

Wednesday, 3 March 2021

PROPOSED WAIKATO DISTRICT PLAN – ZONE EXTENTS SECTION 32AA EVALUATION REPORT

To: Planning Department
Waikato District Council
Private Bag 544
Ngaruawahia, 3742

Submitter: Birch Surveyors Limited (on behalf of): Chris Sorrel, Director of C.H.S Enterprises Ltd
PWDP – Stage 1, Submission #390

Submission Site: 219b Dominion Road, Tuakau

As per the Minute and Directions from the Hearing Commissioners on the Hearing for Rezoning Requests, dated 12 May 2020, it is expected that the submitters seeking rezoning will need to provide a section 32AA assessment to support their proposal. This has been provided in the tables below.

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REZONING PROPOSAL

THE SPECIFIC PROVISIONS SOUGHT TO BE AMENDED	ASSESSMENT OF THE EFFICIENCY AND EFFECTIVENESS OF THE PROVISIONS IN ACHIEVING THE OBJECTIVES OF THE PROPOSED WAIKATO DISTRICT PLAN (PWDP)	
<p>The Rezoning Proposal (Option 1)</p>	<p>For this submission (#390) no Section 32 analysis has been carried out in consideration of the extents of the area proposed for re-zoning from Rural Zone land to Village Zone land along Dominion Road, Tuakau, specifically 219b Dominion Road, Tuakau (Submission Site).</p> <p>The PWDP (Notified Version) partially zones the Submission Site as Village Zone by proposing zoning of the access lot serving Lot 7 DP 116403 (3423m²) for which the submitter owns a ½ share; whilst the balance of the site, Lot 5 DP 116403 (9.1820 hectares) remains zoned Rural.</p> <p>An original submission (#390) to the PWDP Notified Version was submitted to the Waikato District Council (WDC) on 9th October 2018. The submission proposes to retain the Village zoning over the access lot and re-zone the remaining 9.1820ha of land located at the Submission Site to Village Zone, to include all of the land comprised in Record of Title NA66B/13</p> <p>For further details refer to the original submission enclosed as Attachment A</p>	
<p>Relevant Objectives of the PWDP</p>	<p><i>1.5.2 (a) – Growth occurs in defined growth areas</i></p> <hr/> <p><i>1.12.8(b)(i) – Urban development takes place within areas identified for the purpose in a manner which utilises land and infrastructure most efficiently.</i></p> <hr/> <p><i>1.12.8(b)(ii) – Promote safe, compact sustainable, good quality urban environments that respond positively to their local context.</i></p> <hr/> <p><i>1.12.8(b)(iii) – Focus urban growth in existing urban communities that have capacity for expansion.</i></p> <hr/> <p><i>1.5.1(b), 1.12.3(a), 1.12.3(c), 4.1.2(a), 5.3.8 – Future settlement pattern consolidated in and around existing towns and villages in the district and in defined grown areas.</i></p>	<p>Tuakau has been identified as an existing urban community and an expansion growth area. The proposed re-zoning will enable additional development within this growth area.</p> <p>The PWDP partially zones the Submission Site as Village, whilst the balance is zoned Rural. Re-zoning the balance of the Submission Site from Rural land to Village enables potentially improved local transport and reticulated infrastructure networks, that will promote safe, good quality urban environments.</p> <p>The site adjoins the eastern fringe of the Dominion Rd growth cell, identified within the Waikato 2070 document. Wastewater and water infrastructure is to be extended along Dominion Road from 2023-2030 according to Appendix 5 of the PWDP Hearing 25 Zone Extents Framework Report. The site is located ‘upstream’ of public stormwater and wastewater services meaning that economical gravity fed public infrastructure extensions can be made</p> <p>The Concept Plan supporting the original submission #390 demonstrates how;</p>

<p><i>4.1.3(b) – Urban growth areas are consistent with Future Proof Strategy for Growth 2017.</i></p>		<p>a) the site will adjoin the PWDP Village Zone;</p>
<p><i>4.1.3(a) – Infrastructure can be efficiently and economically provided.</i></p>		<p>b) the re-zoning proposal will create a more defensible zone boundary between the Village and Rural Zones;</p>
<p><i>4.3.1(a) – The character of the Village Zone is maintained</i></p>		<p>c) non-reticulated lots can be provided with sufficient space to accommodate onsite services until such time when reticulated services become available and further intensification of the site can occur.</p>
<p><i>4.3.4(a) - Neighbourhood residential amenity values in the Village Zone are maintained</i></p>		<p>d) future transport networks could link with adjacent Village Zone land;</p>
<p><i>4.4.1(a) - The health and well-being of people, communities and the environment are protected from the adverse effects of land use and development</i></p>		<p>thereby contributing to defining the zone boundary, maintaining the Village Zone character, potential transport and infrastructure network links; and minimising potential land use effects and rural character and amenity effects.</p>
<p><i>4.7.1(a) - Subdivision layout and design facilitates the land use outcomes sought for the residential, business, industrial, reserve and specific purpose zones</i></p>		<p>The re-zone site retains mostly non-versatile Class 4 soils according to The New Zealand Land Resource Inventory (NZLRI) Land Use Capability Maps which are not considered high-class or versatile soils – refer Attachment B.</p>
<p><i>5.1.1(a) - Subdivision, use and development within the rural environment where:</i> <i>(i)high class soils are protected for productive rural activities;</i> <i>(ii)productive rural activities are supported, while maintaining or enhancing the rural environment;</i> <i>(iii)urban subdivision, use and development in the rural environment is avoided</i></p>		<p>PWDP Village Zone land south-east of the Site, but in close proximity, adjoins Dominion Road and is steeper in nature. Dominion Road runs along a small ridge line at this location where lots zoned Village will look to service development. The Submission Site Concept Plan indicates alternative routes and connectivity to neighbouring properties which would assist to relieve access, transport and infrastructure network pressures through direct access from Dominion Road. This also reduces the potential impacts of ribbon development off Dominion Road.</p>
<p><i>5.3.8 (a), (b), (e) & (f) - Effects on rural character and amenity from rural subdivision</i></p>		<p>Structure Planning and development controls can facilitate the land-use and transitional development outcomes of the Village Zone.</p>
<p><i>Meet the district wide rules and any relevant overlays.</i></p>		<p>Within the Future Proof Strategy for Growth (2017) (FPS), Tuakau has been identified as a growth management area which is planned to accommodate residential growth.</p> <p>We have reviewed the relevant PWDP rules and overlays, and anticipate any future subdivision onsite will be able to be developed in accordance with these.</p>

Scale and Significance of the Rezoning Proposal

The extent of the re-zoning covers the remaining areas of the Submission Site comprising 9.1820ha so will only be of local significance. Village Zoned land off Dominion Road, east of the Residential Zoned land under the PWDP comprises an area of approximately 123.5 hectares (gross area). Therefore, the percentage increase of Village Zone land proposed by this submission, specific to the Dominion Road location, is 7.4%. **Figure 1** below maps the location of the Submission Site and its relationship to the proposed zoning under the PWDP

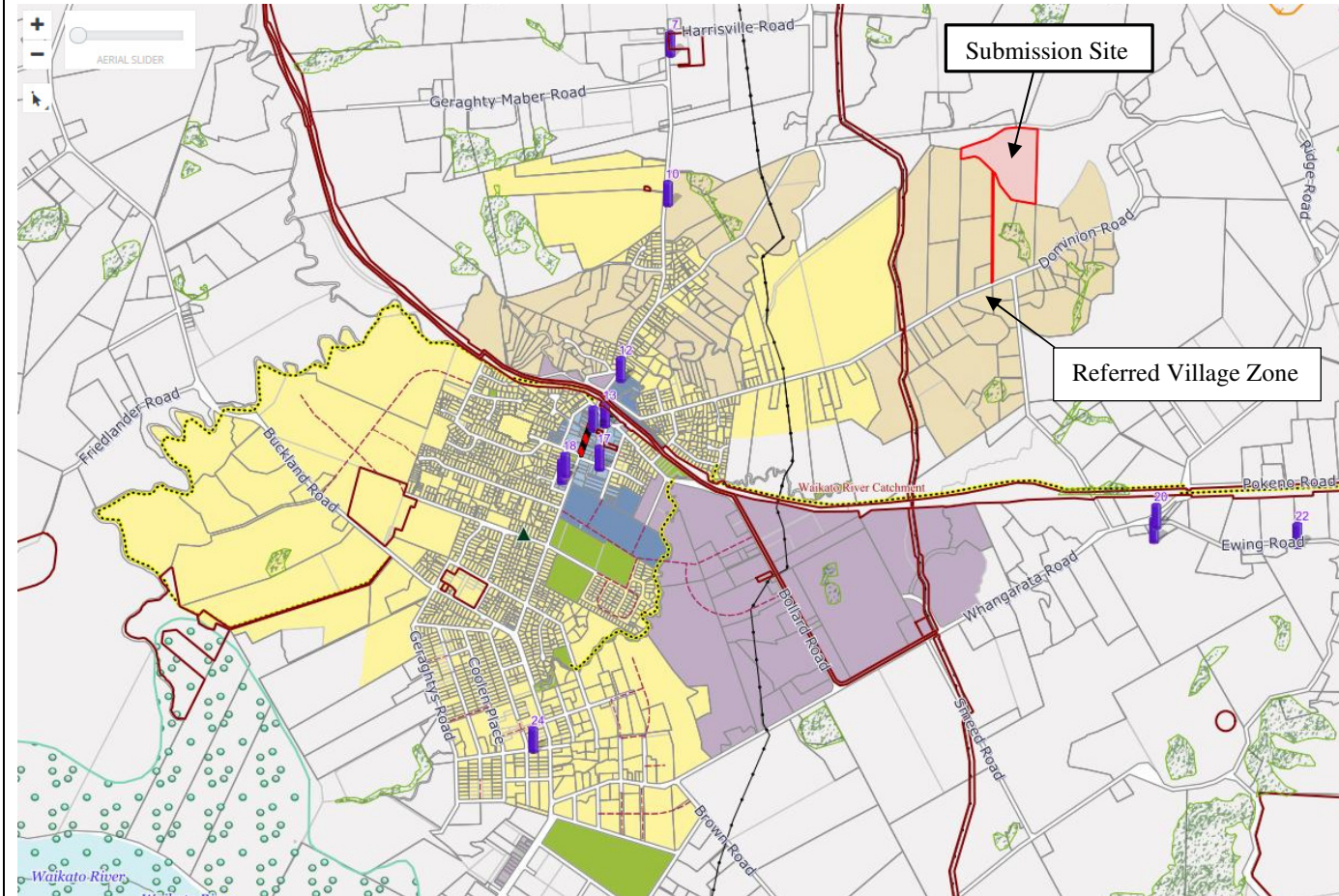


Figure 1: PWDP Zone Map (Source Waikato District Plan Intramaps) identifying the Submission Site location and scale.

The re-zoning will expand the Village Zone land from Dominion Road in which appropriate levels of character and amenity anticipated for this area can be achieved. Re-zoning will not result in significant changes to the character and amenity anticipated of this location by the PWDP or the wider Tuakau area.

Section 6 of the RMA: The matters of national importance of most relevance to this Site are limited to 6 (e) and (h). These matters are addressed within lower-order documents. The proposed submission is not considered to create additional risk or effects on resources considered to be of national importance that warrant further assessment.

Alignment with Higher Order Documents: Key Statutory documents for re-zoning proposals are listed as;

- a. The National Policy Statement on Urban Development 2020 (NPS-UD)
- b. The Vision and Strategy for the Waikato River
- c. The Waikato Regional Policy Statement (WRPS)
- d. The Waikato-Tainui Environment Plan, Tai Tumu, Tai Pari, Tai Ao
- e. The National Planning Standards
- f. Future Proof Strategy Planning for Growth 2017
- g. Waikato 2070

NPS-UD: The NPS-UD came into effect on 20 August 2020 and is intended to help provide well-functioning urban environments that enable people and communities to provide for their social, economic, cultural wellbeing and their health and safety, now and in the future. As specified within the PWDP Hearing 25 Zone Extents Framework Report (Framework Report), the housing demand has increased since the PWDP was notified back in July 2018. The NPS-UD requires Councils to have a competitiveness margin of 20% in the short to medium term. This means the land zoned for further residential development back in 2018 will not be sufficient enough to meet the NPS-UD requirement. The rezoning of the entire Site to Village will allow for additional development of the site, above what will currently exist under the PWDP. This will mean the rezoning sought will be helping to better align the PWDP with the NPS-UD document.

The Vision and Strategy for Waikato River

The Site is not located within the vicinity of the Waikato River and has no direct impact on the river. Therefore, we do not consider this document to be relevant to this proposal.

WRPS

As per the Framework Report, the PWDP objectives and policies generally seek the same outcomes as the WRPS. Therefore, if the submission is in general accordance with the PWDP it is assumed that it will be in general accordance with the WRPS. The earlier assessment against the relevant objectives and policies is provided.

The Framework Report suggests that submissions on zonings need to address the list stated in 6.1.8 of the WRPS. Provided below are the points from the list relevant to this submission:

- a. *The type and location of land uses (including residential, industrial, commercial and recreational land uses, and community facilities where these can be anticipated) that will be permitted or provided for, and the density, staging and trigger requirements;*
- b. *the location, type, scale, funding and staging of infrastructure required to service the area;*
- c. *multi-modal transport links and connectivity, both within the area of new urban development, and to neighbouring areas and existing transport infrastructure; and how the safe and efficient functioning of existing and planned transport and other regionally significant infrastructure will be protected and enhanced;*

- d. *how existing values, and valued features of the area (including amenity, landscape, natural character, ecological and heritage values, water bodies, high class soils and significant view catchments) will be managed; and*
- e. *potential natural hazards and how the related risks will be managed.*
- g. *how stormwater will be managed having regard to a total catchment management approach and low impact design methods;*
- i. *how the relationship of tāngata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga has been recognised and provided for;*

Re-zoning the Site to Village Zone will help define the location. Village Zone land uses provided for, densities and development controls remain unchanged from the PWDP. Staging, recreational and community facilities and infrastructure growth and support should be developed through Structure Planning. Lot yields will increase by rezoning the entire Site to Village Zone.

Village Zoned land is largely unreticulated; services will be appropriately managed onsite, with the intention of being further developed when public services become available. The Site is located upstream of the public stormwater and wastewater services. This should enable economical gravity fed public infrastructure extensions to be made.

Re-zoning the Site promotes potential access and transport links from Dominion Road that could provide improved access to the Site and connectivity to neighbouring Village Zone properties south, west and east of the Site. The Site retains mostly non-versatile Class 4 soils according to the New Zealand Land Resource Inventory (NZLRI) Land Use Capability Maps which are not considered high-class or versatile soils. Refer to **Attachment B**.

The Site promotes a more defensible Zone boundary by inclusion of the entire Site as Village Zone.

There are no registered cultural or historical sites of significance registered on the Site. Iwi involvement in development of the Village Zone would become more relevant during development of a Structure Plan for this area.

Natural hazards information and detail is limited. In development of the Tuakau Structure Plan (TSP) the Site formed part of the study area for a Geotechnical Suitability Assessment by AECOM which included high level geotechnical and historic seismic reporting.

Land Development Suitability Categories are established as;

- Category A – Low Risk
- Category B – Some Risk
- Category C – Moderate Risk
- Category D – High Risk

Village Zone land under the PWDP along Dominion Rd is located on Category A, B and C land

The Site is located in an area with Category A and C land and is therefore consistent with the areas along Dominion Road zoned Village under the PWDP. **Attachment C** includes a map of the PWDP Village Zone along Dominion Rd, and the Site, overlaying an extract from the Development Suitability Categories Map by AECOM prepared to inform the TSP

The Waikato-Tainui Environment Plan, Tai Tumu, Tai Pari, Tai Ao

The Waikato-Tainui Environment Plan (WTEP) is required to be taken into account in accordance with section 74(2A). The overarching purpose of the WTEP is to provide a pathway that returns the Waikato-Tanui rohe to the modern-day equivalent of the environmental state it was in when Kiingi Taawhiao composed his maimai aroha. It provides guidance to external agencies regarding Waikato-Tainui values, principles, knowledge and perspectives on its relationship with, and objectives for, natural resources and the environment, including the Waikato River. There are no registered cultural or historical sites of significance registered on the Site. Given the scale of the Submission (small) consideration of the WTEP and Waikato-Tainui consultation and involvement will be further considered with Structure Planning for the Village Zone in this area

The National Planning Standards

The first set of National Planning Standards were initially published in April 2019, with some minor updates being made since. The National Planning Standards specify the structure, form, definitions and electronic accessibility of the RMA plans and policy statements to allow for more efficient use and preparation.

Due to the scale of the submission, the relevance of these standards is only minor, however, they have been adopted as far as practicable.

Future Proof Strategy Planning for Growth 2017

The Future Proof Strategy (FPS) is a “30-year growth management and implementation plan specific to the Hamilton, Waipa and Waikato sub-region”. Within the FPS, Tuakau is frequently referenced as an area on which there will be growth emphasis. As specified within the FPS and Framework Report, 80% of residential growth in the Waikato District is to be within the identified growth towns and villages. As indicated in the Framework Report, the result of Covid-19 pandemic has meant that projections for housing demand over the 2021-2031 period have increased by approximately 4,000 households to the projections forecast previously.

Re-zoning the entire Site to Village Zone will be creating the opportunity for additional households to be created. This will help contribute to satisfying the housing demand within an identified growth area.

Waikato 2070

Waikato 2070 is a growth and economic development strategy, detailing future settlement patterns and indicating timings of new growth areas across the District. Maps within Waikato 2070, show the areas along Dominion Road as identified for development in the next 3-10 years, with standalone dwellings and a lower density. The PWDP Village Zone reflects a low-density living environment and the Site adjoins this growth area.

The re-zoning proposal for the Site is intended to align with the PWDP Village Zone provisions starting with non-reticulated Village Zone capacity shown on the Concept Plan.

Structure Plan development in this area can facilitate the land-use and transitional development outcomes sought by the Village Zone and growth of Tuakau.

The PWDP adds to the need for improved transport integration in Tuakau, as does the addition of the re-zoning of the Submission Site. New zoning along Dominion Road will require significant upgrades and transport planning to ensure safe and efficient access can be provided. However, the Submission Site can contribute to improved traffic scenarios by potentially contributing to alternative access routes (as indicated on the Concept Plan supplied with the original submission), or in support of strategic transport planning that will likely occur as part of structure planning undertaken by the Council following the decisions on the PWDP.

Potential land-use effects by the addition of the Submission Site are considered low as;

- the site adjoins land zoned for Village;
- the site is located 'upstream' of public stormwater and wastewater services meaning that economical gravity fed public infrastructure extensions can be made;
- the addition of the Submission Site will form a more defensible zone boundary, whilst the neighbouring rural zone land (north and further east of the Submission Site) is historically and typically low intensive grazing land (sheep and beef);
- there is potential to provide options for transport network extensions; and
- the Submission Site contains mostly non-versatile soils

The Village Zone rules provide that larger lot sizes can occur to ensure that onsite servicing can be provided where public reticulation is unavailable; provided that when public services become available, further intensification of the Village zoned land can occur. This type of transitional zoning has been identified in Hearing 6 Village Zone as potentially problematic. The s42A report for the Village Zone has recommended that a Village Future Urban Density Precinct (VFUDP) be introduced which would restrict Village Zone properties within this precinct to be developed when reticulated services become available. Specific to the Submission Site, the adjoining Village Zone land east of the Residential Zone land along Dominion Road has been identified within the VFUDP, and we would therefore anticipate, if adopted, the Submission Site would also be included in the VFUDP (refer **Attachment D**)

- Of note, the transitional nature of the Village Zone will require controls and structure planning to ensure the outcomes sought by the Village Zoning are achieved. The PWDP does not provide this detail to date, and the s42A report on the Village Zone recommends a halt on Village Zone development (by way of the VFUDP) until service are available.
- However, evidence presented at Hearing 6 demonstrated that reticulated development, including future roading, on a non-reticulated subdivision site could be achieved with a little forward thinking. In addition, the Village Zone can be developed under the guidance of a Structure Plan and specific development controls, addressing planning for infrastructure growth, transport networks, public open space and reserves.
- Integrating development of the Village Zone in this manner, should enable the transitional scale of development and functioning anticipated by the PWDP Village Zone.

The Framework Report indicates that it is undesirable for properties to be split between multiple zones. The site currently features two allotments which are held in one title. Under the PWDP one of the allotments is zoned Village and the other is zoned Rural. The proposed rezoning will help to remove any cross-zone difficulties which may be created when the site is developed in the future, and enables the Council to plan for the additional growth needs required.

The Framework also suggests the need for zone boundaries to be clearly defensible e.g. follow road/property boundaries. Referring to the Concept Plan, within **Attachment E**, the Site retains access from Dominion Road (Village Zone) whilst the majority of the Site is proposed Rural. This conflict could influence development of the Village Zone roading and access and increased potential land-use and reverse sensitivity conflicts. The Site is contained within the same natural catchment and, wholly included, creates a more defined boundary for the Village Zone and buffer from the Rural Zone.

Other Reasonably Practicable Options to Achieve the Objectives (alternative options)

Alternative 2 (Option 2): Retain PWDP boundaries – status quo

BENEFITS AND COST ANALYSIS OF THE RE-ZONING PROPOSAL

REZONING PROPOSAL – RE-ZONE RURAL LAND TO VILLAGE – OPTION 1		
	BENEFITS	COST
General	<p>The Site is no longer being split between two zones. Zone boundaries should follow property boundaries.</p> <p>Incorporating land within the natural and physical catchment adjoining PWDP Village Zone creates a more defensible boundary between the Village Zone and Rural Zone.</p> <p>Encourages improved public access, transport and infrastructure network expansion and neighbouring connectivity.</p>	There are very limited general costs associated with this proposal.
Environmental	<p>Encourages options for appropriate and efficient levels of servicing and improved Village character and amenity</p> <p>Rural character and amenity are maintained</p> <p>The Site is predominantly non-versatile soils.</p>	Loss of some Rural Land.
Social	<p>Enables additional housing supply growth in Tuakau.</p> <p>Encourages improved accessibility and services for the Village Zone making the area more attractive to existing and future residents.</p>	There are very limited social costs associated with this proposal.
Economic - General	The Site is not of a size to carry out a viable rural operation and would be better suited for Village Zone development.	There are very limited general economic costs associated with this proposal.
Economic Growth	Re-zoning will increase the local population through the additional development and housing on the site.	Additional development will create further demands on existing infrastructure.

	A greater rating and development contribution base will enable Council to plan and implement local public works improvements and upgrades.	
Employment	<p>Re-zoning will increase the local population, providing existing local and new businesses a larger potential client base.</p> <p>Short-term: construction and development opportunities will be increased where people will be required for construction and development of the site.</p>	There are very limited employment costs associated with this proposal.
Cultural	The site is not located near any registered or known sites of significance to Mana Whenua; nor are any other historical interests known for this location.	There are very limited cultural costs associated with this proposal.

REZONING PROPOSAL – RETAIN PWDP ZONE BOUNDARIES – OPTION 2		
	BENEFITS	COST
General	There are very limited general benefits associated with this proposal.	<p>The property comprised in NA66B/13 (the Submission Site) will be split between two zones – Village Zone and Rural Zone.</p> <p>The extent of the PWDP Village Zone boundary will not follow the natural and physical catchments of the location and thereby compromises the defensible zone boundary between the Village Zone and Rural Zone.</p> <p>Land uses, accessibility, transport and infrastructure network expansion, neighbouring connectivity opportunities and development of the Village Zone by adjacent land holdings are potentially limited without a common incentive (Village Zoning) with the Submission Site.</p>

Environmental	<p>The site will remain rural land.</p> <p>Rural character and amenity are maintained.</p>	<p>Reduced options for appropriate and efficient levels of accessibility and servicing for the Village character and amenity.</p> <p>Increased potential for reverse sensitivity effects.</p> <p>Increase potential land-use conflicts.</p>
Social	<p>There are very limited social benefits associated with this proposal.</p>	<p>Increase potential for land-use conflicts.</p> <p>Constrains accessibility and services for the Village Zone making the area less attractive to existing and future residents.</p>
Economic - General	<p>There are very limited general economic benefits associated with this proposal.</p>	<p>The rural land contained within the site is not of a size to carry out a viable rural operation.</p>
Economic Growth	<p>Retaining the PWDP Village Zone as proposed will maintain the anticipated economic growth from additional housing on the site.</p>	<p>Growth will be lower, with a lower lot and housing yield than if the entire site was zoned Village.</p>
Employment	<p>Retaining the PWDP Village Zone as proposed will maintain the anticipated increased local population and local business and employment base.</p> <p>Short-term: construction and development opportunities will be maintained where people will be required for construction and development of the site.</p>	<p>Lower lot and housing yields equate to a smaller local population to service existing local and new businesses.</p> <p>Short-term employment benefits are smaller simply as the scale of the development is smaller.</p>
Cultural	<p>The site is not located near any registered or known sites of significance to Mana Whenua; nor are any other historical interests known for this location.</p>	<p>There are very limited cultural costs associated with this proposal.</p>

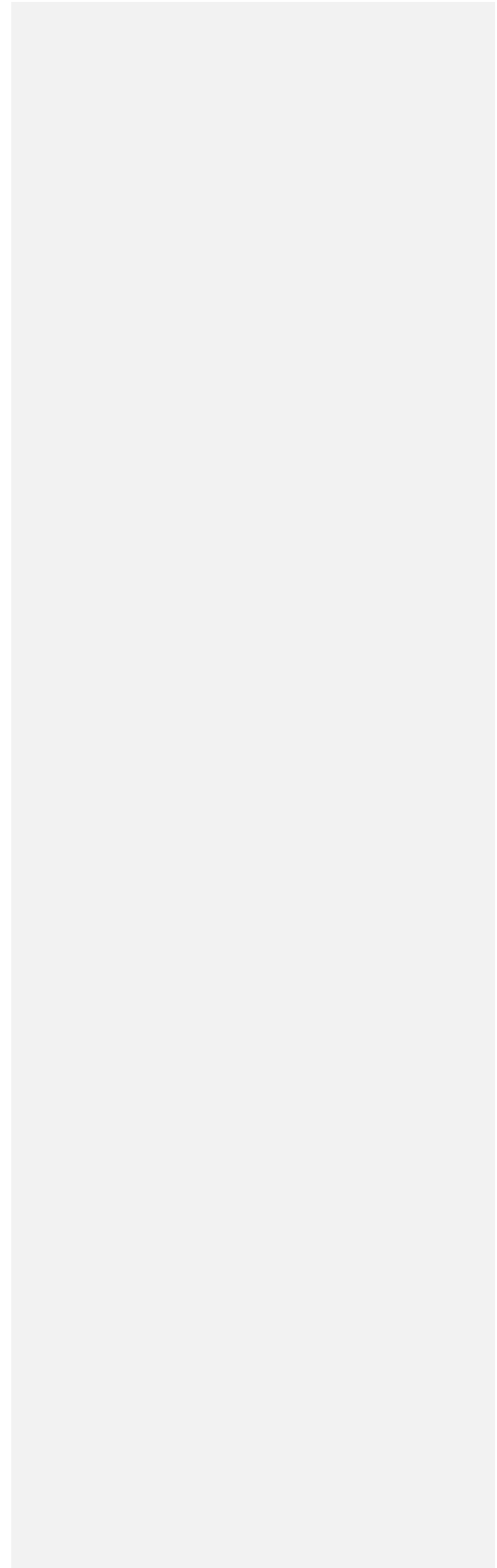
EVALUATION OF THE PROPOSAL

Reasons for the selection of the preferred option	<p>To summarise, both Options 1 and 2:</p> <ul style="list-style-type: none"> - can maintain rural character and amenity - are not located near registered or recorded cultural or historic sites 	
	<p>In addition to the above-mentioned Option 1 – Re-Zone from Rural to Village;</p>	
	<p>BENEFITS</p>	<p>COSTS</p>
	<ul style="list-style-type: none"> - follows property boundaries and, enables the development of a more defensible Zone boundary by the inclusion of natural and physical boundaries - may provide options for public access, transport and infrastructure network expansion and neighbourhood connectivity, for appropriate and efficient levels of servicing and improved Village character and amenity - utilises non-versatile soils for residential development, - may provide greater potential economic growth and employment 	<ul style="list-style-type: none"> - loss of rural land - increased demands on existing infrastructure.
<p>In addition to the above-mentioned Option 2 – Retain the PWDP Village Zone as Notified;</p>		
<p>BENEFITS</p>	<p>COSTS</p>	
<ul style="list-style-type: none"> - the Site retains some rural land 	<ul style="list-style-type: none"> - Site contains a split zone, i.e. the Zone extents does not follow property boundaries, thereby, compromising the defensible zone boundary between the Village Zone and Rural Zone - options for public access, transport and infrastructure network expansion, and neighbouring connectivity are reduced and limited to directly accessing from Dominion Road. - Increased potential land-use conflicts - Increased potential reverse sensitivity effects 	

	<p>Having examined each options costs and benefits, the existing PWDP Village Zoning (Option 2) does not effectively address the issues relating to the Submission Site. Option 1 addresses the issues more effectively and efficiently.</p> <p>Option 1 includes the entire Submission Site to be solely contained within the Village Zone, and establishes a more defensible boundary between the Village and Rural Zone, whilst encouraging options for access, transport and infrastructure growth, neighbouring connectivity and improved Village amenity and character; whilst increased opportunity for local economic growth and employment may be gained by the increased development areas, housing supply and local population growth.</p>
<p>Extend to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of the RMA</p>	<p>The objective is the re-zoning of the entirety of the Submission Site to Village Zone. No other site-specific objectives are offered. The preceding sections of this report indicate that the proposal can achieve the purpose of the Resource Management Act 1991 (RMA) as the re-zoning provides for additional residential growth adjoining an existing growth area, on predominantly non-versatile soils, and enables potentially improved planning and infrastructure outcomes and economic growth opportunities in the immediate area, and provides additional local housing supply.</p>
<p>Assessment of the risk of acting or not acting if there is uncertain information about the subject matter of the provision</p>	<p>The Submission Site has been evaluated favourably compared with the options presented in the preceding sections of this report. In addition, the submission site has formed part of the catchment area for consideration during development of the Tuakau Structure Plan (circa 2014), and adjoins key growth areas identified in the PWDP, Future Proof 2017 and Waikato 2070. According to the author of the PWDP Hearing 25 Zone Extents Framework Report, the more recently (after the release of the PWDP Notified Version) released National Policy Statement on Urban Development 2020 (NPS-UD) also <i>"...requires councils to have demand +20% plan-enabled, infrastructure-ready and feasible supply."</i>, and in respect of residential capacity <i>"...given the increase in demand since the PWDP was notified (18 July 2018), further opportunities (within the scope of submissions) should be considered to leverage increased supply and to support competitive land markets in and around the District's towns (in accordance with new NPS-UD policy). This can be achieved through a mix of greenfield zoning coupled with up-zoning in existing residential areas and up-zoning in undeveloped or proposed rural-residential areas on the periphery of the District's towns."</i></p> <p>Overall, it is considered that the risk of not acting on the changes proposed is greater than the risk of acting.</p>
<p>Conclusion</p>	<p>The Submission Site has been evaluated favourably compared with the options presented in the preceding sections of this report, and confirms the proposal is consistent with the purposes of the RMA.</p> <p>The re-zoning will be efficient and effective in achieving the objectives of the PWDP for the following reasons:</p> <ul style="list-style-type: none"> - General alignment with the relevant objectives of the PWDP has been demonstrated in this evaluation. - Alignment with the higher order documents has been addressed which also resolves any tension between the objectives in the PWDP.

Attachment A

Original Submission



Tuesday, 9 October 2018

SUBMISSION ON PROPOSED WAIKATO DISTRICT PLAN (STAGE 1)

This is a **Submission** on the following proposed plan:

The Proposed Waikato District Plan (Stage 1)

To: Planning Department
Waikato District Council
Private Bag 544
Ngaruawahia, 3742

This is a submission from:

Submitter: Birch Surveyors Limited (on behalf of): Chris Sorrell, Director of C.H.S Enterprises Ltd

Chris Sorrell could not gain an advantage in trade competition through this submission.

Name of Agent: Nick Hall – Birch Surveyors Limited

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APPENDICES:

APPENDIX A: Concept Plans – Birch Surveyors Limited

APPENDIX B: Photographs of Submission Site

APPENDIX C: Computer Freehold Register (CFR)

1 EXECUTIVE SUMMARY

Birch Surveyors limited (BSL) has been engaged by, and is acting on behalf of Chris Sorrell to make a submission on the Proposed Waikato District Plan (Stage 1) (PWDP). The submission is made pursuant to Schedule 1 (Section 6) of the Resource Management Act 1991 (RMA) which allows for any person to submit on a publicly notified plan with the submission required to be in the prescribed form as per Form 5 (Schedule 1) of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.

The scope of this submission is limited to our clients 9.1820 ha land holding located at 219B Dominion Road, Tuakau (hereon referred to as the submission site) located approximately 2.5km north east of the Tuakau Township. Refer to Figure 1 below.



Figure 1: Map of Submission Site, in red (Source: Waikato District Council Intramaps - Proposed Plan)

The property can be legally described as Lot 5 DP 116403 and is owned by C.H.S Enterprises Ltd. Chris Sorrell is the sole director of this company. Lot 5 DP 116403 is held in Computer Freehold Register (CFR) NA66B/13. It should be noted that the submission site is accessed through Lot 7 DP 116403 of which C.H.S Enterprises Ltd owns a ½ share of; and this parcel is also held in the CFR NA66B/13. A copy of the CFR is attached within **Appendix C**.

Of further note is that the owners of the remaining ½ share of Lot 7 DP 116403 own the south-west adjoining property of the submission site and are zoned Village under the PWDP.

On behalf of our client, we are seeking the full rezoning of the site from Rural (currently proposed) to Village. We request that this submission is considered by Council and if agreeable, be included as part of the District Plan Review. A few appendices are enclosed with the submission, these include:

- Concept Plans for the submission site have been prepared by Birch Surveyors Limited and are attached within **Appendix A**.

Sheet 1 of the Concept Plans indicates the extent of the existing Village Zone under the PWDP, Sheet 2 represents the extension of the Village Zone and the intent of this submission and Sheet 3 is a concept plan of the submission site in accordance with the Village Zone Standards.

- Multiple photographs were taking whilst out onsite including a few drone photos. Some of these have been included in a word document attached within **Appendix B**. These photos give a general understanding of the topography and layout of the submission site and its surroundings.
- A copy of the Computer Freehold Register has been attached within **Appendix C**.

2 BACKGROUND ON SUBMISSION AREA/SITE

SUBMITTER	Chris Sorrell, Director of C.H.S Enterprises Ltd
SUBMISSION SITE AND ADDRESS	219B Dominion Road, Tuakau
DESCRIPTION OF SUBMISSION	Rezone the submission site from Rural to Village Zone.
SITE AREA	9.1820 ha

2.1 LOCATION AND SURROUNDINGS

The submission site is located at 219B Dominion Road, Tuakau towards the end of the road approximately 2.5km away from the Tuakau Township.

To the north and the east of the site the neighbouring properties are zoned Rural. To the south and the west of the site the neighbouring properties are zoned Village. Refer to Sheet 1 of the Concept Plans attached within **Appendix A**.

The site is surrounded by a mixture of smaller rural lifestyle type properties and small to medium scale rural properties. The entire site is zoned Rural under the PWDP.

2.2 TOPOGRAPHY, SITE FEATURES AND EXISTING USE

The site is 9.1820 ha and features gentle rolling terrain.

The land slopes down from the northern and eastern boundary towards the middle of the site. This is the opposite in the other areas where the land slopes down towards the boundaries. Contours have been provided on Sheet 3 of the Concept Plans which are attached within **Appendix A**.

There is one small watercourse located onsite, deriving from overland flows west of the site. This watercourse travels along the southern boundary of Lots 20 and 19, before heading northward along the proposed road alignment; and then veering west along the northern boundary of Lots 5 and 6. A larger open drain system adjoining the southern and western boundary of the site on neighbouring land.

Refer to **Appendix B** for a range of site photos for a better understanding of the submission site.

The site currently features an existing dwelling located near the middle of the site. There is an ancillary building located near the existing dwelling. There is an equestrian arena located in the south west region of the site.

The rest of the site is predominantly grassed paddocks with scattered trees and hedges around.

The site is used for grazing livestock and horses.

3 BASIS OF SUBMISSION

The basis of this submission is comprised around multiple arguments, these include:

- Emphasising the need to provide capacity for growth in Tuakau. This is demonstrated through the analysis of key strategic growth documents for the Waikato District that project significant growth for Tuakau in the future. Tuakau has been identified as the northern Waikato town which will experience the largest population increase in the next 30 years. A summary of the strategic policy direction for Tuakau is provided in Section 3.1 below.
- The submission site is not considered a viable rural property and would be better utilised in the Village Zone. This is discussed in more detail in Section 3.2 below.

3.1 FUTURE GROWTH IN TUAKAU

NORTH WAIKATO INTEGRATED GROWTH MANAGEMENT PROGRAMME BUSINESS CASE (2017) (NWPBC)

- The NWPBC is a programme business case, the stated purpose of which is to determine planning options that can be implemented to provide for the next 30 years of future urban growth in the North Waikato. The recommended programme (Programme Option 6B) focuses on proactive planning in response to the significant population growth that the North Waikato will experience. The projected population as indicated by Programme Option 6B is outlined in Table 3-1 and Figure 2 below:

TABLE 3-1: PROJECTED POPULATION GROWTH (BY TOWN) FOR THE WAIKATO SUB-REGION

TOWN	2016	2025	2035	2045
Tuakau	4,639	8,000	15,000	20,000
Pokeno	2,132	4,868	9,674	11,954
Meremere	564	708	734	711
Te Kauwhata	1,769	4,000	6,000	8,000
Huntly	7,491	8,014	8,310	9,000

Note: Data reproduced from the s32 Report – Part 2 Strategic Direction and Management of Growth

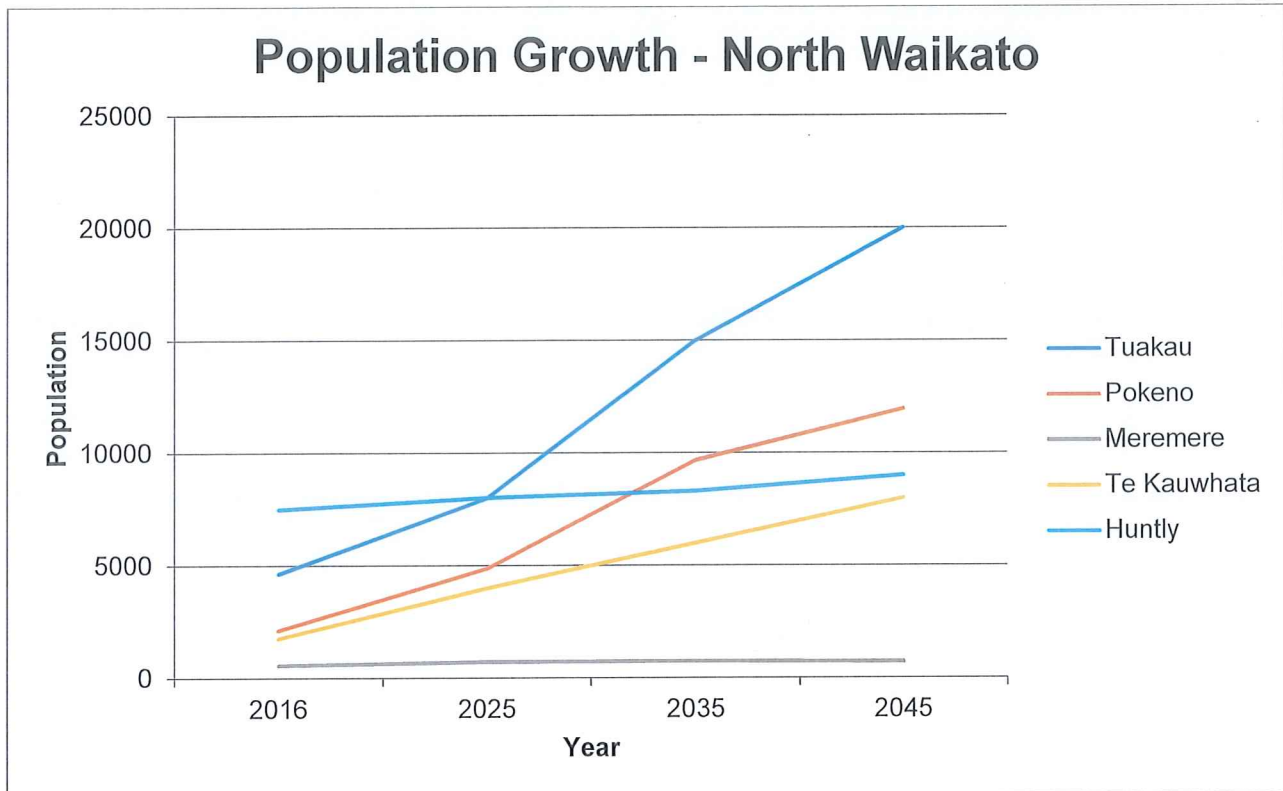


Figure 2: Graph showing population growth for the North Waikato (Source: NWPBC)

- Table 4-1 and Figure 2 indicates the significant increase in population of Tuakau in the decades leading up to 2045 whereby Tuakau will be the largest town in the North Waikato.

FUTURE PROOF STRATEGY – PLANNING FOR GROWTH (2017)

- The Future Proof Strategy (FPS) is a ‘growth management and implementation plan’ outlining how Hamilton, Waipa and the Waikato sub-region should develop in the next 30 years. Within the FPS, Tuakau is identified as a ‘growth management area’ in the Waikato District meaning Tuakau will be one of a number of towns where growth will be strategically focused.
- Specifically, Tuakau is described as being ‘planned to accommodate residential growth recognising that many people may choose to live in Tuakau and commute to Auckland to work’.
- Whilst this submission is proposing to rezone the site to Village Zone, this intensification of land will help aid the residential growth of Tuakau in providing opportunity for less compact residential development which features components of rural living.

NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT CAPACITY (2016)

- The National Policy Statement on Urban Development Capacity (NPS–UDC) “directs local authorities to provide sufficient development capacity in their district plans to ensure that demand can be met. This includes both the total aggregate demand for housing and business land, and also the demand for different types, sizes and locations.” (pg.16, s32 Report – Strategic Direction and Management of Growth – Part 2).
- In the s32 report, the Waikato District is identified as a “high-growth area” (pg.16). The implications of this recognition are noteworthy as it means that the implementation of all of the objectives and policies of the NPS–UDC is required to ensure immediate effect to the NPS is given. For the purposes of the district plan review and this submission, the key points are

identified in the S32 report. These include providing a range of housing choices, efficient land use, efficient infrastructure use and providing for current and future people/communities.

- The relief sought fulfils a lot of these key points by providing a range of different housing options on a mixed terrain site capturing components of both the residential and rural environment.

3.2 EXISTING VILLAGE ZONE

The current size of the submission site (9.1820 ha) does not provide many options or capacity to undertake viable rural activities. However the conditions of the site provide several suitable house sites. Therefore, it is considered that the site would be better utilised within the Village Zone.

A Concept Plan for full development of the submission site demonstrates the ability of the submission site to provide further Village Zone living opportunities (refer to Sheet 3 attached within **Appendix A**). The Concept Plan has been designed around the Residential Subdivision Guidelines (Appendix 3 of the PWDP).

The site is currently accessed through an access lot (Lot 7 DP 116403) which is contained within the Village Zone and partly owned (½ share) by the submission site land owners. Neighbouring Lot 3 DP 116403 is also zoned Village and retains the remaining ½ share ownership of Lot 7 DP 116403. The access lot is 6m wide.

For the current proposed Village Zone land in this area, provision for public road access and connections is required under the Residential Subdivision Guidelines (Appendix 3 of the PWDP). For the purposes of this submission, potential future roads have been shown on the Concept Plan (Sheet 3 attached within **Appendix A**) which will provide greater accessibility and connectivity to the submission site and neighbouring allotments currently zoned Village. Roading and connectivity considerations will be required of adjoining village zoned land holders when developments are proposed, and this is considered essential to providing connectivity throughout the Village Zone.

The submission site is set well off Dominion Road and will not be visually prominent from the current public domain. The site is also not located on any outstanding ridgelines, so will not be dominant in the surrounding area.

We are aware that one of the properties adjoining the submission site is completing a submission to rezone their property from Rural to Village. This is similar to this submission and will help to form a link between the submission site and the rest of the Village Zone. Refer to Sheet 2 of the Concept Plans attached within **Appendix A**.

4 ANALYSIS AGAINST THE OBJECTIVES AND POLICIES OF THE VILLAGE ZONE

An assessment of the potential development on the submission site against the relevant objectives and Policies of Part 4.3 Village Zone within Chapter: Urban Environment is contained below:

4.3.1 - VILLAGE ZONE CHARACTER - OBJECTIVE

- a) *The character of the Village Zone is maintained.*

4.3.2 – VILLAGE ZONE CHARACTER - POLICY

- a) *Buildings and activities within the Village Zone are designed, located, scaled and serviced in a manner that:*
- a. *Is low density;*
 - b. *Maintains the semi-rural character;*
 - c. *Recognises lower levels of infrastructure and the absence of Council wastewater services.*
- b) *Require activities within the Village Zone to be self-sufficient in the provision of onsite water supply, wastewater and stormwater disposal, unless a reticulated supply is available.*

4.3.3 - FUTURE DEVELOPMENT – TUAKAU AND TE KOWHAI - POLICY

- a) *Buildings and access are located in a position to enable future subdivision and development in Tuakau and Te Kowhai when infrastructure and services become available.*
- b) *Ensure buildings are positioned in a manner that provides for transition from large lots to smaller lots in Tuakau and Te Kowhai.*

4.3.4 – VILLAGE BUILT FORM AND AMENITY - OBJECTIVE

- a) *Neighbourhood residential amenity values in the Village Zone are maintained.*

4.3.5 – BUILDING SETBACKS - POLICY

- a) *Maintain existing and promote new vistas and views between buildings in the Village Zone when viewed from a road.*

4.3.6 – FRONT SETBACK CHARACTER - POLICY

- a) *Maintain the existing character of streets.*

4.3.14 – EARTHWORKS - OBJECTIVE

- a) *Earthworks facilitate subdivision, use and development.*

4.3.15 – EARTHWORKS - POLICY

- a) *Manage the effects of earthworks to ensure that:*
- a. *Erosion and sediment loss is avoided or mitigated;*
 - b. *Changes to natural water flows and established drainage paths are avoided or mitigated;*
and
 - c. *Adjoining properties and public services are protected.*
- b) *Ensure any fill material brought to site is suitable for its purpose.*

- c) *Manage the amount of land being disturbed at any one time to avoid, remedy or mitigate adverse construction noise, vibration, odour, dust, lighting and traffic effects.*
- d) *Subdivision and development occurs in a manner that maintains fundamental shape, contour and landscape characteristics.*
- e) *The ground is geo-technical sound and remains safe and stable for the duration of the intended land use.*

Comments:

- Referring to Sheet 3 attached within **Appendix A**, 26 allotments can be provided on the site under the Village Zone Standards of the PWDP.
- These allotments are considered capable of maintaining the Village character by providing low density developments which will maintain components of rural living.
- All lots are capable of providing suitable onsite wastewater and stormwater disposal.
- Some of the lots shown on the Concept Plan would be restricted from further development due to the topography, but where possible, lots have been designed around further development if reticulated services were to become available onsite.
- The site is located on the side of a ridgeline which is overshadowed by larger ridges. The site is also set well off the road, so will not be prominent within the public domain.
- There are some steep areas onsite which may require earthworks. Any future earthworks can be carried out in an appropriate manner to ensure no adverse effects are created.

5 RELIEF SOUGHT & SUPPORTING RATIONALE

5.1 RELIEF SOUGHT

On behalf of Chris Sorrell, Director of C.H S. Enterprises Ltd, the following decision from the Waikato Council is sought:

- Rezoning of the submission site from Rural to Village in accordance with Sheet 2 of the plans attached within **Appendix B**.

5.2 SUPPORTING RATIONALE

The additional Village Zoned land will help contribute to satisfying the current demand and strategic projected growth of Tuakau.

The current size of the submission site does not provide many options or capacity to undertake viable rural activities. There are multiple suitable house sites located onsite, thus, it is considered that the site would be better suited in the Village Zone.

The submission site is currently accessed of an access lot (Lot 7 DP 116403) which is zoned Village under the PWDP, and is held together with the submission site (zoned Rural) in the same CFR. Neighbouring land that accesses Lot 7 DP 116403 is zoned Village.

Potential future road connections have been shown on the Concept Plan (Sheet 3) attached within **Appendix A**. These potential connections may provide more connectivity and accessibility within the Village Zone and allow better access to the submission site and the other village zone properties which are restricted by access solely off Dominion Road.

The submission site is not visually prominent or located within any outstanding landscape or natural feature, and is set well off Dominion Road. Therefore any development on the site will not be prominent within the public domain.

Connectivity and links can be provided between other properties located in the Village Zone, including an adjoining property which is undertaking a similar submission to this one. Refer to Sheet 2 attached within **Appendix A**.

6 SUMMARY

Village zoning of the submission site is seen as a sensible use of the land.

Land contained in the submission site, and partly owned by the submitter is zoned Village. Neighbouring land which shares that same primary access off Dominion Road is zoned Village.

The use of the submission site for rural activities is restricted due to its size and topography, and is evident by the current land use of livestock and horse grazing at a hobbyist level.

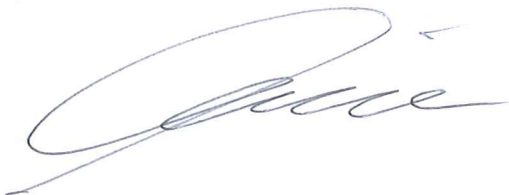
The concept plan illustrates the potential development of the site and demonstrates the ability to accommodate Village Zone development. Potential future public road links may assist in providing improved connectivity and accessibility within the Village Zone, including provision for access to the submission site and other properties restricted by access; thereby contributing to the potential for improved residential communities

Any opportunity to discuss this submission further with Council is welcomed. It is hoped that a collaborative working relationship can be established between both parties. It is noted that any additional technical documents not already enclosed can be provided as required.

Birch Surveyors Limited wish to be heard in support of this submission.

If others make a similar submission, Birch Surveyors Limited will consider presenting a joint case with them at a hearing.

Yours sincerely

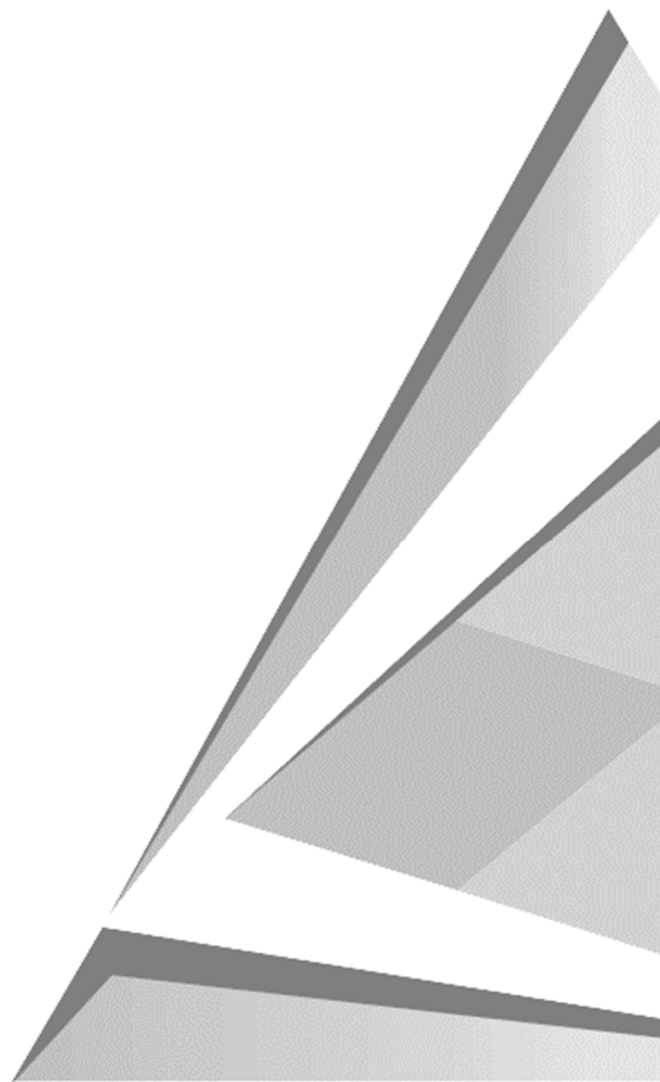


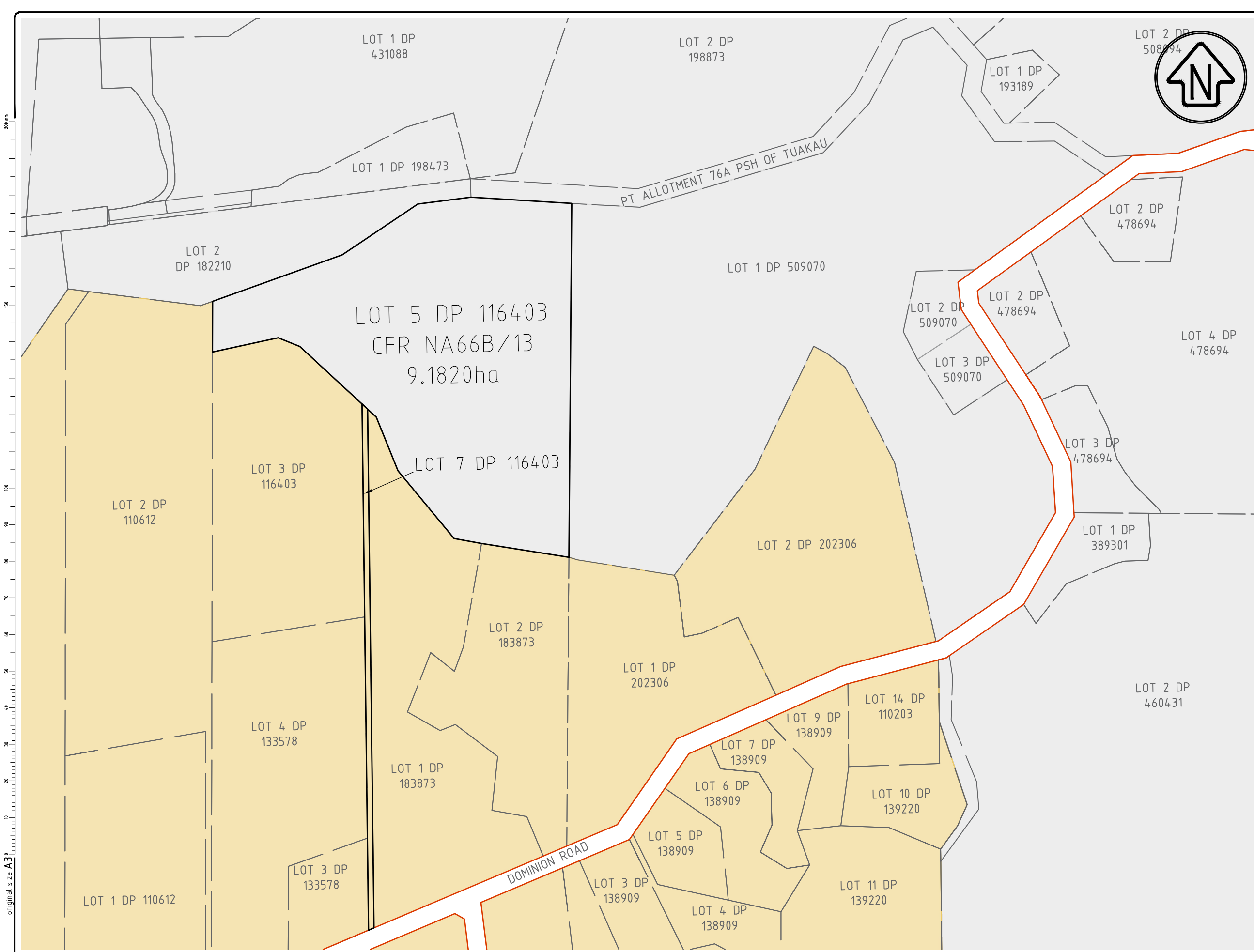
Nick Hall

Birch Surveyors Limited

APPENDIX A

CONCEPT PLANS (SHEETS 1-3)





KEY

Lot Boundaries	—
Road Boundaries	—
Abutting Boundaries	—
Measurements (metres)	25.67
Rural Zone	Light Grey
Village Zone	Yellow

- NOTES:**
- 1) Areas and measurements are approximate only and subject to final survey
 - 2) Roads shown are legal
 - 3) Datum is arbitrary and subject to final survey
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SHEET 1 OF 3



Birch
surveyors

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PO Box 475,
Pukekohe 2340

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Fax: 09 238 0033
pukekohe@bslnz.com
www.birchsveyors.co.nz

LOCAL AUTHORITY	WAIKATO DISTRICT COUNCIL
PLANNING MAP	-
ZONING	RURAL
ACTIVITY	SUBMISSION
COMPRISED IN	CFR NA66B/13
TOTAL AREA	9.1820 ha
REGISTERED OWNERS	C.H.S. ENTERPRISES LIMITED

PROJECT NAME

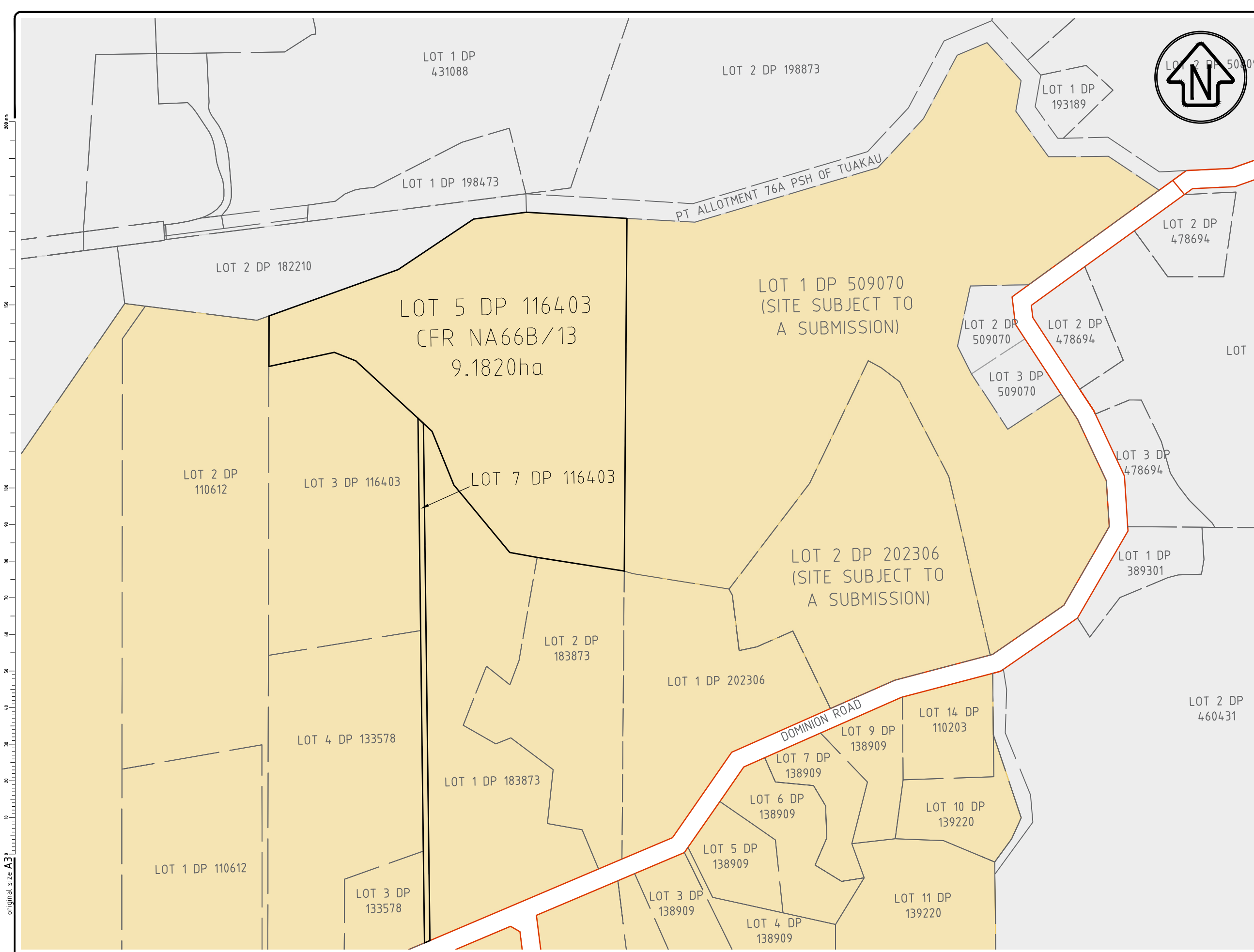
SORRELL
219B DOMINION ROAD
TUAKAU

Surveyed	Signed	Date	Project No.
-	-	-	4499
Designed	Signed	Date	Scale Hz: 1:4000 @ A3
-	-	-	
Drawn	Signed	Date	REV. BY DATE COMMENT
S.Shuker	-	10/18	A SS 10/18 INITIAL DRAFT
Approved	Signed	Date	
BSL	-	-	

TITLE

ZONE MAP OF
LOT 5 DP 116403

Drawing Name F:\CAD\CP 4499 (Zone Maps).dwg / SUBJECT TO FINAL SURVEY Rev. A



KEY

Lot Boundaries	
Road Boundaries	
Abutting Boundaries	
Measurements (metres)	25.67
Rural Zone	
Village Zone	

- NOTES:**
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SHEET 2 OF 3



Birch surveyors

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LOCAL AUTHORITY	WAIKATO DISTRICT COUNCIL
PLANNING MAP	-
ZONING	RURAL
ACTIVITY	SUBMISSION
COMPRISED IN	CFR NA66B/13
TOTAL AREA	9.1820 ha
REGISTERED OWNERS	C.H.S. ENTERPRISES LIMITED

PROJECT NAME

SORRELL
219B DOMINION ROAD
TUAKAU

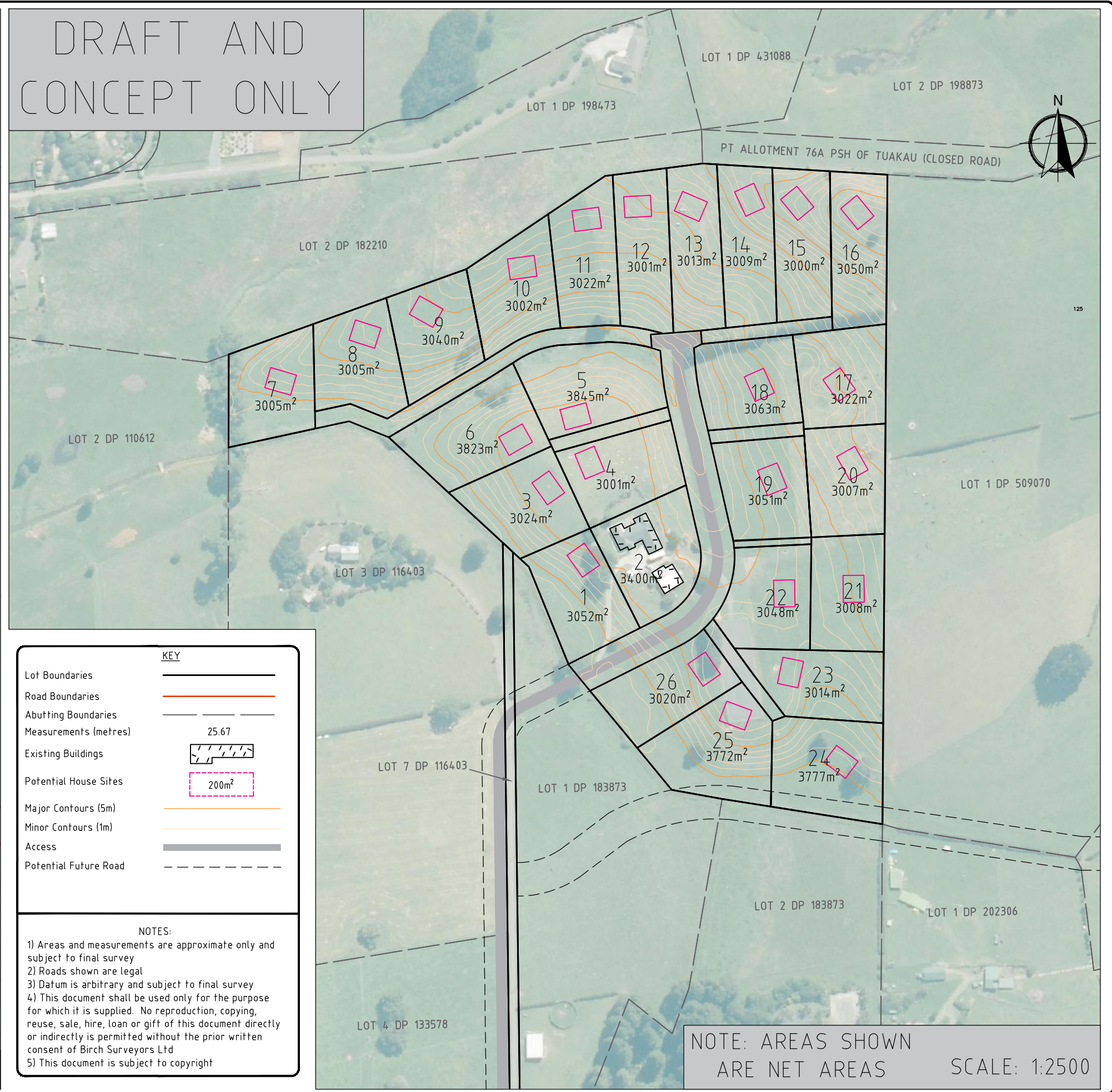
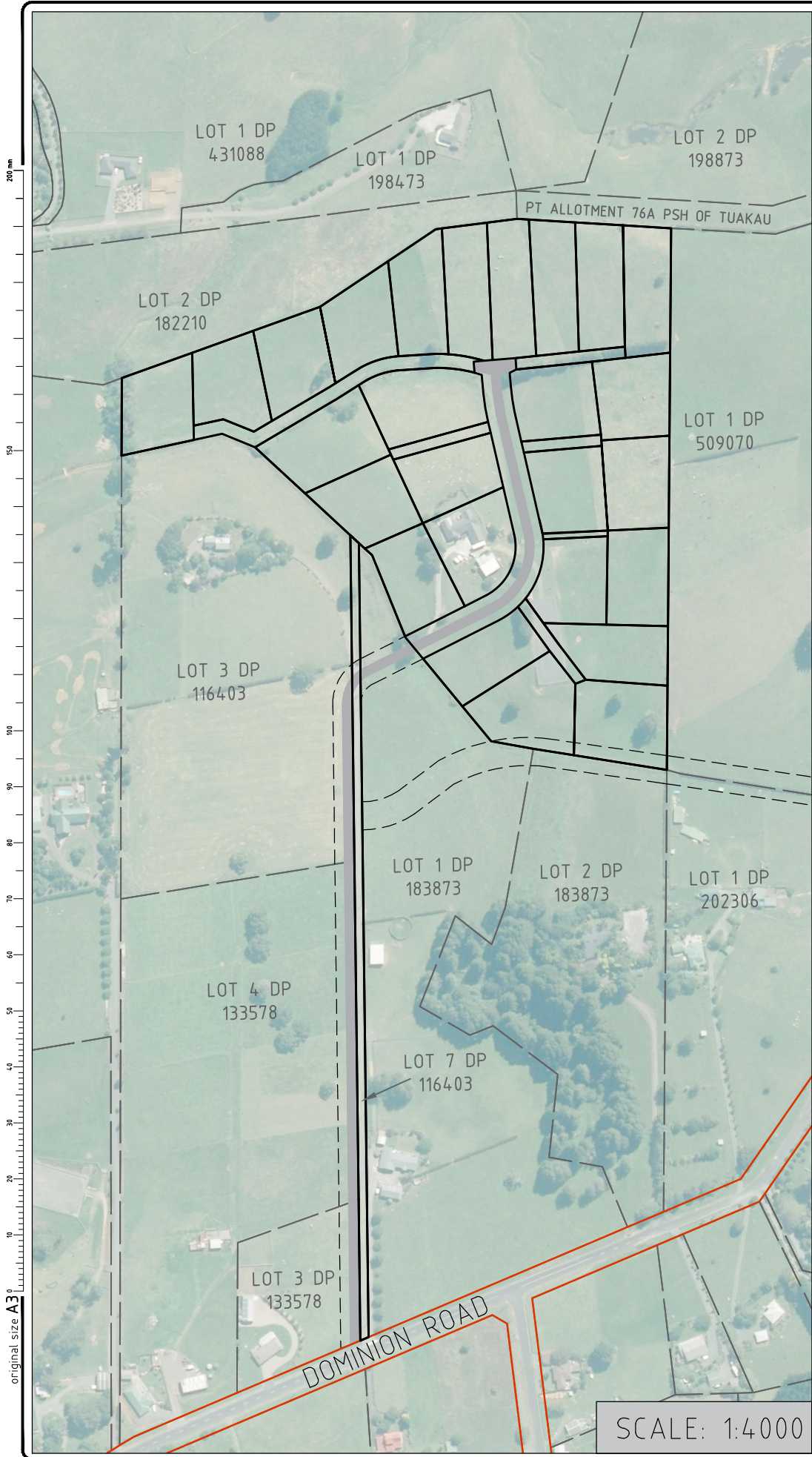
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-	-	-	4499
Designed	Signed	Date	Scale Hz: 1:4000 @ A3
-	-	-	
Drawn	Signed	Date	REV. BY DATE COMMENT
S.Shuker	-	10/18	A SS 10/18 INITIAL DRAFT
Approved	Signed	Date	
BSL	-	-	

TITLE

ZONE MAP OF PROPOSED REZONING OF
LOT 5 DP 116403

Drawing Name: F:\...CAD\CP 4499 (Zone Maps).dwg / SUBJECT TO FINAL SURVEY Rev. A

DRAFT AND CONCEPT ONLY



KEY	
Lot Boundaries	—
Road Boundaries	—
Abutting Boundaries	—
Measurements (metres)	25.67
Existing Buildings	
Potential House Sites	200m ²
Major Contours (5m)	—
Minor Contours (1m)	—
Access	—
Potential Future Road	- - -

- NOTES:**
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NOTE: AREAS SHOWN ARE NET AREAS
SCALE: 1:2500



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pukekohe@bslnz.com
www.birchsveyors.co.nz

LOCAL AUTHORITY	WAIKATO DISTRICT COUNCIL
PLANNING MAP	
ZONING	RURAL
ACTIVITY	
COMPRISED IN	CFR N66B/13
TOTAL AREA	9.1820 ha
REGISTERED OWNERS	C.H.S. ENTERPRISES LIMITED

PROJECT NAME
SORRELL
219B DOMINION ROAD
TUAKAU

Surveyed	Date	Project No.	4499
Designed	Date	Scale Hz: AS SHOWN @ A3	
Drawn	Date	REV.	BY DATE COMMENT
S.SHUKER	10/2018	A	SS 10/18 INITIAL DRAFT
Approved	Date		
PROJECT MANAGER			

TITLE
CONCEPT PLAN OF
LOT 5 DP 116403
SHEET 3 OF 3

Drawing Name: F:\...CAD\CP - SORRELL VERSION.dwg / SUBJECT TO FINAL SURVEY
Rev: A

APPENDIX B

PHOTOGRAPHS OF SUBMISSION SITE

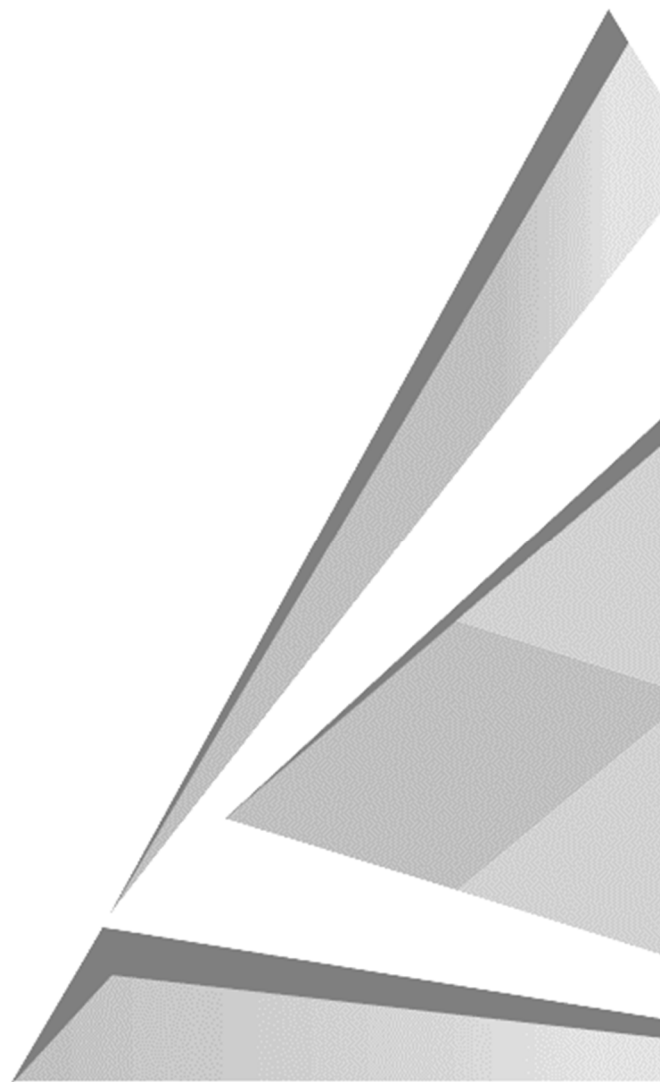




Figure 1: Photo from Lot 14 looking south west



Figure 2: Photo from Lot 14 looking south



Figure 1: Photo from Lot 23 looking north



Figure 4: Photo from Lot 22 looking north east



Figure 5: Drone Photo looking west towards Lot 7



Figure 6: Photo from Lot 14 looking west



Figure 7: Photo from Lot 7 DP 116403 entrance looking north



Figure 8: Drone photo from Dominion Road Looking north towards site



Figure 9: Photo of watercourse running through Lots 19 and 20



Figure 2: Photo of watercourse running along Lot 5 and 6 boundary



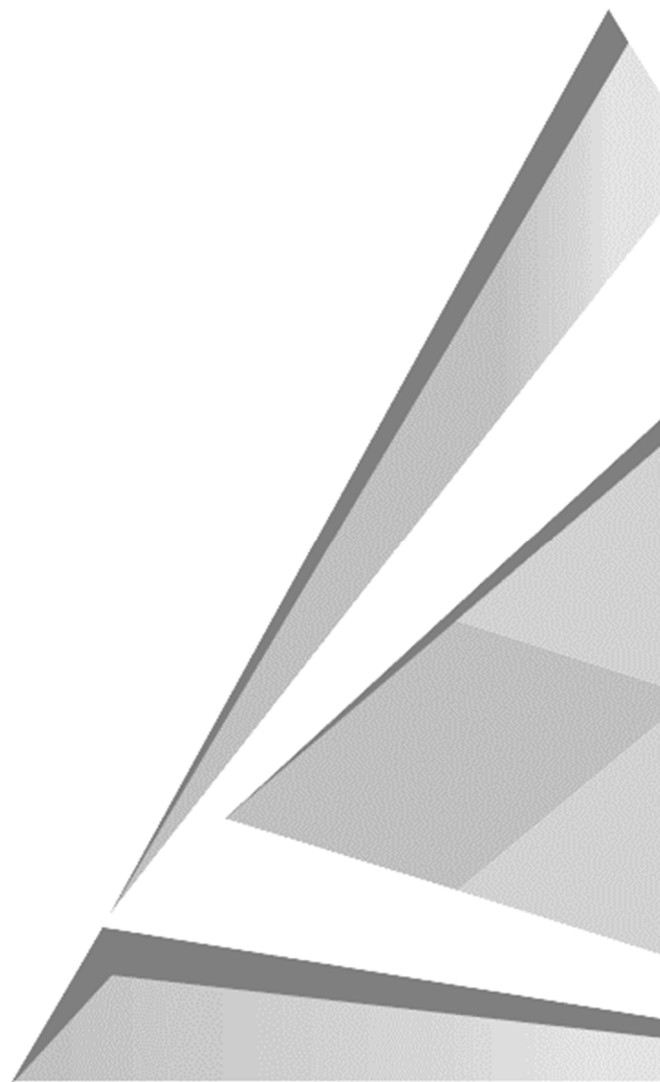
Figure 11: Drone photo looking south west towards Lot 26



Figure 12: Photo from Lot 1 looking west

APPENDIX C

COMPUTER FREEHOLD REGISTER (CFR)





COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952




R. W. Muir
Registrar-General
of Land

Search Copy

Identifier NA66B/13
Land Registration District North Auckland
Date Issued 15 April 1988

Prior References

NA2D/775

Estate Fee Simple
Area 9.1820 hectares more or less
Legal Description Lot 5 Deposited Plan 116403

Proprietors

C. H. S. Enterprises Limited

Estate Fee Simple - 1/2 share
Area 3423 square metres more or less
Legal Description Lot 7 Deposited Plan 116403

Proprietors

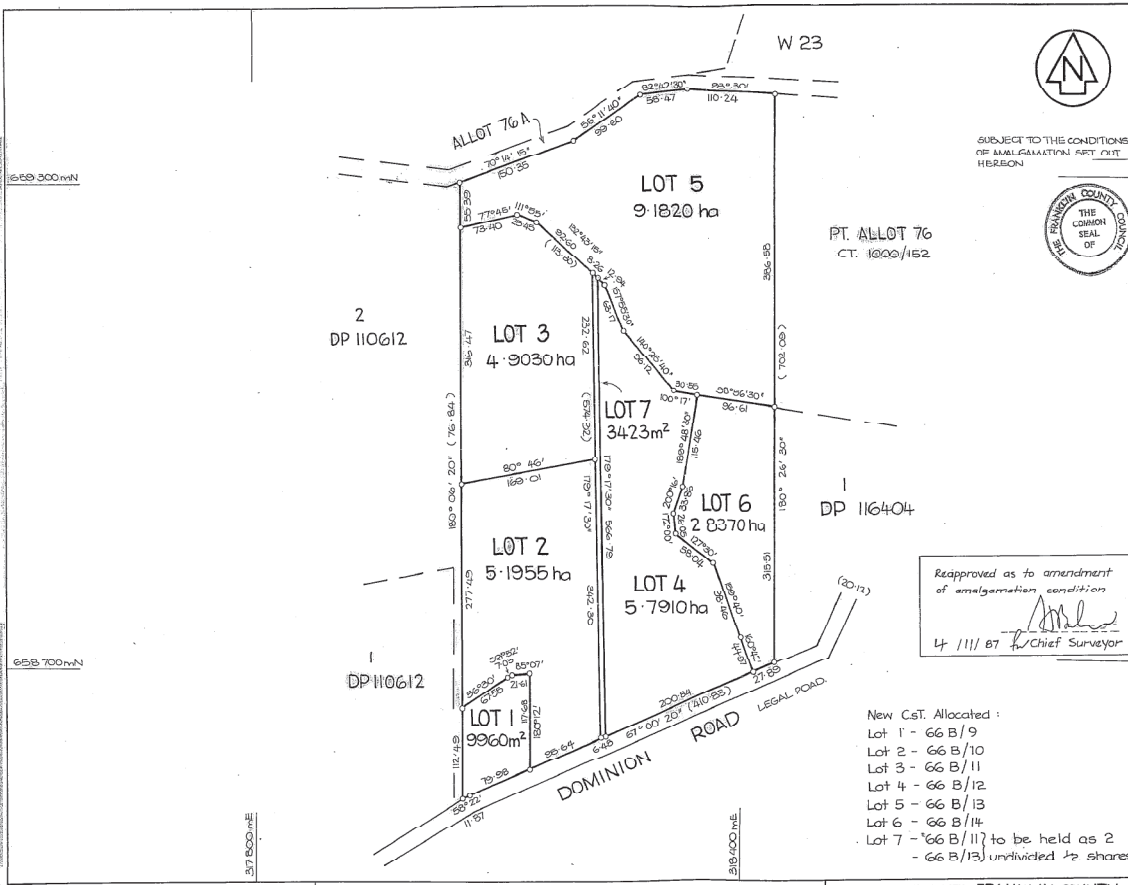
C. H. S. Enterprises Limited

Interests

Subject to Section 308 (4) Local Government Act 1974

B815997.2 Certificate pursuant to Section 321(3)(c) Local Government Act 1974 (DP 116403) - 15.4.1988 at 2.04 pm

9431607.2 Mortgage to Westpac New Zealand Limited - 21.6.2013 at 3:08 pm



SUBJECT TO THE CONDITIONS OF AMALGAMATION SET OUT HEREBON



Approves REGISTERED OWNER:
J. W. McLaughlin
G. S. McLaughlin

PURSUANT TO A RESOLUTION OF THE FRANKLIN COUNTY COUNCIL PASSED ON THE 21ST DAY OF *February* 1987, APPROVING PURSUANT TO SECTION 305 OF THE LOCAL GOVERNMENT ACT 1974 THIS SURVEY PLAN, AND CERTIFYING THAT THE SURVEY PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME FOR THE AREA TO WHICH THE SURVEY PLAN RELATES, THE COMMON SEAL OF THE FRANKLIN COUNTY COUNCIL WAS AFFIXED HERETO IN THE PRESENCE OF:

S. M. ... CHAIRMAN
A. ... COUNTY CLERK

AMALGAMATION CONDITIONS

THAT LOT 6 HEREBON BE TRANSFERRED TO THE OWNER OF ALLOT 76 (CT 1000/152) AND THAT ONE CERTIFICATE OF TITLE BE ISSUED TO INCLUDE BOTH PARCELS

THAT LOT 7 HEREBON BE HELD IN TENANT UNDIVIDED ONE HALF SHARES BY THE OWNERS OF LOTS 3 & 5 HEREBON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH. (A 626485)

THAT LOT 6 HEREBON BE HELD IN THE SAME OWNERSHIP AS LOT 4 HEREBON AND ONE CERTIFICATE OF TITLE BE ISSUED TO INCLUDE THOSE PARCELS (SEE A 627159)

Reapproved as to amendment of amalgamation conditions
[Signature]
 4/11/87 Chief Surveyor

Total Area	29.2468 ha
Comprised in	CT 2 D / 775 (All)
I. BRYCE HARRISON BUTENWORTH Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to the provisions of section 205 of the Surveyors Act 1989 hereby certify that this plan has been made from surveys executed by me or under my direction, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972. Dated at AUCKLAND this 20 th day of <i>February</i> 1987 by <i>[Signature]</i>	
Field Book reference	Page
Examined	Correct P. W. ...
Approved as to Survey	<i>[Signature]</i> Chief Surveyor
Deposited this 15 th day of <i>February</i> 1987	<i>[Signature]</i> District Land Registrar

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. IV ONEWHERE
 NZMS 261 SH1 RECORD MAP No

PLAN OF LOTS 1-7 BEING SUBDIVISION OF ALLOTMENT 77 PARISH OF TUAKAU.

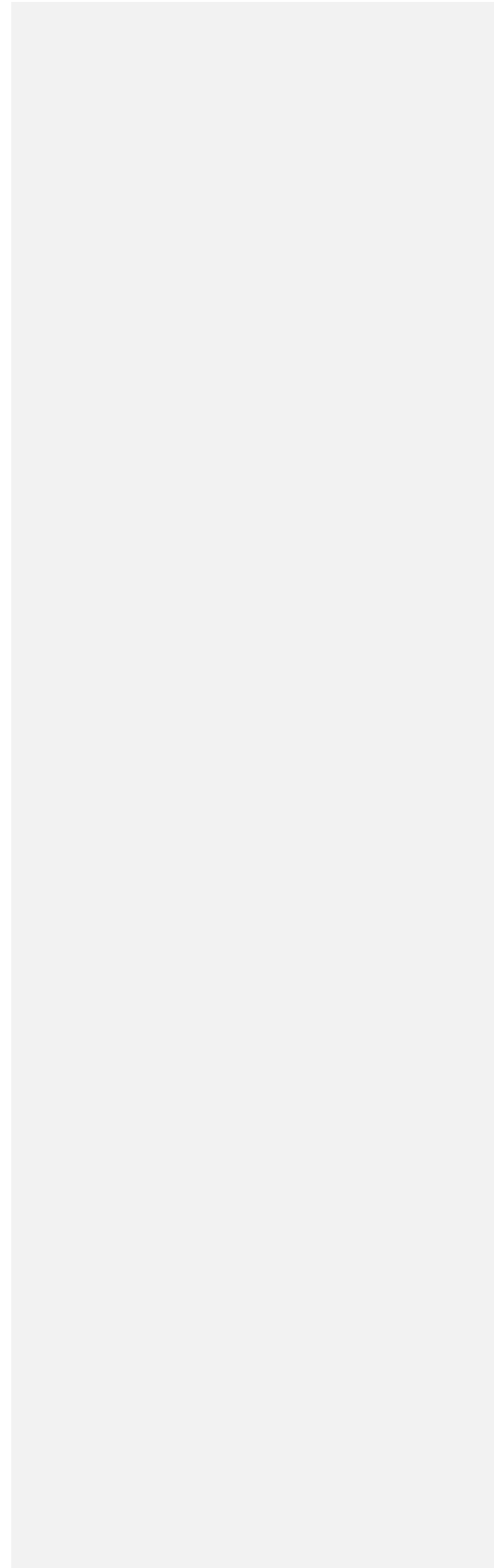
TERRITORIAL AUTHORITY FRANKLIN COUNTY
 Surveyed by Tripp Andrews & Partners
 Scale 1:3000 Date DECEMBER 1986

File 6577
 Deposited 30 JAN 1987
 DP 116403

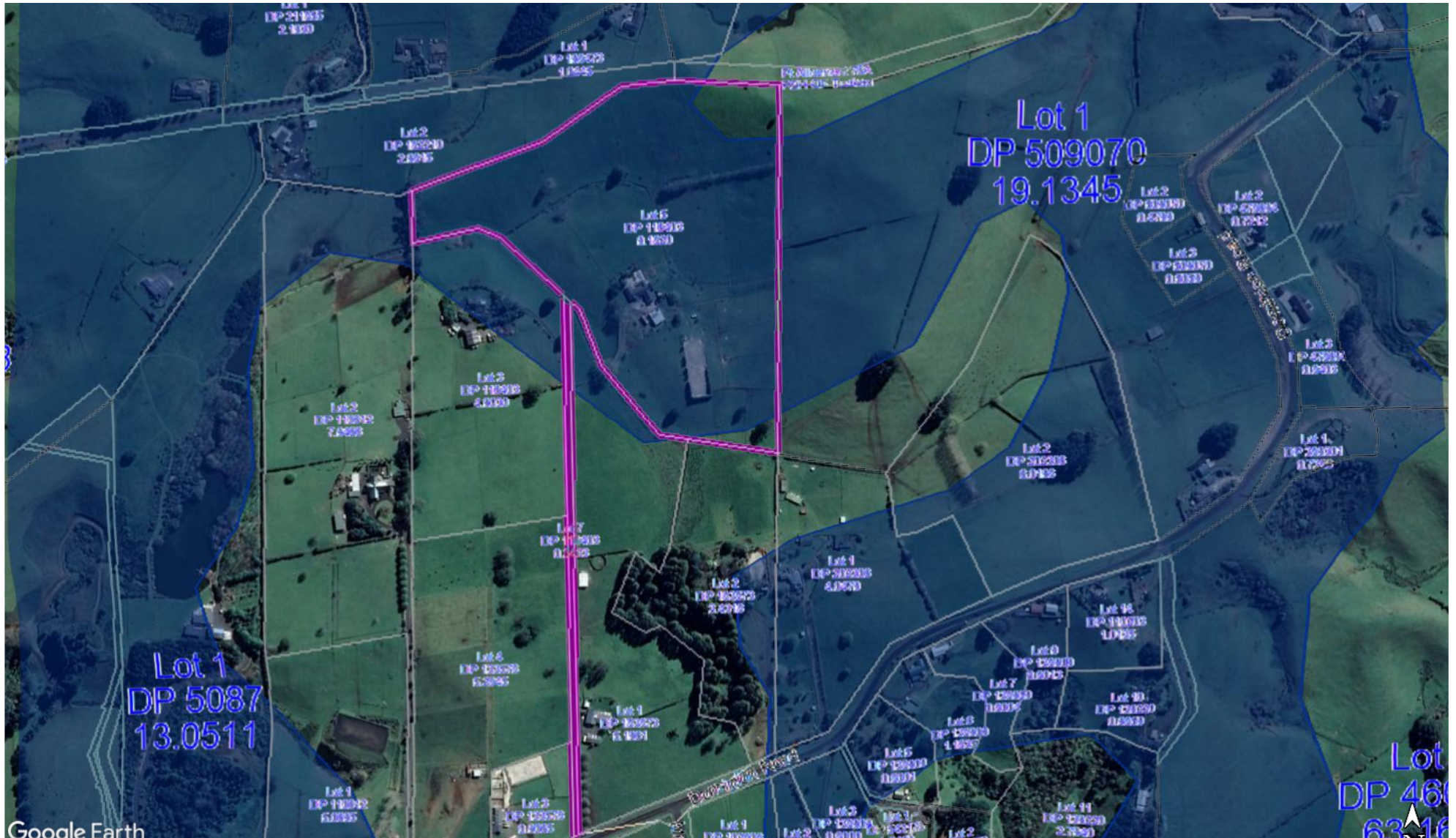


Attachment B

Land Use Capability Map – Class 4 Classification



Attachment B – Plan of Mapped Land Use Capability, Class 4 Land (hatched Blue)

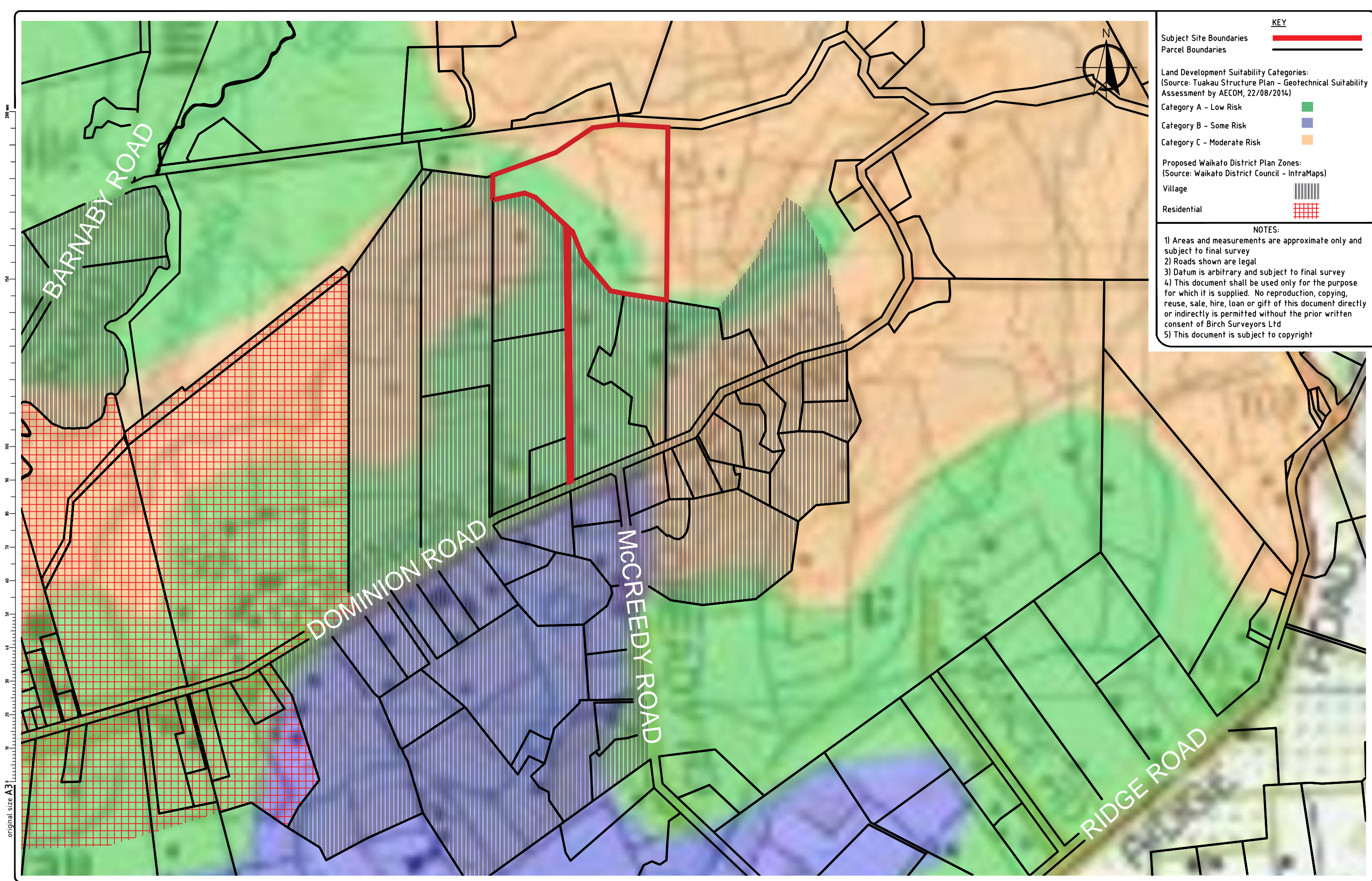


NB: Submission Site Boundaries (pink)

Sources: LUC Mapping: The New Zealand Land Resource Inventory (NZLRI) Portal; Aerial Image: Google Earth; Parcel Boundaries: Quikmap

Attachment C

Plan of PWDP Zones at Dominion Road - Land Development Suitability Categories Overlay –



KEY

Subject Site Boundaries ———

Parcel Boundaries ———

Land Development Suitability Categories:
(Source: Tuakau Structure Plan - Geotechnical Suitability Assessment by AECOM, 22/08/2014)

Category A - Low Risk ■

Category B - Some Risk ■

Category C - Moderate Risk ■

Proposed Waikato District Plan Zones:
(Source: Waikato District Council - IntraMaps)

Village |||||

Residential |||||

NOTES:

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- 3) Datum is arbitrary and subject to final survey
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original size A3

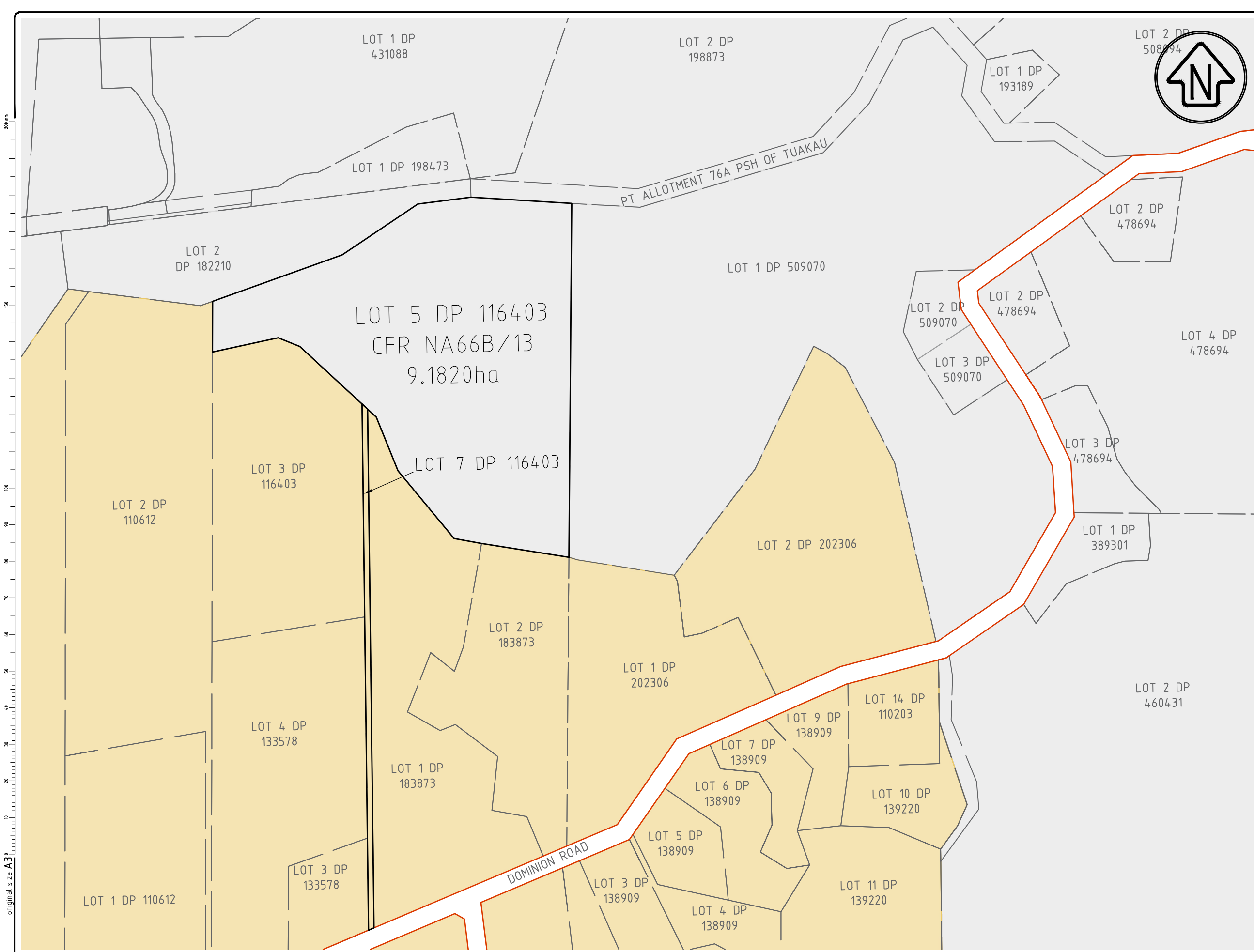
		LOCAL AUTHORITY	WAIKATO DISTRICT COUNCIL	PROJECT NAME	Project No.																	
		PLANNING MAP	-	SORREL	4499																	
Property House 2A Wesley Street, Pukekohe PO Box 475, Pukekohe 2340	Ph: 09 237 1111 Fax: 09 238 0033 pukekohe@bslnz.com www.birchsurveyors.co.nz	ZONING	N/A	219B DOMINION ROAD	Scale Hz: 1:7500 @ A3	<table border="1" style="font-size: 8px;"> <thead> <tr> <th>REV</th> <th>BY</th> <th>DATE</th> <th>COMMENT</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>NS</td> <td>03/21</td> <td></td> </tr> </tbody> </table>	REV	BY	DATE	COMMENT	A	NS	03/21		PLAN SHOWING PWDP ZONES AT DOMINION ROAD -LAND DEVELOPMENT SUITABILITY CATEGORIES OVERLAY-							
REV	BY	DATE	COMMENT																			
A	NS	03/21																				
QUALITY ISO 9001	REGISTERED OWNERS	C. H. S Enterprises Limited	TUAKAU	<table border="1" style="font-size: 8px;"> <thead> <tr> <th>DESIGNED</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>N. Siemelink</td> <td>03/2021</td> </tr> </tbody> </table>	DESIGNED	DATE	N. Siemelink	03/2021	<table border="1" style="font-size: 8px;"> <thead> <tr> <th>APPROVED</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	APPROVED	DATE			<table border="1" style="font-size: 8px;"> <thead> <tr> <th>DRAWING NAME</th> <th>FILE NAME</th> <th>STATUS</th> <th>REV</th> </tr> </thead> <tbody> <tr> <td>F:\...CAD\SITE PLAN 4499 A.dwg /</td> <td></td> <td>SUBJECT TO FINAL SURVEY</td> <td>A</td> </tr> </tbody> </table>	DRAWING NAME	FILE NAME	STATUS	REV	F:\...CAD\SITE PLAN 4499 A.dwg /		SUBJECT TO FINAL SURVEY	A
DESIGNED	DATE																					
N. Siemelink	03/2021																					
APPROVED	DATE																					
DRAWING NAME	FILE NAME	STATUS	REV																			
F:\...CAD\SITE PLAN 4499 A.dwg /		SUBJECT TO FINAL SURVEY	A																			

Attachment D

Village Future Urban Density Precinct Map

Attachment E

Original Submission Concept Plan



KEY

Lot Boundaries	
Road Boundaries	
Abutting Boundaries	
Measurements (metres)	25.67
Rural Zone	
Village Zone	

NOTES:

- 1) Areas and measurements are approximate only and subject to final survey
- 2) Roads shown are legal
- 3) Datum is arbitrary and subject to final survey
- 4) This document shall be used only for the purpose for which it is supplied. no reproduction, copying, reuse, sale, hire, loan or gift of this document directly or indirectly is permitted without the prior written consent of birch surveyors ltd
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SHEET 1 OF 3



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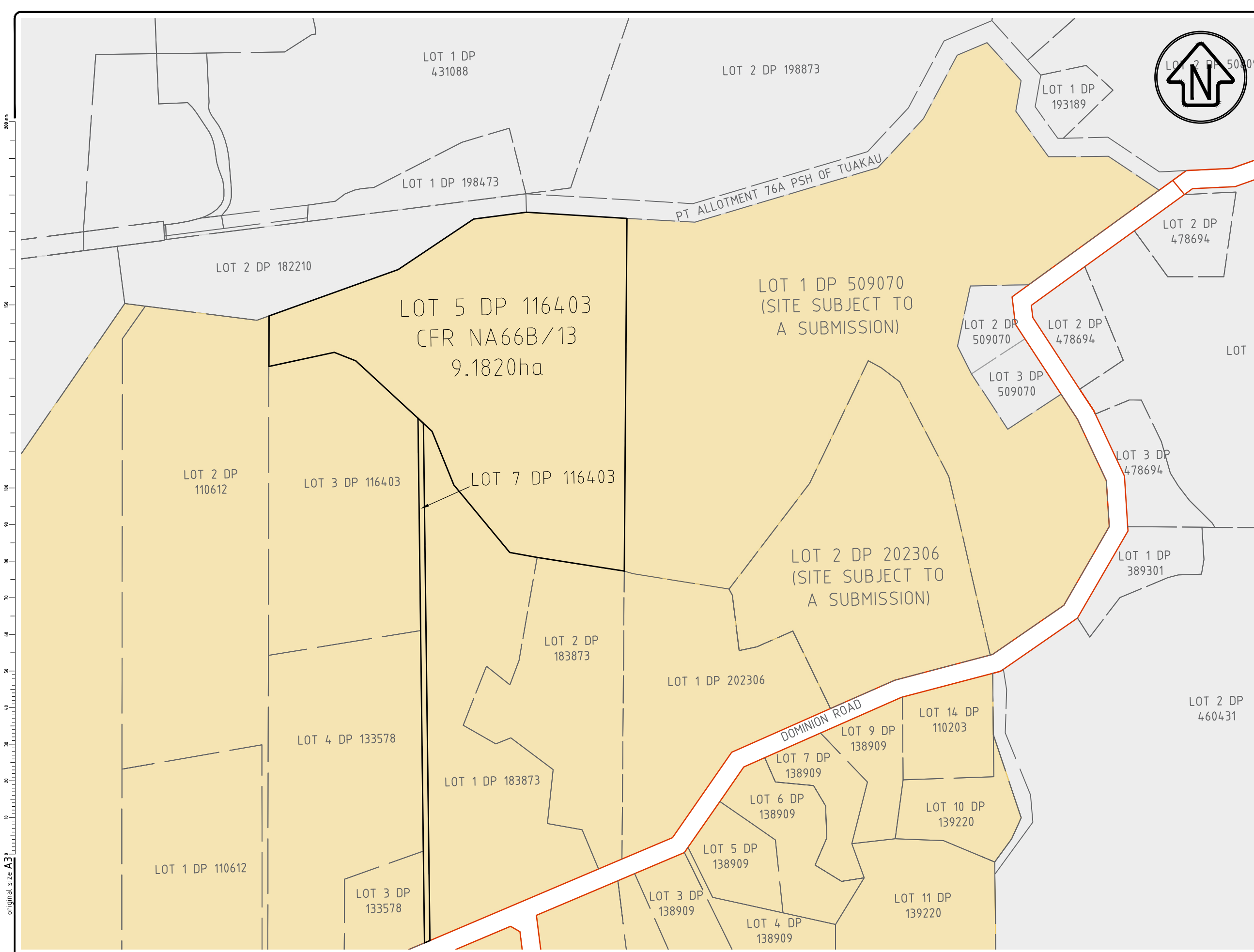
LOCAL AUTHORITY	WAIKATO DISTRICT COUNCIL
PLANNING MAP	-
ZONING	RURAL
ACTIVITY	SUBMISSION
COMPRISED IN	CFR NA66B/13
TOTAL AREA	9.1820 ha
REGISTERED OWNERS	C.H.S. ENTERPRISES LIMITED

PROJECT NAME

SORRELL
219B DOMINION ROAD
TUAKAU

Surveyed	Signed	Date	Project No.
-	-	-	4499
Designed	Signed	Date	Scale Hz: 1:4000 @ A3
-	-	-	
Drawn	Signed	Date	REV. BY DATE COMMENT
S.Shuker	-	10/18	A SS 10/18 INITIAL DRAFT
Approved	Signed	Date	
BSL	-	-	

TITLE	ZONE MAP OF LOT 5 DP 116403		
Drawing Name	F:\CAD\CP 4499 (Zone Maps).dwg /	SUBJECT TO FINAL SURVEY	Rev. A



KEY	
Lot Boundaries	—
Road Boundaries	—
Abutting Boundaries	—
Measurements (metres)	25.67
Rural Zone	Light Grey
Village Zone	Yellow

- NOTES:
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LOCAL AUTHORITY	WAIKATO DISTRICT COUNCIL
PLANNING MAP	-
ZONING	RURAL
ACTIVITY	SUBMISSION
COMPRISED IN	CFR NA66B/13
TOTAL AREA	9.1820 ha
REGISTERED OWNERS	C.H.S. ENTERPRISES LIMITED

PROJECT NAME

**SORRELL
219B DOMINION ROAD
TUAKAU**

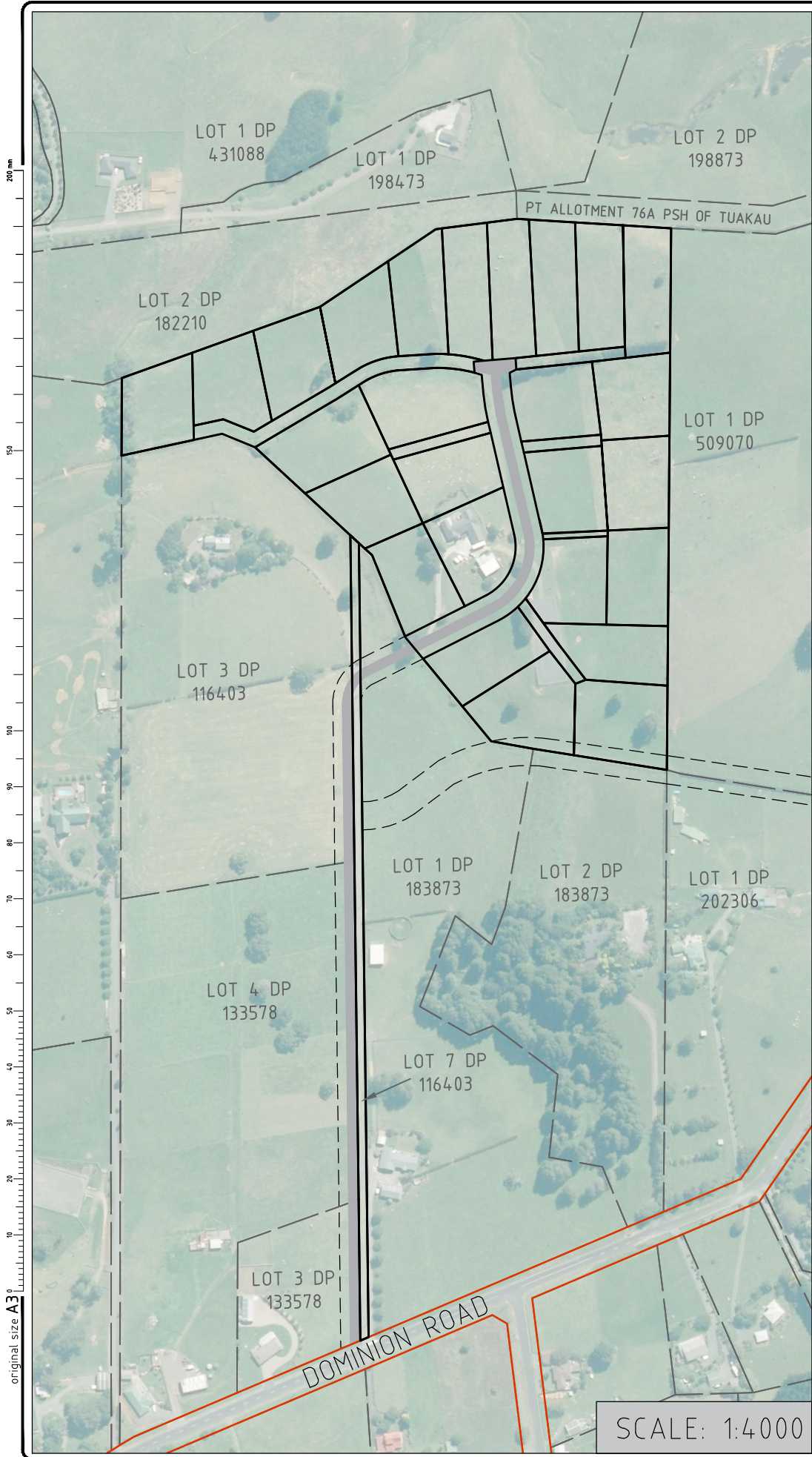
Surveyed	Signed	Date	Project No.
-	-	-	4499
Designed	Signed	Date	Scale Hz: 1:4000 @ A3
-	-	-	-
Drawn	Signed	Date	REV. BY DATE COMMENT
S.Shuker	-	10/18	A SS 10/18 INITIAL DRAFT
Approved	Signed	Date	
BSL	-	-	

TITLE

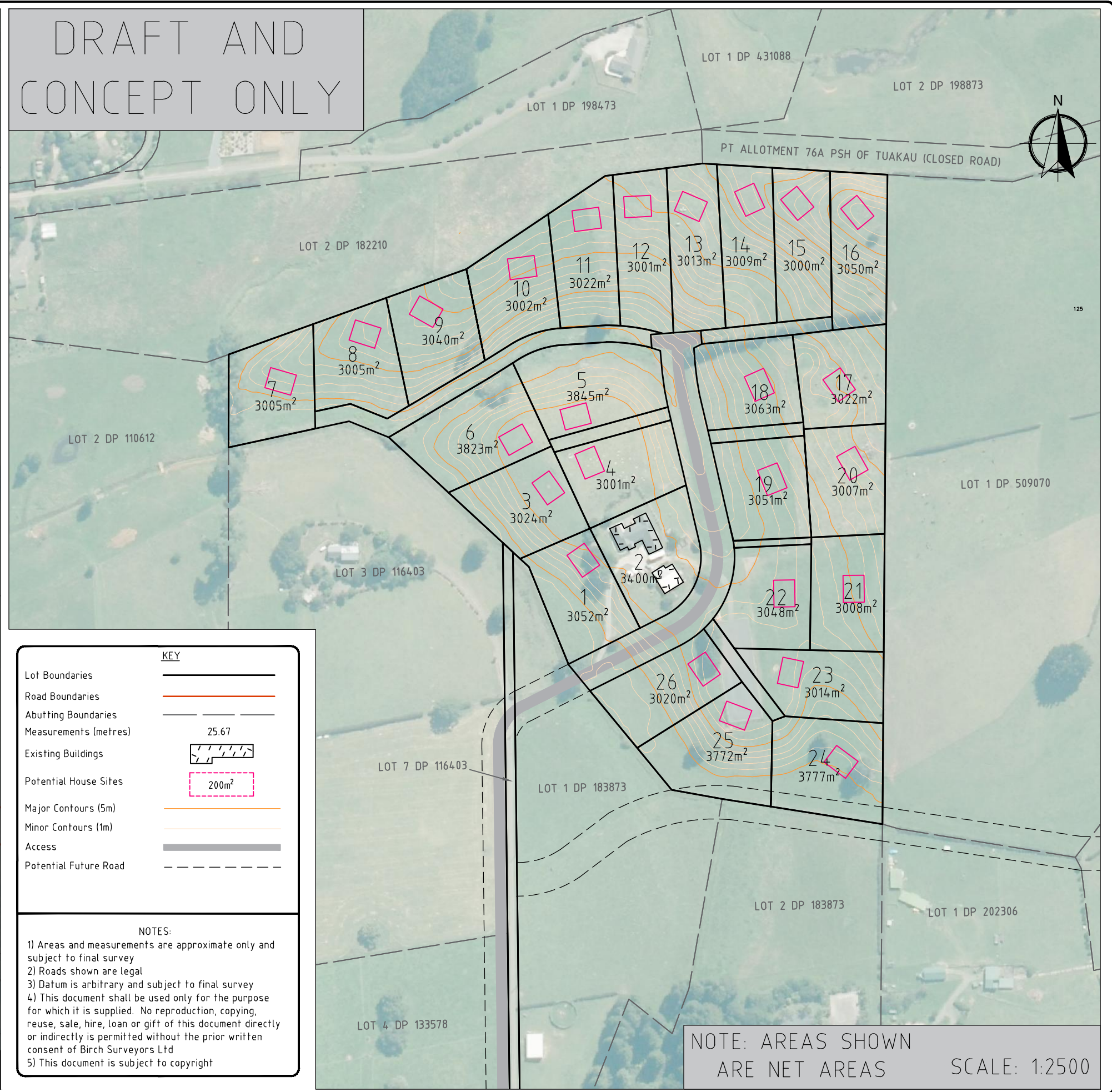
**ZONE MAP OF PROPOSED REZONING OF
LOT 5 DP 116403**

Drawing Name: F:\...CAD\CP 4499 (Zone Maps).dwg / SUBJECT TO FINAL SURVEY Rev. A

DRAFT AND CONCEPT ONLY



SCALE: 1:4000



SCALE: 1:2500

KEY	
Lot Boundaries	—
Road Boundaries	—
Abutting Boundaries	—
Measurements (metres)	25.67
Existing Buildings	
Potential House Sites	200m²
Major Contours (5m)	—
Minor Contours (1m)	—
Access	—
Potential Future Road	- - -

- NOTES:**
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NOTE: AREAS SHOWN ARE NET AREAS



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LOCAL AUTHORITY	WAIKATO DISTRICT COUNCIL
PLANNING MAP	-
ZONING	RURAL
ACTIVITY	-
COMPRISED IN	CFR NA66B/13
TOTAL AREA	9.1820 ha
REGISTERED OWNERS	C.H.S. ENTERPRISES LIMITED

PROJECT NAME

SORRELL
219B DOMINION ROAD
TUAKAU

Surveyed	Date	Project No.	4499
Designed	Date	Scale Hz:	AS SHOWN @ A3
Drawn	Date	REV. BY DATE COMMENT	
S.SHUKER	10/2018	A SS 10/18 INITIAL DRAFT	
Approved	Date		
PROJECT MANAGER			

TITLE

CONCEPT PLAN OF
LOT 5 DP 116403

SHEET 3 OF 3

Drawing Name: F:\..CAD\CP - SORRELL VERSION.dwg / SUBJECT TO FINAL SURVEY Rev. A