

IN THE MATTER of the Resource Management Act 1991 ("RMA" or "the Act")

AND

IN THE MATTER of a submission in respect of the **PROPOSED WAIKATO DISTRICT PLAN** by **KIRRIMUIR TRUSTEE LIMITED** pursuant to Clause 6 of Schedule 1 of the Act

SUMMARY OF EVIDENCE OF JONATHAN BROEKHUYSEN ON BEHALF OF KIRRIMUIR TRUSTEE LIMITED

(URBAN DESIGN)

1. INTRODUCTION

Qualifications and experience

- 1.1 My name is Jonathan Paul Broekhuysen. I am a New Zealand Institute of Landscape Architects (NZILA) Registered Landscape Architect and Director at Adapt Studio Limited (Adapt Studio), a firm I started as a sole practitioner in May 2017.
- 1.2 I outlined my qualifications, experience, and commitment to comply with the Environment Court Expert Witness Code of Conduct in my Statement of Evidence dated 12 February 2021.

SUMMARY OF EVIDENCE

- 1.3 It is my opinion that the rezoning of the site, as sought in the rezoning submission, will result in a positive outcome for Tuakau. The location of the site, immediately to the south-west of the existing Tuakau settlement, and adjoining proposed residential land in the PWDP, means that the future homes would be well connected to the existing town and future residential areas.
- 1.4 The proposed structure plan is consistent with the principles contained within the Tuakau Structure Plan and has been designed to build on the concepts contained within the plan.

- 1.5 The proposal receives a positive assessment against the New Zealand Urban Design Protocol as outlined in paragraphs 5.4 – 5.18 in my Statement of Evidence dated 12 February 2021.

PROPOSED GERAGHTYS ROAD STRUCTURE PLAN

- 1.6 The proposed Structure Plan sets up a framework for residential development of the site and to illustrate the potential development pattern.
- 1.7 The proposed Structure Plan facilitates a potential yield of approximately 425 homes on the basis of approximately 21 hectares of net developable land being facilitated and assuming compliance with the minimum allowable lot size under the requested zone of 450m².
- 1.8 The Structure Plan excludes the central gully and existing old growth swamp to the west from residential development, sets up a simple and clear roading hierarchy, creates a north – south walking/cycling trail and creates a planted buffer along the southern boundary to create a visual barrier from the existing rural land to the south.

SECTION 42A REPORT

- 1.9 There are no issues raised in the Section 42A Report, or Rebuttal Evidence prepared by Chloe Trenouth relating to my area of expertise which cause concern. I note that the Section 42A Report does not consider there to be any constraints to residential growth occurring on the subject site and that the western property boundaries in association with the Significant Amenity Area provide a defensible boundary to growth (see paras 222 and 223). The author of the Section 42A report proposes that a Future Urban Zone be implemented due to infrastructure constraints.
- 1.10 While a full assessment of the WRPS and Future Proof is included in Mr Olliver's evidence, from a purely urban design perspective, the rezoning of the site to residential will form an appropriate continuation of the Tuakau settlement to the southwest and connect to the already proposed land to be rezoned from rural to residential.

CONCLUSION

- 1.11 In conclusion, it is my opinion that the rezoning of the site, as sought in the rezoning submission, will result in a positive outcome for Tuakau. The additional residential land will help to meet a shortfall in residential zoned land in the region. The location of the site, immediately to the southwest of the existing Tuakau settlement, and adjoining proposed residential land in the PWDP, means that the future homes would be well connected to the existing town and existing and future residential areas.
- 1.12 The site can be well connected to roading, walking and cycling networks and is well served by nearby schools and the Tuakau Main Street shops. Tuakau is clearly facing growing pressures, and the extension of residential land use to the south-west, and towards the river is, in my opinion a positive and appropriate move. I do note the issue of potential conflict between some existing industrial uses along the river but note that any odour effects are acceptable as set out in Mr Curtis' evidence. It is my opinion that these more commercial uses should not be located along the river and any long-term planning should try to replace them with more compatible land uses such as residential use, community buildings or open space.

JONATHAN BROEKHUYSEN

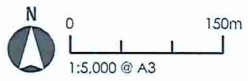
15 June 2021

ATTACHMENT A. Geraghty's Road Structure Plan prepared by Adapt Studio Ltd, dated 12 February 2020, revision B.



LEGEND

-  Structure Plan Boundary
-  Residential Area
-  Indicative Open Space Network
-  Indicative Road
-  Indicative Road (Tuakau Structure Plan)
-  Indicative Walking / Cycling Path
-  Indicative Walking / Cycling Path (Tuakau Structure Plan)
-  Screen planting (min 3m wide)
-  Indicative Vehicle Access Location



**KIRRIEMUIR TRUSTEE LTD REZONING
Geraghtys Road Structure Plan**

Date: 12 February 2021 | Revision B
 Drawing Number: 2010_001
 Plan prepared by Adapt Studio Ltd