

## **Ben Inger – Speaking Notes for Evidence for Burton Trust related to Strategic Objectives (7 November 2019)**

### **1. Context to the Burton Trust's submission:**

- The Burton Trust owns over 500ha to the east of the Hamilton City boundary. Location shown on map in Annexure 1.
- The area is a key focus for growth investigations through the Corridor Plan and Metro Spatial Plan processes.
- The plans in Annexure 3 are relevant extracts from a recent report by Future Proof. 'Ruakura East' is identified as a "*Potential development area for further testing*" with "*limited constraints on land and significant rail and road connections*".
- Burton Trust is working with other landowners in the area and a development company to provide inputs into these investigations.

### **2. Although these investigations are taking place, the PWDP currently doesn't reflect this. The Burton Trust submission sought changes to recognise that the investigations are occurring, including:**

- Identification on the planning maps of an area to the east of Hamilton City as one area to be investigated for future growth.
- An amendment to Policy 4.1.3 (paragraph 11 of my evidence) to:
  - delete the date "2017" in relation to Future Proof so that it will remain a relevant policy throughout the life of the PWDP. The Phase 2 review of Future Proof is due to be completed in 2020 and potentially before hearings on the PWDP are concluded.
  - add a new clause (c) regarding the identification and investigation of potential future growth area options to meet long term demand. The purpose of this addition was to reflect investigations which are already taking place.

### **3. The matter regarding identification of the potential growth area on the planning maps will be heard at a separate hearing which is understood to be in late 2020. The Metro Spatial Plan and the Phase 2 update of Future Proof may have been completed by then and it is likely there will be more information available on the outcomes.**

4. In the meantime, I've considered my evidence further and the matters that it covers and I'm now of the view that the requested Policy 4.1.3(c) is not necessary. My reasons for this are:
- I accept that the s42A reporting officer's recommended Strategic Objective 1.13.2 makes it clear that medium and long term housing targets must be accommodated in Waikato District.
  - Investigations underway as part of the Metro Spatial Plan are likely to be incorporated into Future Proof in 2020. Provided the 2017 date is removed then the outcomes of the investigations will be afforded some recognition in the PWDP. The policy of locating growth in a manner that is consistent with Future Proof is likely to continue to be relevant.
  - I accept that if Hamilton's Urban Expansion Policy Area is extended (which is one option for the Ruakura East area) then that would also appropriately recognise and reflect the outcomes of the investigations without needing to state that investigations are required.
  - I agree with the Reporting Officer's recommendation to change Objective 4.1.1 to create a new Strategic Objective under Chapter 1. However, it leaves the only remaining objective in Chapter 4 as Objective 4.1.2 which relates to growth of towns and villages. On reflection, I accept that the addition of a new clause (c) regarding identification and investigations that concern the future potential growth of Hamilton would not be the most appropriate way to achieve that objective.
5. In conclusion, I no longer consider the requested additional clause (c) in Policy 4.1.3 to be necessary but I do consider that reference to 2017 in relation to Future Proof should be deleted from the Policy.