

SUMMARY OF EVIDENCE OF AARON GREY (PLANNING) ON BEHALF OF MICHAEL SHEN

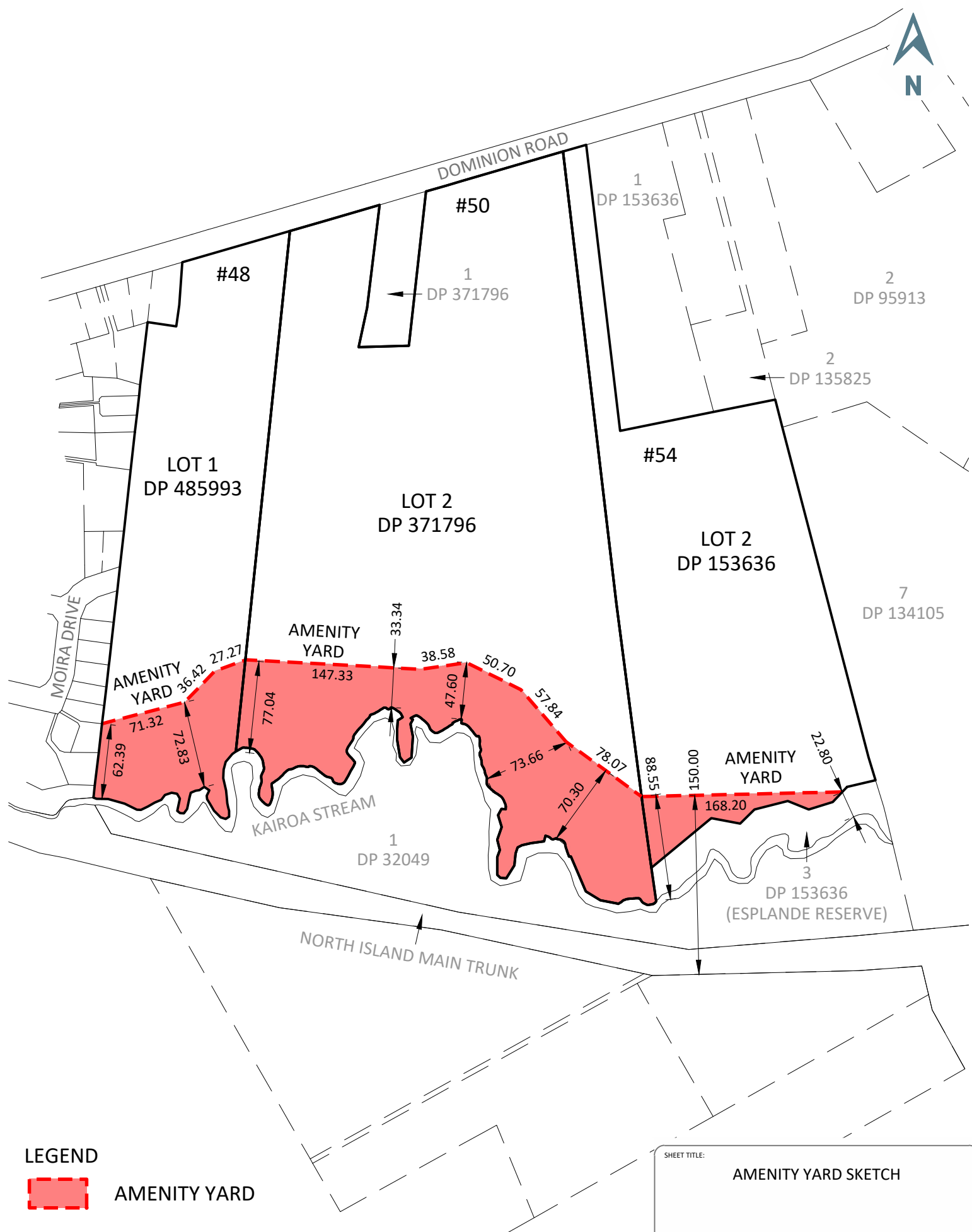
12 May 2021

- 1.1. The following serves as a ‘highlights package’ of my primary planning evidence dated 17 February 2021 and my rebuttal planning evidence dated 3 May 2021, both prepared on behalf of Michael Shen in the matter of the Proposed Waikato District Plan (‘PWDP’) Hearing 25 for the Zone Extents in Tuakau.
- 1.2. In her section 42A report, Ms Chloe Trenouth recommends that the hearing panel accept the relief sought in the submissions of Michael Shen (153.2) and 2SEN Limited and Tuakau Estates Limited (299.14 and 299.15) of changing the zoning of the southern portions of 48, 52 and 54 Dominion Road from Rural Zone to Residential Zone.
- 1.3. In my evidence, I consider that the sought change to zoning is appropriate as:
 - a) Adverse reverse sensitivity effects related to noise and odour from industrial activities to the south can be appropriately avoided and mitigated by the separation distances of activities that would occur due to existing physical and natural barriers, including the railway line, the Kairoa Stream, the necessary esplanade reserves (where not already proposed) and steep topography, which will exist regardless of the sites’ zoning;
 - b) The Residential Zone would achieve, on balance, the objective and policies of the PWDP more than the Rural Zone would;
 - c) Application of the Residential Zone is consistent with the higher-order planning documents, especially the National Policy Statement on Urban Development 2020;
 - d) The zoning pattern is consistent with good planning practice, which the PWDP zone boundary did not align with; and
 - e) The Residential Zone is more appropriate than the Future Urban Zone given that the Waikato District Council expects that this development will be serviced by infrastructure within the next 10-15 years as well as to ensure sufficient residential land supply to meet medium-term demands.

- 1.4. Ms Trenouth’s recommendation of granting the relief sought was reliant upon the introduction of a new standard that restricts new buildings for sensitive land uses (as defined in the PWDP) within an Amenity Yard, based on provisions provided in the evidence of Ms Cath Heppelthwaite and given regard to in my primary evidence. My support for this Amenity Yard standard has been specified in my rebuttal evidence, in which I also noted that a combined plan of the Amenity Yard across all three sites was being prepared. A copy of this plan is attached.

- 1.5. As Council recommends that the relief sought is granted, subject to the proposed the Amenity Yard standard, which I am comfortable with being imposed, there are no outstanding matters of contention in relation to the zoning of this land.

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LEGEND



AMENITY YARD

SHEET TITLE:

AMENITY YARD SKETCH

PROJECT TITLE:

MICHAEL SHEN
48, 50 & 54 DOMINION ROAD
TUAKAU

CIVILPLAN
CONSULTANTS

Level 9, Laidlaw House, 20 Amersham Way, Manukau, Auckland. Phone: 09 222 2445

ISSUE STATUS:

DRAFT@10.05.21

SCALE: (A4)

1:4000

DRAWING NUMBER:

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REV:

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