

UNDER the the Resource Management Act 1991 ("RMA")
IN THE MATTER of Proposed Waikato District Plan (Stage 1) Hearing 25 –
Zone Extents

**STATEMENT OF EVIDENCE OF RAJNISH LATA SEN ON BEHALF OF
2SEN LTD AND TUAKAU ESTATES LIMITED**

[Submission 299]

CORPORATE

1. INTRODUCTION

- 1.1 My full name is Rajnish Lata Sen. Along with my husband, I am one of two directors and ultimate shareholders of 2Sen Limited ("**2Sen**"), the owner of 48 Dominion Road, Tuakau. I am authorised to give this evidence on behalf of 2Sen.
- 1.2 I can also confirm that our neighbour, Tuakau Estates Limited, has authorised 2Sen to speak to its submission insofar as the content of this statement of evidence is concerned.

2. SUMMARY OF EVIDENCE

- 2.1 The purpose of this statement of evidence is to describe 2Sen, and the background to and reasons for its submission, along with Tuakau Estates Ltd (together the "**Submitters**") to the proposed Waikato District Plan (Stage 1) seeking the rezoning of the Submitters' properties at 48 and 52 Dominion Road, Tuakau in their entirety to the General Residential Zone ("**Properties**" and "**Rezoning Request**"). I then describe the additional steps that have been taken to estimate the maximum potential subdivision yield on the Properties if the Rezoning Request is granted, and the proposed Amenity Yard mechanism now suggested in order to manage the potential for reverse sensitivity effects.
- 2.2 2Sen asks that the commissioners grant the Rezoning Request sought by the Submitters, subject to the proposed Amenity Yard mechanism

and associated yield described in the Submitters' evidence, and thereby enable the efficient and appropriate redevelopment of the Properties for residential purposes.

3. BACKGROUND TO 2SEN

3.1 We incorporated 2Sen on 21 May 2010. The purpose of the company is property development and investment. While this will only be 2Sen's second subdivision and development project, we have undertaken a number of smaller 2-6 unit developments, primarily in Auckland, through other related development companies.

4. 48 DOMINION ROAD TUAKAU

4.1 We were first introduced to 48 Dominion Road, Tuakau in early 2015, by Don Ha and Aaron Jokhan from Don Ha Real Estate. We considered the property to be a good investment proposition, given its location approximately three minutes from the Tuakau Town Centre and within an area identified by the Council for future residential development in the Tuakau Structure Plan.

4.2 We visited Tuakau to view the property on two separate occasions in the months that followed, both to assess the property itself and its redevelopment potential, and also to see what residential lots were selling for in the vicinity and validate the potential sale price for residential lots if we were able to successfully subdivide and develop the property in future.

4.3 We successfully tendered for the property on 18 June 2015, and settlement was on 10 December 2015. Shortly thereafter we engaged Cath Heppelthwaite from Eclipse Planning to assist us with engaging with the RMA and related processes. We also contacted the owners of the neighbouring property at 52 Dominion Road – Mr Parshottam from Tuakau Estates Limited, as we considered they likely had a similar interest in achieving rezoning of their property and the same issues would apply. We agreed to work together, including through engaging a single team of consultants to support rezoning of the Properties.

5. DEVELOPMENT OF CONCEPT SUBDIVISION PLAN

5.1 On 21 January 2021 we engaged Cato Bolam consultants to produce a subdivision concept plan for the Properties. The instructions to Cato Bolam were (in summary) as follows:

(a) Lot size, layout and road dimensions etc were to be based upon the provisions of the Proposed Waikato District Plan, as applicable within to the Residential Zone.

(b) After providing a sufficient set back to address the concerns expressed by subject matter experts (in particular Mr Curtis from an air quality perspective), we sought that the subdivision layout provide a reasonably realistic maximum achievable yield in terms of the number of sites created.

5.2 The purpose of the concept plans was to estimate the upper end of the likely site yield after subdivision in the event that the Rezoning Request were granted by the Hearing Panel, in order to assist with the assessment of effects by our other subject matter experts (primarily traffic and infrastructure). We acknowledge that at subdivision stage, other considerations (including stormwater engineering considerations, general urban amenity etc) may take greater significance, and that may affect the final proposal pursued and the actual yield.

5.3 A copy of Cato Bolam's concept subdivision plans are attached as **Appendix 1**.

6. PROPOSED AMENITY YARD MECHANISM

6.1 We understand that the key potential adverse environmental effect associated with our Rezoning Request are "reverse sensitivity" effects due to potential incompatibility of residential activities with the business activities that are currently and may in future be undertaken in the Bollard Road Industrial Zone.

6.2 We have taken on board the advice of Andrew Curtis and Nevil Hegley regarding potential adverse air quality and noise effects, and in particular the setback suggested by Mr Curtis. We have subsequently reviewed the proposed "Amenity Yard" plan prepared by Cato Bolam at our instruction (**Appendix 2**), and the suggested additional consent

requirements suggested by Catherine Heppelthwaite. We understand that any sensitive activities (including residential buildings) located within the Amenity Yard will require specific consideration of amenity issues, air quality, noise and the potential for reverse sensitivity effects. We are comfortable with the proposed amenity yard approach, and as developers we see opportunities to provide stormwater management and additional amenity for the new community within this area.

7. CONCLUSION


- 7.1 On behalf of the Submitters, I ask that the Hearing Panel grant the Rezoning Request, subject to the proposed inclusion of the Amenity Yard mechanism described within the evidence of Ms Heppelthwaite.

Rajnish Lata Sen

17 February 2021

APPENDIX 1
SUBDIVISION CONCEPT PLAN



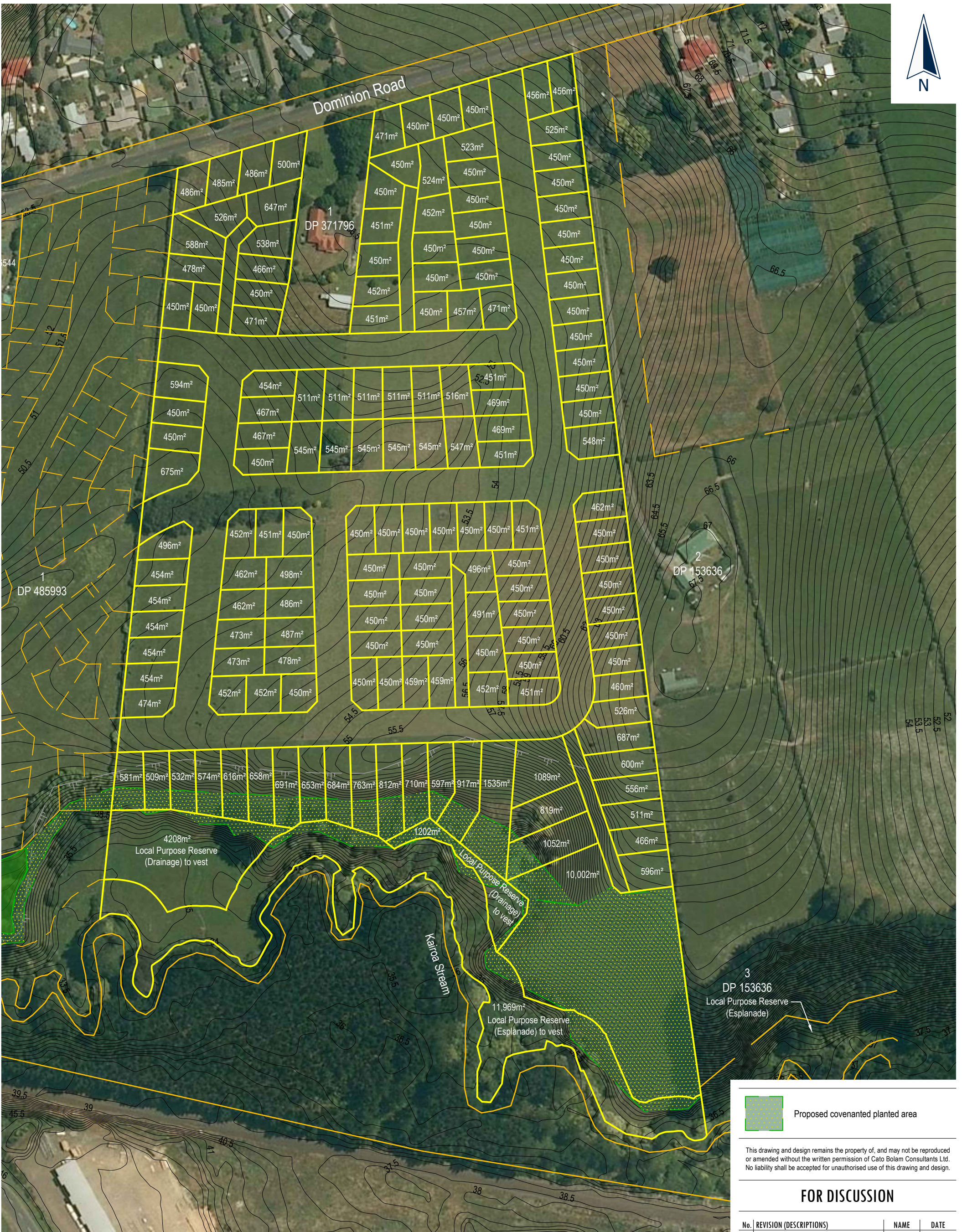
 Proposed covenanted planted area


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FOR DISCUSSION

No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued for discussion	CS	05/02/2021

SURVEYED		
DESIGNED	CS	26/01/2021
DRAWN	TM	26/01/2021
DATE	ORIGINAL SCALE	ORIGINAL SIZE
05/02/2021	1:2000	A3
DRAWING NO.		REVISION
44924-DR-PLN-1200		A



 Proposed covenanted planted area

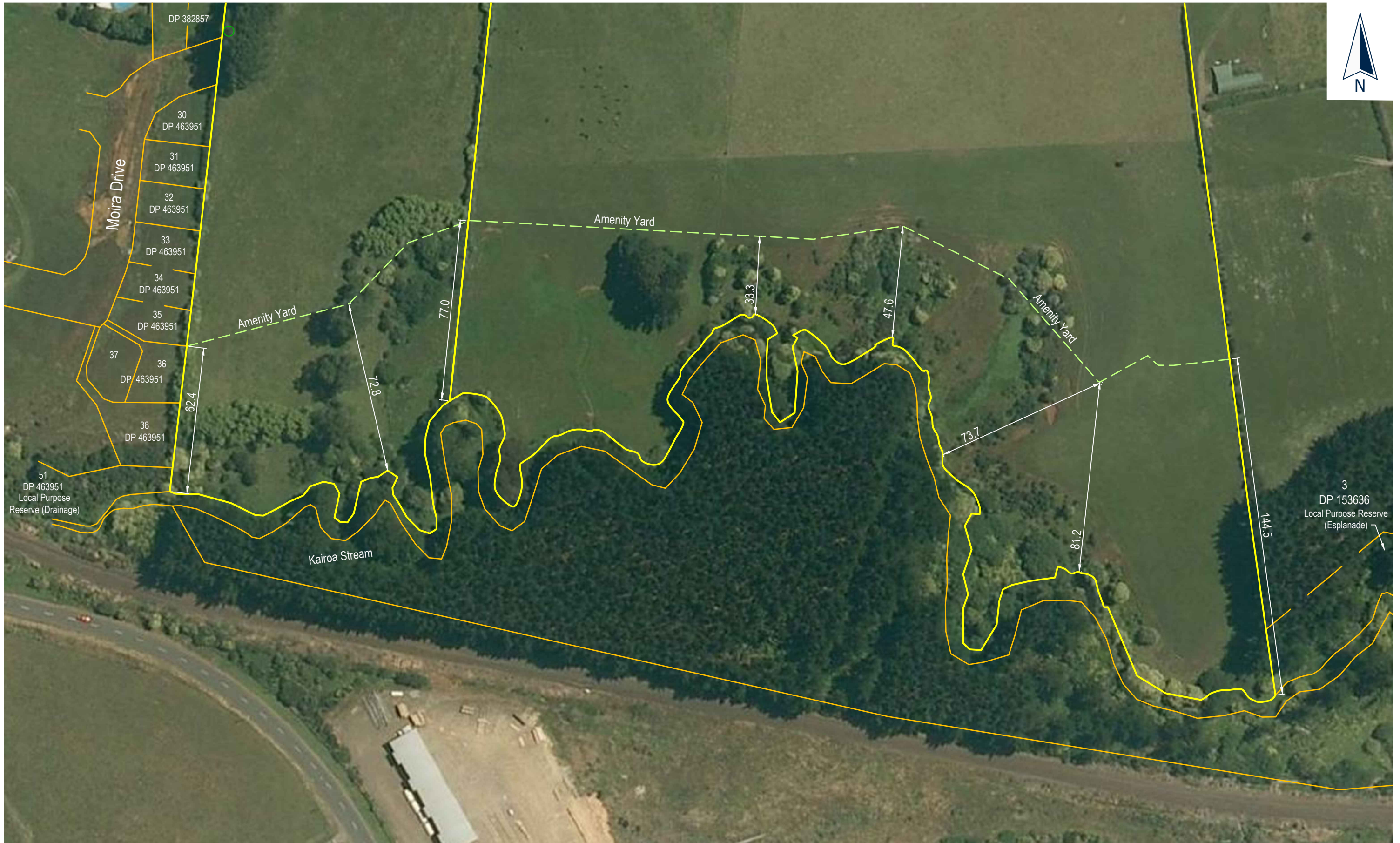
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DATE	ORIGINAL SCALE	ORIGINAL SIZE
05/02/2021	1:2000	A3
DRAWING NO.		REVISION
44924-DR-PLN-1210		A

APPENDIX 2
AMENITY YARD PLAN



No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued for discussion	CS	11/02/2021
B	Hatching removed	CS	11/02/2021

FOR DISCUSSION

	NAME	DATE
SURVEYED		
DESIGNED	CS	11/02/2021
DRAWN	TM	11/02/2021
DATE	ORIGINAL SCALE	ORIGINAL SIZE
11/02/2021	1:1500	A3
DRAWING NO.	REVISION	
44924-DR-PLN-1300	B	