

THE WAIKATO DISTRICT COUNCIL HEARINGS COMMITTEE

IN THE MATTER OF of the Waikato District Plan change

AND

IN THE MATTER OF the Proposed Waikato District Plan change Hearing on the
Country Living Provisions

STATEMENT OF EVIDENCE OF ETHAN FINDLAY

Introduction

1. I am a Mechanical Engineer and a landowner within the Waikato District.
2. I am submitting evidence in support of my submissions and further submission numbers 418 and FS1311 respectively.

Background

3. The Section 42a report recommends the submissions mentioned above be rejected. Further the submissions are not supported due to the lack of clarity around the relief sought. I intend the evidence shown below to address these concerns.
4. The proposed district plan sets out that 5.6.1 Objective – “Subdivision, use and development in the Country Living Zone maintains or enhances the character and amenity values of the zone.”

Summary of Evidence

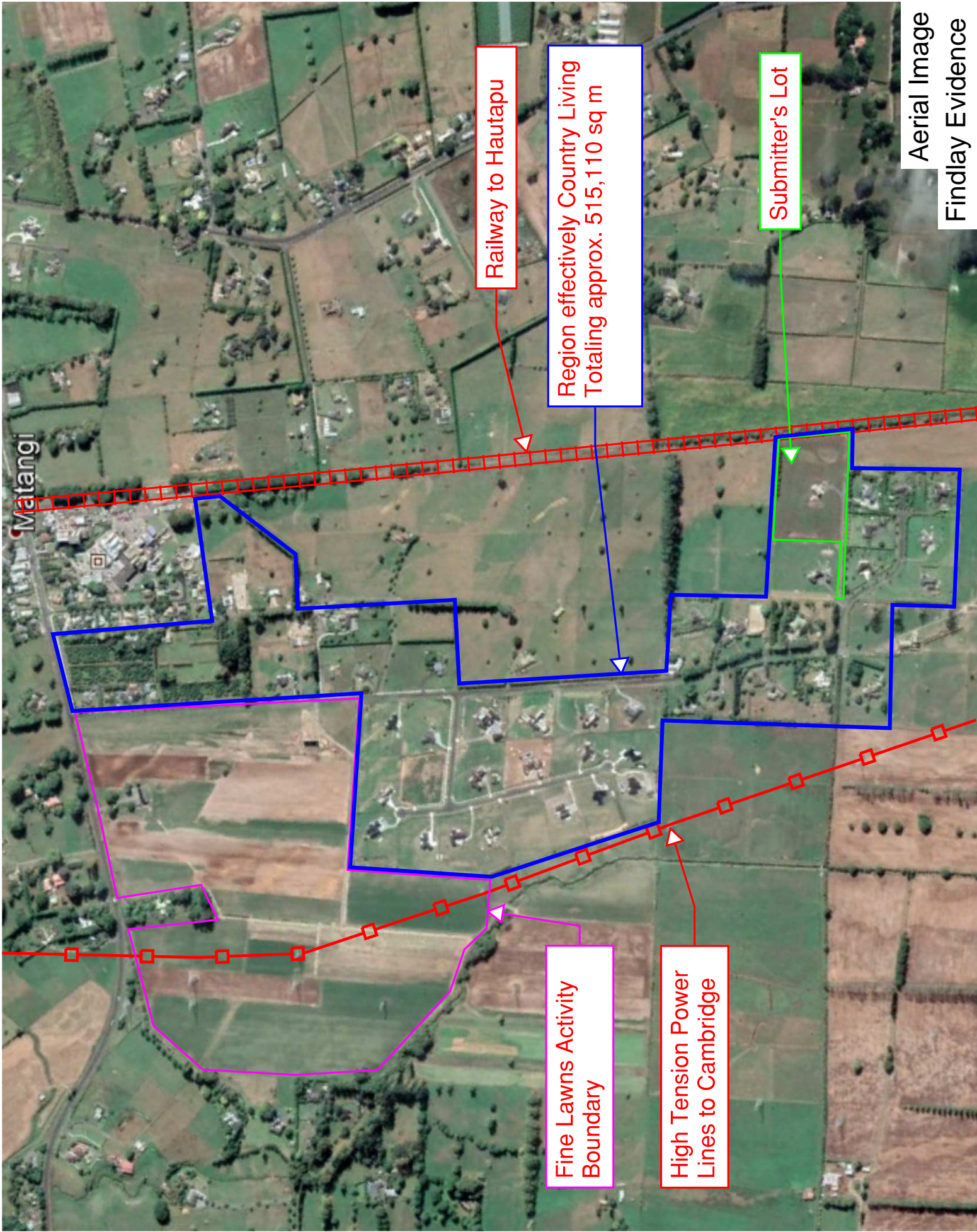
5. I refer to the attached aerial image that illustrates the existing land use in the context of my submissions.
6. The current land use in this area has synergy with the objectives set out in the Country Living Zone rules (refer 5.6.1 above) as they maintain or enhance the amenity values inherent in zone.
7. The existing landowners have already successfully navigated any reverse sensitivities that may exist. In this context the section 42a report does not provide any evidence to the contrary demonstrating that residential and rural land use cannot continue to co-exist or that reverse sensitivity issues would be exacerbated.
8. The relief sought is that the Country Living Zone extend to incorporate the land areas outlined in blue in the attached aerial image. The Findlay lot is outlined in green in the same aerial image. The proposed zoning is intended to reflect and validate the land use already present in this area as shown in the attached aerial image.

9. Alternatively amend the Rural Zone provisions to facilitate reclassification and subdivision of segmented rural land that in practical terms is being used as 'country living'. This will allow better use of land that is already fragmented and no longer of rural use. Residential subdivision to lot sizes of 3000-3500m² would address the relief sought.

Conclusion

10. Accurate classification of existing land use is sought for the existing land use so that it aligns with Country Living Zone as opposed to the currently rural zoning. This could be achieved by extending the Country Living Zone or by amendment to the provisions applicable to the Rural Zone (refer to items 8 & 9). Both options would allow better use of rurally zoned land that is already fragmented and no longer productive. Residential subdivision to lot sizes of 3000 - 3500m² would address the relief if specifically applied to the lot outlined in green on the aerial image attached.

Ethan Findlay
1 April 2020



Matangi

Railway to Hautapu

Region effectively Country Living
Totalling approx. 515,110 sq m

Submitter's Lot

Fine Lawns Activity
Boundary

High Tension Power
Lines to Cambridge

Aerial Image
Findlay Evidence