

**UNDER** the Resource Management Act 1991 ("RMA")  
**IN THE MATTER** of Proposed Variation 3 to Waikato Proposed District Plan  
'Horotiu West Land'

**SUMMARY STATEMENT OF EVIDENCE OF TIM LESTER ON BEHALF  
KORRIS LTD**

**[Further Submission 201]**

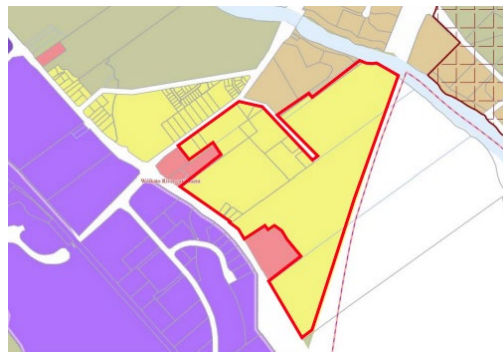
**PLANNING EVIDENCE**

**1. INTRODUCTION**

- 1.1 My full name is Timothy John Lester. I am providing evidence on behalf of Korris Limited (Korris) in relation to their further submission on Variation 3 (VAR 3) to the Proposed Waikato District Plan ("PDP").
- 1.2 My qualifications and experience are set out in paragraphs 1 to 4 of my Evidence in Chief (EIC) dated 6 November 2023.
- 1.3 The purpose of this statement is to summarise my EIC and provide general commentary in respect of matters arising in evidence on behalf of other submitters, and section 42A reports prepared by Council.

**2. SUMMARY OF EIC**

- 2.1 My key points from this statement of evidence are:
  - a. VAR 3 proposes a partial rezoning of residential zoned land (under the PDP) to Medium Density in Horotiu. The land subject to VAR 3 is identified as the 'Horotiu West Land' and includes a largely greenfield 5.6ha property owned by Korris (at 6257 Great South Road).



***Horotiu West Land***



***Korris Property at 6257 Great South Road***

- b. Through their further submission on VAR 3, Korris wish it to be known that they are supportive of the rezoning of their land to Medium Density, and furthermore that there is agreement at a high-level to 'align' development within the property in coordination with abutting land owned by Horotiu Farms Limited (HFL – Submitter#49).
  
- c. The Horotiu West Land is appropriate for Medium Density Residential Standards (MDRS) to be applied as it possesses the necessary attributes to be considered an 'urban environment' under the NPS for Urban Development – as discussed in my EIC and in agreement with the s42a author (para 50).
  
- d. Korris purchased the property after the notification of VAR 3 with the intension of developing the site for residential land use. A scheme plan was attached to my EIC indicating a compliant density with the current General Residential Zone density standards. This scheme plan and associated AEE is currently before council (WDC and WRC) as a SW Discharge, Land Use and Subdivision consent application. Currently the applications are at the s92 stage – for ease of reference I have provided the scheme plan as **Attachment A**.
  
- e. The designs and technical reporting for the current applications were presented to HFL as well as Te Awa Lakes (TAL) to ensure a level of consistency with the Horotiu Master Plan. Through meetings and

discussions with HFL and TAL a shared vision for the Horotiu West Land has emerged whereby cohesive medium density development can be accommodated within each of the landowner's properties – a medium density concept plan was attached to my EIC, for ease of reference I have provided it again as **Attachment B**.

### 3. COMMENTS ON SECTION 42A REPORT

3.1 Ms. Lepoutre's s42A report confirms the Korris property is contained within the Horotiu West Land and therefore "*generally considered as part of the HFL submission*" (para 17).

3.2 In the recommendations, the s42a report it states that "*The Horotiu West land be rezoned to MRZ2 on the basis that it is a relevant residential zone*" (para 50). Given the confirmation that the Korris property is contained within the Horotiu West Land, I agree with and support the recommendation to rezone the land to MRZ2.

3.3 In addressing other submitter concerns, matters relating to the current ODP Country Living Zoning standards of the land (Craig Merrit) and reverse sensitivity effects (Ports of Auckland - noise from the industrial node to the west) it was noted in my EIC that:

- a) The PDP General Residential Zoning of the land is not subject to appeal and therefore had some weighting beyond the CLZ density standards (not really covered in the s42a).
- b) That whilst there was the potential for reverse sensitivity effects – the mitigation presented by the Horotiu Acoustic overly is appropriate to be applied to the VAR 3 area relative to the Horotiu West Land

3.4 The reverse sensitivity matter was similarly addressed in the s42a to which I agree that the MRZ in Horotiu should be explicitly identified as being subject to the Horotiu Acoustic Area provisions of the PDP.

#### *Servicing*

3.5 In addressing water supply and wastewater servicing, the s42a report has adopted the recommendations of the s32AA Infrastructure Memorandum for Horotiu. This memorandum was contained within Appendix C of the

s42a report and indicated that there are clear plans for the upgrading of infrastructure in the area, and that Watercare can work with developers to provide appropriate infrastructure to support development (s42a: Appendix C – s32AA Infrastructure Memorandum, section 9).

- 3.6 Servicing of the Korris property has been provided in detail in the current subdivision consent application. After meeting with WDC Land Development Engineers as part of the s92 response by Korris, no significant concerns have been raised over the proposed upgrading to water supply and wastewater services for the development.

#### **4. FLOOD RISK**

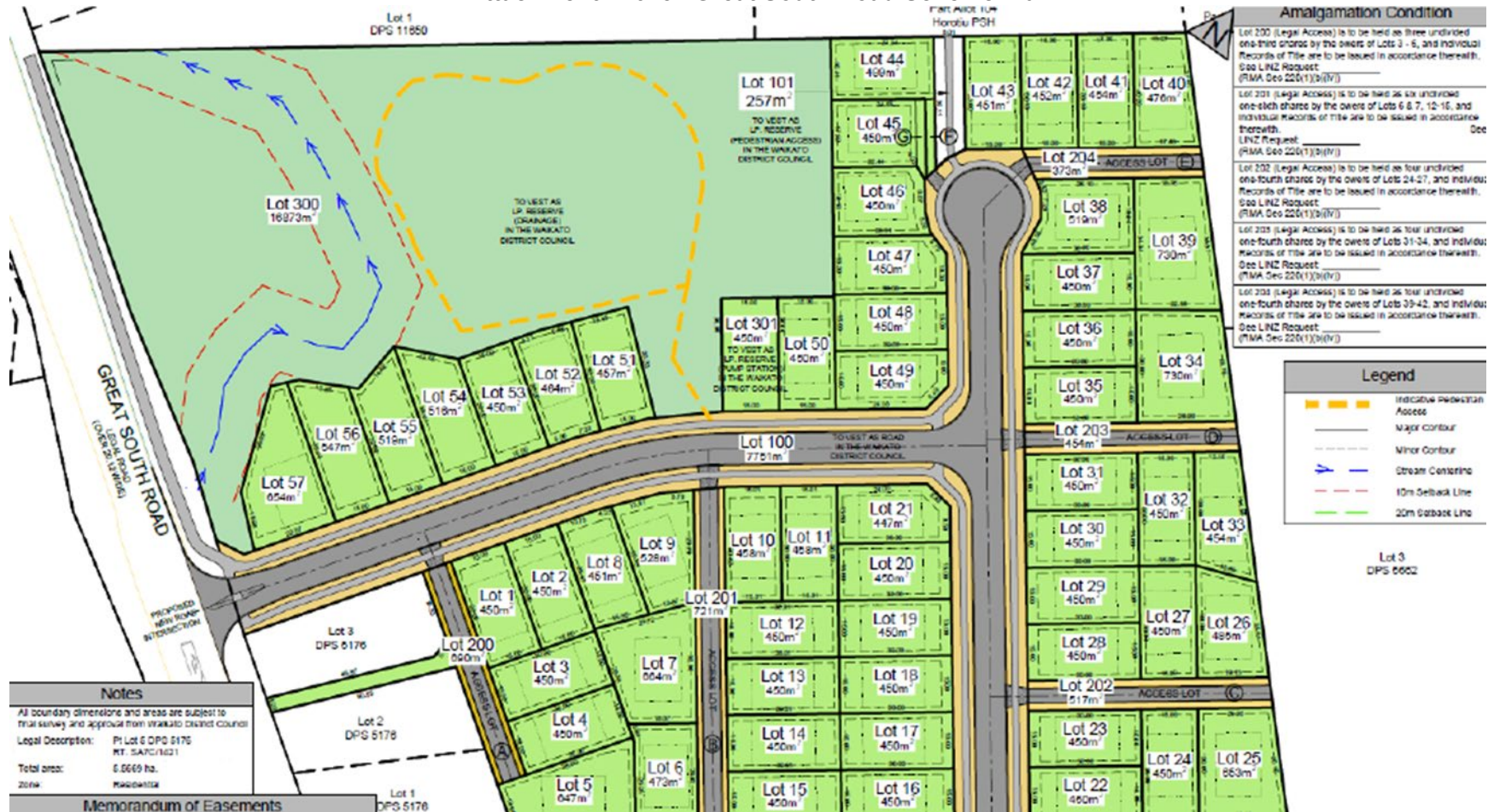
- 4.1 The Korris property has been identified as containing sections of High Risk Flood Area as detailed in the Horotiu Flood Modelling Maps presented by Te Miro Waters (as of 3 November 2023).
- 4.2 Having compiled the current stormwater discharge and subdivision consent applications for the property, such risks and extent have been confirmed and accepted by Korris. Consequently, such risk has been assessed in detail and effectively mitigated (through design) so that risk to the proposed residential development area will be less than minor.
- 4.3 In the context of VAR 3, I agree with the evidence of Mr Boldero that areas within the Horotiu West Land contain varying degrees of flood risk; however, as stated by Mr Boldero “... *all the flood prone areas of the Horotiu West site could be managed to ensure less than minor effects provided the consenting process is followed requiring a detailed stormwater design review*” (s42a page 4).
- 4.4 I agree with this recommendation and approach as it relates to the Korris property - and is a process which has been undertaken for the current subdivision and stormwater discharge consents before the Waikato District and Regional Council(s).

**Tim Lester**

5 December 2023

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### Attachment 1: 6257 Great South Road Scheme Plan



### Attachment 2: Medium Density Concept Plan

