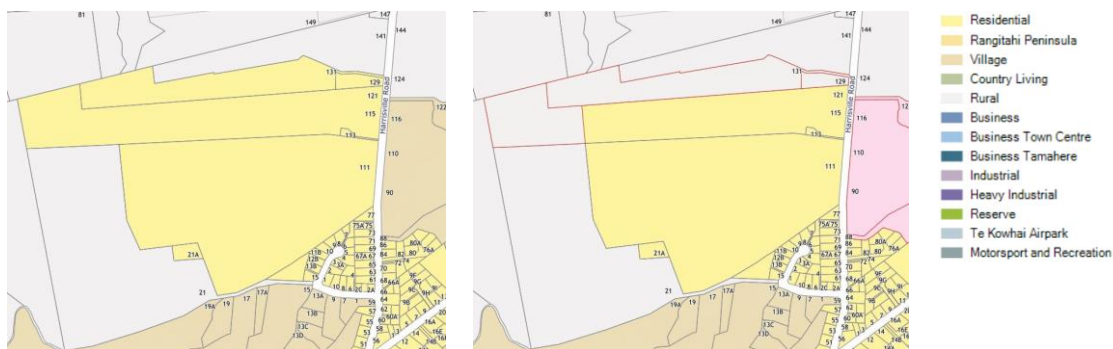
with the high household projections provided by the Framework Report for the same period of medium (5,994) and high (6,073).

13. Waikato 2070 identifies several growth cells at Tuakau and the timing for when development is anticipated with most growth cells being available in the medium term, with Buckland growth cell pushed out to after 2050 because of infrastructure constraints. Dromgools Road growth cell is identified as a priority growth and investment zone.
14. The NPS-UD requires that sufficient, feasible plan-enabled and infrastructure-ready zoning be provided to meet expected demands over a 10-year (medium) time horizon.
15. As it currently stands, the Council's estimate is that in the short to medium term, there will be demand for an additional 2,536 dwellings in Tuakau (taking into account the 20% buffer required by the NPS-UD)⁴. Existing dwellings, plus expected growth, plus NPS 20% buffer, take the projected total number of dwellings in the settlement to 4,487 by 2031 (i.e. in the short to medium term). This contrasts to the estimated capacity of the PWDP of 4,108 dwellings. In other words, to meet the requirements of the NPS-UD, plan-enabled capacity (i.e live zoned for development over 10 years) needs to be expanded by approximately 379 dwellings. However, a larger short-term supply (1-3 years) of approximately 730 dwellings currently exists in the PWDP.
16. Although there is PWDP capacity identified across a number of growth areas, this will not meet household projections in the short or medium term and continues to be well below the NPS-UD supply requirements (additional 20 per cent) in the long term. Therefore, there is a need to identify additional growth at Tuakau to give effect to the NPS-UD, starting with bringing growth forward, provided that the capacity is consistent with planning outcomes and infrastructure availability.

Key recommendations

17. The major changes that I have recommended in my s42A report are summarised briefly below.
18. The site subject to the submissions of **Pukekohe Motorcycle Club [807.1 and 807.2]**, **Tim Shepherd for Cyclespot Euro [33.1]**, **Richard Gard'ner [228.1]** and **Shaun Jackson [172.3]** at 129, 131, and part of 115 Harrisville Road (map reference 1 in Figure 5 above) is zoned Residential in the PWDP. These submitters sought the rezoning of the site from Residential to Rural to provide a method of avoiding reverse sensitivity effects on the Harrisville Motocross Track on Geraghty Maber Road.
19. The zoning of the site to Residential was not addressed in the s32 report and I therefore relied on technical assessments provided through the TSP. In particular, the noise report identified likely noise effects and reverse sensitivity issues for residential development on these sites. My recommendation is to rezone parts of this site to Rural to reflect Stage 2 of the TSP which addresses potential reverse sensitivity effects on both the Harrisville Motocross Track and as well as established horticultural activities (Turner and Growers) to the north.

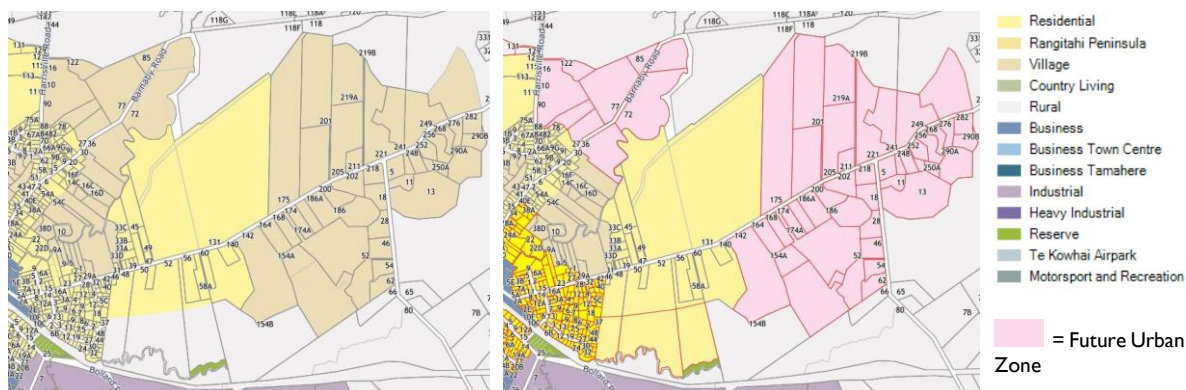
⁴ Framework report, page 90 and Table 4 of page 22 of s42A report.



As notified

As recommended

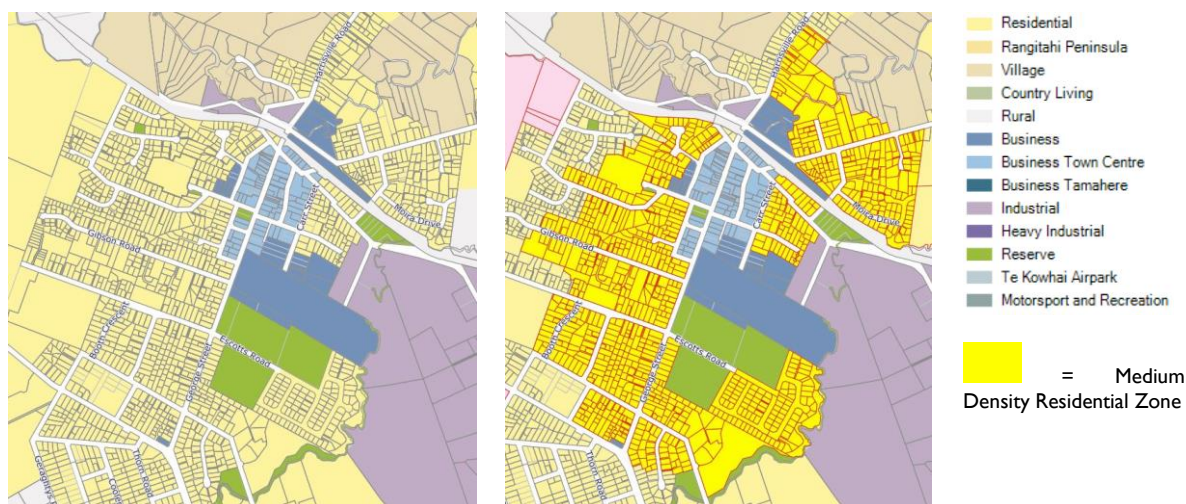
20. A number of submissions were received to rezone sites from Village Zone to Residential Zone located at Percy Graham Drive, Johnson Street, and Barnaby Road (map reference 2 in Figure 5 above). Generally, submitters consider the Village Zone to be an inefficient use of urban land and that the Residential Zone will enable higher density development that will direct growth away from versatile soils. A submission was also received from **Future Proof [606.12]** (addressed in the Future Urban Zone s42A report) which sought to rezone the new Village Zone areas to Future Urban Zone in Tuakau.
21. After undertaking an assessment of the specific submission sites as well as the wider Village zoning in general, within north/east Tuakau, I considered three options for the Village zoning to the north/east of Tuakau: retain the PWDP village zoning, rezone to Residential, rezone to Future Urban Zone (FUZ). In summary, I arrived at the following:
 - The Village zoning is an inefficient use of land in immediate proximity of the Tuakau urban area and will not allow for the urban capacity requirements as directed by the NPS-UD;
 - Constraints to a Residential zoning are limited to geotechnical/topographical issues (in a few discrete locations as well as water and wastewater infrastructure issues;
 - Village zoning is inappropriate as a form of transitional zoning prior to more dense zoning for these areas, it is also inconsistent with the purpose of the zone (as discussed in Hearing 6);
 - Structure planning provided through a FUZ zoning would allow growth to be planned and coordinated with the provision of infrastructure, as well as the identification of other potential constraints of the sites;
22. My recommendation is as follows:
 - a. I support the retention of the Village Zone in areas that were previously zoned Rural Residential Zone in the Operative District Plan due to topography and geotechnical constraints.
 - b. I support rezoning the new Village Zone areas to Future Urban Zone as these areas are identified as future urban growth areas, and structure planning is required to coordinate growth with infrastructure as well as determine the appropriate densities for development.
23. The recommended rezoning is shown in the 'as recommended' map below.
24. I note that the submitters in relation to 27 Barnaby Road, **Sarah Hewit and Dean McGill [289]** and 77 and 85 Barnaby Road, **Tony Risetto [287]** are due to appear at the hearing. These submitters sought the rezoning of their site from Village to Residential, my recommendation is for the sites to be rezoned FUZ. No evidence has been received from either of these submitters.



As notified

As recommended

25. **Kāinga Ora [749.154]** sought the rezoning of large areas of Residential zoned land within the Tuakau town centre area from Residential to Medium Density Residential zone (MDRZ). I support Kāinga Ora's rationalisation for a medium density residential zone other than at Tuakau Primary School (2 School Road) because it would not achieve the objective for the zone.
26. Rebuttal evidence received by Kāinga Ora identified a number of mapping errors, these were rectified in my rebuttal evidence. Kāinga Ora also sought the inclusion of several properties located on the block with Tuakau Primary School. As stated in my rebuttal evidence, I continue to be of the opinion that there is no need to rezone Tuakau Primary School MDRZ given the limited development potential and because exclusion of the sites doesn't have any implications for consistency and appropriate application of the MDRZ pattern.
27. The recommended zoning is as shown below, which is amended from my s42A report to address the mapping errors identified by Kāinga Ora's rebuttal evidence.



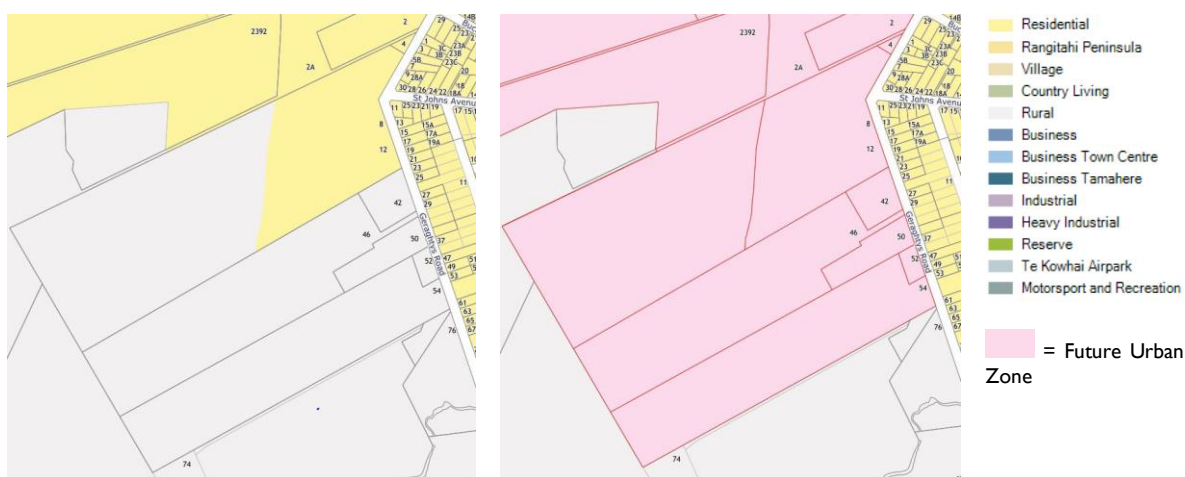
As notified

As recommended

28. Five submissions sought the rezoning of rural land along Geraghty's Road to Residential Zone at 12 – 54 Geraghtys Road. Evidence was received from **Kirriemuir Trustee Limited [182.1]** in support of its submission and therefore my assessment and recommendation in the s42A report was focussed on the area covered by the evidence.
29. In general, I agree with the evidence provided by Kirriemuir Trustee Limited that the land is suitable for Residential growth and has minimal constraints to impinge upon good urban outcomes. This land

was previously excluded from the TSP as an area for growth because of reverse sensitivity concerns associated with nearby activities (Tuakau Protein Ltd and Envirofert). The only area in contention between myself and the submitter is whether the land can be live-zoned to Residential or should be FUZ.

30. Watercare have advised the Council that three waters infrastructure is not suitably planned for within this area to service the subject site. This is because Watercare planning is based on the growth areas and timing identified within Waikato 2070.
31. Rebuttal evidence was received by Kirriemuir Trustee Limited noting the circularity of the argument of the infrastructure provisioning not being identified because the site isn't identified within a Waikato 2070 growth area. I acknowledge this issue, but do not change my recommendation in relation to the site.
32. My recommendation is for the rezoning of site as shown in the 'as recommended' figure below to FUZ as it recognises that the land is suitable for urban growth subject to structure planning. I consider the structure planning process to be the appropriate way to address the infrastructure issues. However, should the Panel decide to support a live-zone I have addressed how this may be implemented on page 63 of my s42A report.
33. Appearance at the hearing will be made by submitters Kirriemuir Trustee Limited as well as **Delys Tansley [399.1]**. The submission from Delys Tansley [399.1] seeks to rezone 42 Geraghtys Road, from Rural Zone to Residential Zone.



As notified

As recommended

34. Submitters **Michael Shen [153.2]** and **2SEN Limited** and **Tuakau Estates Limited [299.14 and 299.15]** seek a Residential Zone to apply to the entire site for properties at 48–54 Dominion Road, which are proposed to have split zoning of Residential Zone on the front half along Dominion Road and Rural Zone on the back half (map reference 6 in Figure 5 above). The submitters propose an amenity yard as an appropriate method to manage potential reverse sensitivity effects from residential land use on the industrial land uses south of the NIMT railway.
35. I accept the submitters evidence that an amenity yard with suitable provisions included within the Residential Chapter of the PWDP would be sufficient for managing any reverse sensitivity effects. The amenity yard ensures that any sensitive land use can be assessed as a restricted discretionary activity to determine whether there would be any reverse sensitivity effects. I have not identified any significant infrastructure constraints and consider the additional Residential zoned land would allow further urban capacity to meet the directions of the NPS-UD. I note that these submitters are all to be heard at the hearing.

36. I recommend the new Amenity Yard rule for inclusion within the Residential Zone rules: 16.3.9.2 Building setback – Sensitive land use as follows:

P2 (a) Any new building or alteration to an existing building for a sensitive land use must be located outside Amenity Yard on Figure X.

RDI (a) Construction, addition to or alteration of a habitable building space that does not comply with Rule 16.3.9.2 P2.

(b) Council's discretion shall be restricted to the following matters:

(i) On-site amenity values;

(ii) Odour, dust and noise levels received at the notional boundary of the building;

(iii) Timing and duration of noise received at the notional boundary of the building;

(c) Potential for reverse sensitivity effects

37. I recommend the rezoning of the sites as shown in the 'as recommended' figure below.



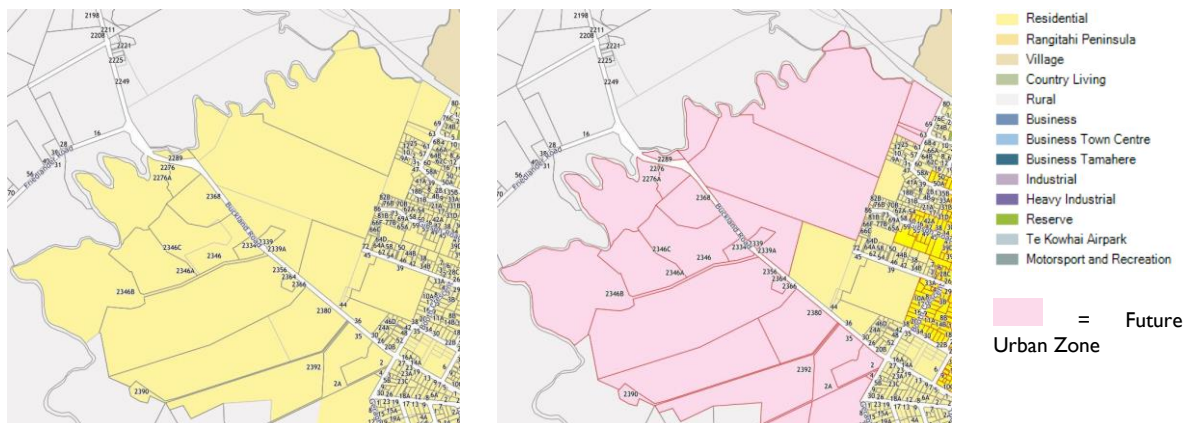
As notified

As recommended

38. Submissions were received in relation to the zoning of Residential land in the PWDP that is not supported by structure planning and sequenced infrastructure (**Waka Kotahi NZ Transport Agency [742.14]**) and on land that contains high class soils (**Horticulture NZ [419.94]**). All of the land identified as Residential Zone in the PWDP is consistent with Waikato 2070 and Future Proof 2017, because it is within an identified urban growth area. However, the Buckland growth cell is identified as being available in 30+ years in Waikato 2070 while the Framework Report identifies that further investigation is required for three waters.
39. I do consider the infrastructure constraints to have been resolved and therefore a Residential zone is not suitable nor required at this stage. A FUZ is recommended and would also allow for structure planning to not only resolve infrastructure constraints, but also other constraints such as flooding associated with the Tutaenui Stream.
40. Horticulture NZ [419.94] is to appear at the hearing, the rebuttal evidence by this submitter countered the rezoning of this land as FUZ and sought the rezoning of the land to Rural zoning to allow for the protection of the underlying high-class soils. I responded to this evidence in my rebuttal evidence

noting that while I agree that high-class soils are important and worthy of protection, this must be considered in the context of the statutory framework. The Buckland Road area is identified in both Waikato 2070 and Future Proof 2017 for urban growth, and I address the tension between growth and protection of high-class soils in my s42A report. My recommendation remains unchanged.

41. I recommend the rezoning of the sites as shown in the ‘as recommended’ figure below.



As notified

As recommended

Remaining Matters of Contention

42. For those submitters who have prepared evidence on this topic, the remaining matters of contention are set out below, I have focused on those matters of contention where submitters are proposed to attend the hearing. There are also other submissions I have recommended rejecting, who have not provided any evidence and are not scheduled to appear at the hearing.
43. A key issue is the Tuakau Proteins Ltd site at 22–26 Lapwood Road (see map reference 11 in figure 5 as well as image below). This site was previously zoned Business in the Operative District Plan (Franklin Section) and is now identified as Industrial Zone in the PWDP. **Tuakau Proteins Limited [402.1]** supports the Industrial Zone because it is appropriate for the existing activity. Several submissions and further submissions oppose the Industrial Zone at 22–26 Lapwood Road because of concerns around the operation of the Tuakau Protein facility and the location of industry in proximity to the Waikato River. **Louise Whyte [486.3], JoonYoung Moon [568.4], Litanía Liava’a [572.3], and Graham Halsey [663.4]** oppose the rezoning of land at Lapwood Road and consider all industrial activities should relocate to the industrial area at Whangarata Road.

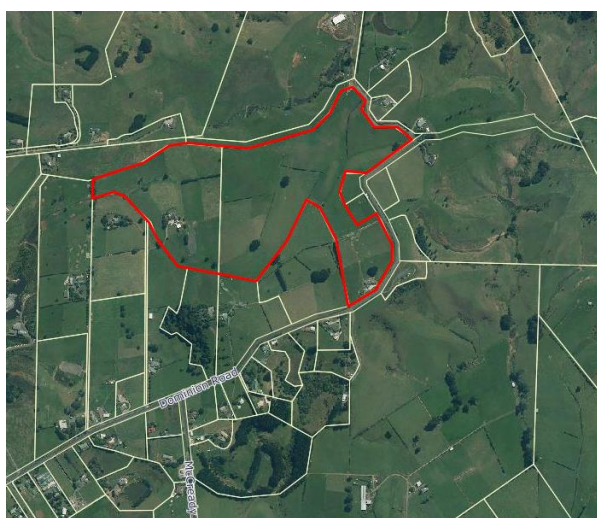


Aerial 22–26 Lapwood Road

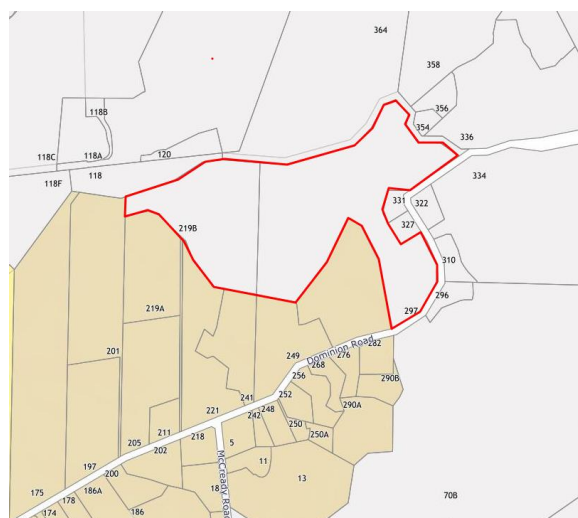


PWDP zoning 22–26 Lapwood Road

44. I note that **Louise Whyte [486]** and **Sarah Whyte [716]** are to appear at the hearing to address their concerns in relation to zoning of the site as well as in hearing of evidence submitted (by Sarah Whyte [716]). Of key concern as raised in the evidence, is the historical poor performance of the TPL facility in regard to odour and noise of which the evidence opposes the Industry Zone on the Waikato River and considers such activities to be out of place in the community. Submitters consider a Business Zone is more fitting with surrounding business activities.
45. It is noted that the site was subject to a large fire which resulted in damage to parts of the factory in March 2021. However, as identified in the rebuttal evidence of TPL, the owners are currently working through options to allow rebuilding of the site. Regardless of the recent events, and as outlined in my Supplementary Rebuttal, I consider the notified Industrial Zone to be the most appropriate zoning for this site given its current use and a Business zone, as sought by the submitters, being inappropriate for the activities of the site.
46. In terms of concerns relating to the site's location adjacent to the Waikato River, I do not consider the Industrial Zone to necessarily be incongruous. The facility is set back from and sits above the river and appears to be screened by vegetation. Although there have been compliance issues with the TPL facility relating to noise, odour and traffic; I am not aware of any concerns relating to discharges to the river. The facility does not prevent access to or along the river. I therefore do not recommend any changes in relation to the PWDP zoning of this site.
47. Submitters **Zikang (James) Lin [290.1]** and **H.S. Enterprises Limited [390.1]** of 219B and 297 Dominion Road (located within map reference 4 in figure 5 above) which are two parcels of land adjacent to each other, sought the rezoning of the sites from Rural to Village. The two sites are shown in the below images. The two submitters prepared joint evidence and will be appearing at the hearing together.



Aerial of 219B and 297 Dominion Road

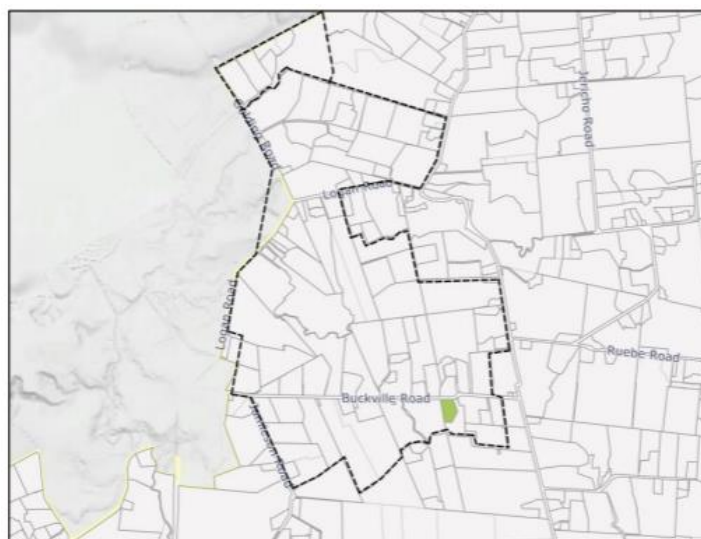


PWDP zoning of 219B and 297 Dominion Road

48. Having considered the technical analysis prepared for the TSP, my view is that the land is not suitable for urban development because of the topography, landscape and geotechnical constraints. These constraints make development to an urban density and provision of reticulated infrastructure more difficult and therefore expensive. In terms of the NPS-UD, while I acknowledge that the Framework Report identifies the need to identify additional capacity, this is not without needing to meet certain criteria.
49. Due to the constraints on land development the land would supply minimal residential yields. The area is separated from the town centre and is not easily accessible by active modes and is therefore heavily

reliant on cars and would not contribute to a well-functioning urban environment. My s42A recommendation is to retain the Rural zoning of these two sites as notified in the PWDP.

50. Rebuttal evidence was received from the submitters raising a number of matters that contended with my s42a assessment, including issues with having a split zone, that the land is not subject to instability, and that similar land has been identified as Village Zone. I address these concerns in my rebuttal s42 report identifying that the notified zone extent uses a stream/gully that is defensible, the contours mean that large-lot residential is the likely development outcome and also make infrastructure servicing more difficult. Importantly, the land is not identified for growth in Waikato 2070 or Future Proof 2017. I continue to be of the opinion that the subject land should remain rural.
51. **The Buckland Country Living Zone Landowners Group [682.1]** seeks to rezone approximately 400ha located north of Tuakau between Logan/Golding Roads and Harrisville Road from Rural Zone to Country Living Zone (CLZ). This area of land is shown as map reference 14 in figure 5 above and is shown below with the notified PWDP zoning. In my s42A report I refer to this area as Buckville to differentiate it from other areas seeking CLZ in Buckland area.

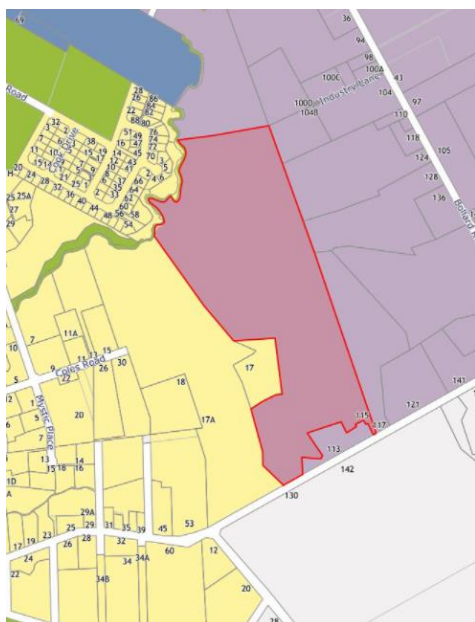


Rural

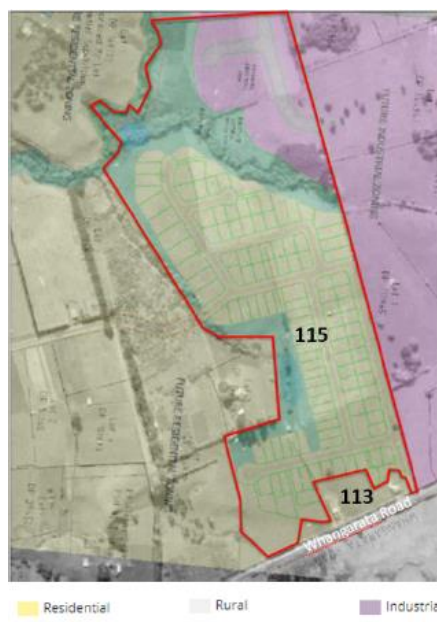
Buckville Land sought for rezoning to CLZ (PWDP zoning shown)

52. As discussed in my s42A report I do not support the rezoning of this site for the following reasons:
- Country Living Zones adjacent to existing urban areas (Buckland) create fragmentation issues that can preclude future residential expansion. In addition, it is not appropriate to consider the zone as a transitional zone as this is not the underlying objective of the zone;
 - A Country Living zoning is not an appropriate response to ensuring development capacity as required by the NPS UD. In addition, evidence as shown that there is already more than sufficient development capacity for rural lifestyle living to contribute to 20 per cent of the district's growth
 - The proposal will result in further fragmentation of the underlying high-class soils;
 - While transferable development rights can allow for additional environmental gains elsewhere in the district, this would not address the adverse effects of further development in this location;

- e. The Country Living Zone will likely create reverse sensitivity issues for nearby rural activities;
 - f. The rezoning of the land will result in increased pressure on the services and amenities at Buckland with no ability to contribute to them (through rates and development contributions as Buckland is located in the Auckland region).
53. Rebuttal evidence from Buckland Country Living Zone Landowners Group [682.1] did not raise any new matters that I had not already addressed in my s42A report. My recommendation to retain the Rural zoning of this site remains. This submitter is scheduled to appear at the hearing along with **Christine Montagna [593.1]** and **Maire Enterprises Limited [FS1245]** who submitted against the rezoning of the sites to CLZ.
54. **Kiwi Green NZ Ltd [58.1]** sought to rezone land identified as Industrial Zone in the PWDP at 115 Whangarata Road to Residential Zone. I recommended that the submission be rejected because of potential reverse sensitive effects on sensitive activities outside the industrial zone as well as the loss of industrial land. Rebuttal evidence from the submitter questioned the likely reverse sensitivity effects given the proximity of the two zones (regardless of where the boundary is for the residential/industrial zones) and that the supplementary evidence from Dr Mark Davey identified that there is surplus of greenfield industrial land in Tuakau.
55. I address both these matters in my rebuttal evidence. In summary, the reasons for supporting retention of the Industrial Zone are as follows:
- a. The submission does not include 113 Whangarata Road, so to rezone 115 Whangarata Road would leave this site isolated.
 - b. Location of the Kairoa Stream and esplanade reserves along the eastern boundary of the notified Residential Zone (west of the subject site) would provide an effective buffer between land uses in addition to being able to implement any further mitigation measures that may be considered suitable.
 - c. Although the submission sought site-specific provisions to address reverse sensitivity effects (noise and air quality), the evidence filed does not propose any provisions, nor does it explicitly discuss what provisions may be necessary to resolve or address this issue.
 - d. Loss of 19 hectares of industrial land would be significant. Although there is a surplus of industrial land at Tuakau, the main supply of industrial land at Pokeno has been largely taken up.

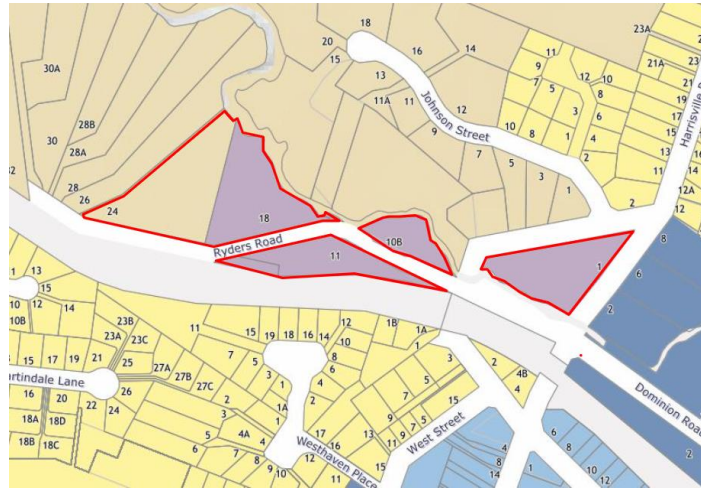


115 Whangarata Road (outlined in red) PWDP zoning



115 Whangarata Road zoning as sought by submitter (split zoning of retaining industrial to the north of Kairoa Stream and residential to the south.

56. **Van Den Brink Group [633.32]** and **Greig Developments No 2 Limited [685.2]** sought to amend the proposed Industrial Zone at Ryders Road and Harrisville Road to Business Zone, and to rezone a portion of the property at 24 Ryders Road from Village Zone to Business Zone (map reference 3 on Figure 5). The site PWDP zoning is shown in the below image. The submitters consider that the land should not be zoned simply on current uses, that the land is close to the town centre, and that the land lends itself to commercial development. The submitters also identify that the zoning is inconsistent with the principle of the PWDP to provide buffers between residential and industrial activities to reduce reverse sensitivity effects.
57. My s42A report recommended the retention of the existing zoning on these sites for a number of reasons:
- Rezoning of the site would support the establishment of business not compatible with the site (e.g. large format retail and residential above ground floor)
 - The intersection of Ryders Road and Harrisville Road in such close proximity to the NIMT level crossing could create potential traffic issues associated within an increase in private vehicles being attracted to the area.
 - Ryders Road is effectively severed from the town centre by the NIMT railway as well as being a cul-de-sac, these attributes along with the (sought after) Business zoning do not make it an appropriate location to locate business activities that would attract vehicles.
58. Submitters Van Den Brink Group [633] are to appear at the hearing.



Submission area seeking rezoning to Business zone

Conclusion

59. Finally, I make comments on the housing capacity for Tuakau under the directions of the NPS-UD. Supplementary evidence on the Framework Report was prepared by Dr Mark Davey, dated 28th April 2021. The report provides estimates of the capacity to be provided by the rezoning recommendations set out in Council's s42A rezoning reports. At the level of Tuakau, the analysis of housing capacity versus demand shows an excess of capacity taking into account market feasibility of supply. When consideration of whether development is reasonably likely to occur is included, then supply is somewhat reduced to just above that of the demand. See figure below (which is Figure 15 from the Framework Report).

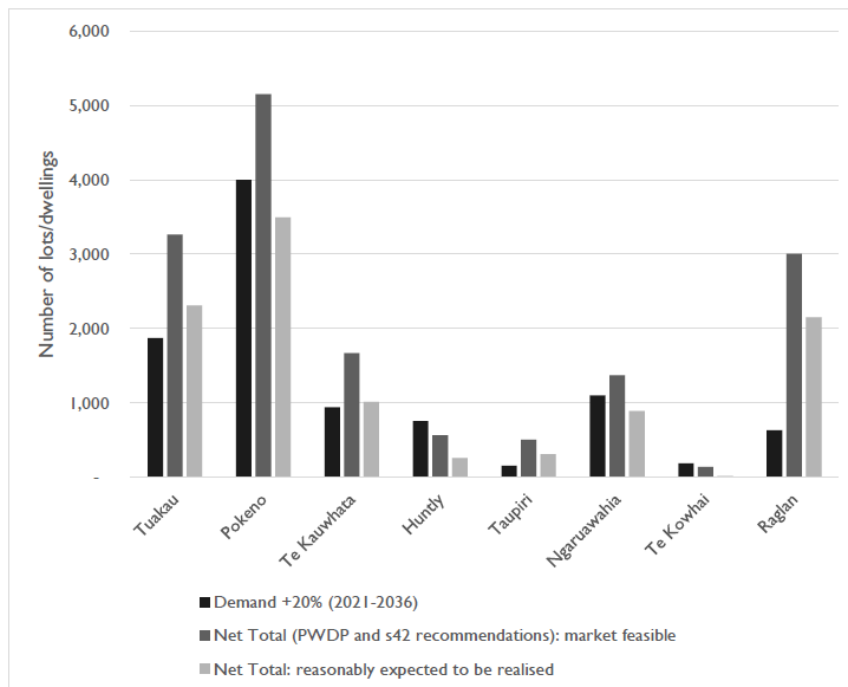


Figure 15. Township housing analysis: demand vs market feasible vs likely to be realised

60. A range of assumptions have gone into determining capacity, particularly around market feasibility and whether capacity is reasonably likely to be taken up. In addition, the report looks out to 2036, (i.e. a 15 year time period), when the PWDP has a 10 year life span. With regard to Tuakau, I see no need

to 'add' more capacity beyond what I have recommended in my s42A report and any zoning amendments in the rebuttal evidence (Kāinga Ora).

61. This concludes my opening summary of the Tuakau Rezoning topic. I look forward to hearing evidence presented by submitters and welcome any questions that the Panel may have.