

**BEFORE INDEPENDENT HEARING COMMISSIONERS
AT WAIKATO**

IN THE MATTER OF

The Resource Management Act 1991 (“the Act”)

AND

IN THE MATTER OF

Proposed Waikato District Plan – Village Zone

AND

Vineyard Road Properties Limited

Submitter

**STATEMENT OF EVIDENCE OF JOHN ROWE ON BEHALF
OF VINEYARD ROAD PROPERTIES LIMITED**

DATED 25th November 2019

**Julian
Dawson**
BARRISTER

e julian@rimalawyer.co.nz **Auckland Office:** 28 Customs
Street East, Britomart,
Auckland
m 0274 200 223 **Northland Office:** 21 Norfolk
Street, Regent,
Whangarei 0112
post PO Box 531,
Whangarei 0140

Introduction and Experience

1. My Name is John William Stuart Rowe. I am a Licensed Cadastral Surveyor and Director of independent consultancy Tripp Andrews Surveyors Limited. I have over 10 years of Land Development relegated experience.
2. I hold Bachelor of Surveying (BSurv) degree from the University of Otago and I am a member of the New Zealand Institute of Surveyors.
3. My experience includes subdivision and land development, civil engineering design of utility services and vehicular access, resource consent preparation for subdivisions and representation from private perspectives. I specialise in Land Transfer subdivisions, both urban and rural, however mainly in the rural and rural – residential sector and predominantly in the northern Waikato and southern Auckland jurisdictions.
4. I have designed numerous self – serviced allotments throughout Waikato and Auckland in general accordance with the appropriate planning rules such as the operative Waikato District Plan, former Franklin District Plan and the Auckland Unitary Plan.
5. I am familiar with and experienced in addressing the resource management issues, district plan policy and regulatory tools that apply to the former Franklin District and surrounding areas.
6. I appear on behalf of the submission numbers 626 (Vineyard Road Properties Limited). I confirm that the evidence I present is within my area of expertise and I am not aware of any material facts which might alter or detract from the opinions I express in respect of the appropriateness of planning mechanisms proposed by the Council.

Statement of Position

7. In recent years, WDC has rightfully placed significant emphasis on the protection of versatile soils or land that can be used for rural productive activities. Vineyard Road and its surrounds has already been rezoned for more intensive styled residential development, it is my opinion that the most efficient use of that land is smaller sized allotments that maximise yield, whilst maintaining the character of the surrounding environment through appropriate development controls.
8. The proposed district plan has zoned Vineyard Road and its surrounds Countryside Living Zone (CLZ) with minimum lot sizes of 5000m² or half a hectare. From a design perspective, this larger sized allotment is more appropriate on more steeper or undulating terrain where appropriate building sites are more dispersed or restricted.
9. Factors including servicing, infrastructure and accessibility constraints and, in some cases their sensitive character, growth needs to be managed accordingly in these areas of the district. On flatter or easier terrain such as Vineyard Road that adjoins residential zoned land in Te Kawhata, these factors

lends itself to more intensive self – serviced development. The aim is to find the right balance in subdivision restrictions which is efficient use of land yet still protects the local rural environment, I believe that 2000m² sized sections achieve this aim.

10. Diagram A illustrates a 2000m² notional lot design with the notified CLZ and VZ development controls shown, including yards and building platforms. The diagram is to illustrate that a 2000m² sized section is an appropriate and practicable area to accommodate a larger footprint dwelling structure more commonly found outside of the more urbanised areas, vehicular access and manoeuvring, effluent and stormwater disposal and general curtilage area, whilst respecting the proposed building development controls.
11. The notified Building Coverage for CLZ is 10% or 300m² and the minimum building setbacks is 7.5m from road boundaries and 12m from side and rear boundaries, these restrictions are shown as green on Diagram A. The size of the building platform under the CLZ rules should also have an area of 1000m² which I believe is unnecessarily big when considering the actual likely size of any new dwelling on any given allotment.
12. Diagram A confirms that a 300m² sized building footprint can still comfortably fit on a 2000m² sized lot, whilst respecting the proposed building setbacks for the CLZ rules which allow for 5000m² sized lots. In fact there is over 500m² of available building space exclusive of the side yards.
13. This confirms that what is proposed by Vineyard Road Properties Limited is consistent or no different to what could be expected under the CLZ rules in this area.
14. Although there will be a slightly higher density of houses under the proposed 2000m² sized allotments compared to 5000m² sized allotments, the likely spaciousness between buildings on adjoining sites under the CLZ rules could still be achieved with the right development controls which will help maintain the open space rural character of the area.
15. For onsite effluent disposal, Wastewater servicing for new development or subdivisions should comply with AS/NZS 1547:2012. Setback requirements are 1.5m from property boundaries and at least 3m from buildings or houses. By respecting the CLZ building setbacks for a 2000m² sized allotment as a worst case scenario, there would still be over 1,100m² of vacant space available for effluent disposal. Most modern disposal systems would only require approximately half of this available space.
16. The notified Building Coverage for VZ is 20% for un-serviced sites and minimum building setbacks are 3m from road boundaries and 1.5m from side and rear boundaries. The building platform must be either a circle with a diameter of at least 18m exclusive of yards or a rectangle of at least 200m² with a minimum dimension of 12m exclusive of yards, these restrictions are shown as red on Diagram A.
17. Diagram A confirms that a 200m² sized building footprint or 18m diameter circle can comfortably fit on a 2000m² sized lot whilst respecting the proposed building setbacks for the VZ rules which allow

for 3000m² sized allotments. In fact there is over 1,680m² of available building space exclusive of the side yards which confirms that what is proposed by VRPL is consistent or no different to what could be expected under the VZ rules for this area. At a 2000m² sized section, 400m² of impervious area (20% coverage) is also certainly workable for maximum coverage.

18. Also attached is two schematic subdivision plans showing bulk and location for 2000m² sized allotments versus 3000m² allotments. Both subdivision layouts are generally similar in design and will look much the same 'on the ground' to the local residents, however the 2000m² sized lots will achieve a higher yield and result in a more efficient use of the land which is already zoned for more intensive development.
19. The 2000m² sized lot layout is still keeping with the landscape qualities and will not exacerbate any physical limitations such as land instability and will still result in sufficient setbacks and open space to maintain and complement the rural character of the area.
20. Appropriate restrictions on the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated can still be achieved and is encouraged.
21. Subdivision rules need to follow the current market trends or there is no incentive for developers to subdivide and housing supply is restricted and neglected.
22. In recent years and through working on numerous subdivisions in this area, we have noticed a greater market preference for smaller sized lifestyle blocks that are easier to maintain and that are less expensive to purchase. Together with the increase in building costs in NZ, the market is being forced to downscale their expectations in total land area to build their desired dwelling structure. We are constantly being advised by our clients to cater for this demand in our subdivision lot layouts.
23. Some of our clients that are experienced with developing land are requesting us to design smaller lots more frequently because the larger sized lots on previous subdivisions are much harder to sell and there is too much wasted land.



24. Signed by John Rowe – Licensed Cadastral Surveyor, for and on behalf of Vineyard Road Properties Ltd

Dated 25 November 2019

Notional Lot Design - 2000m²

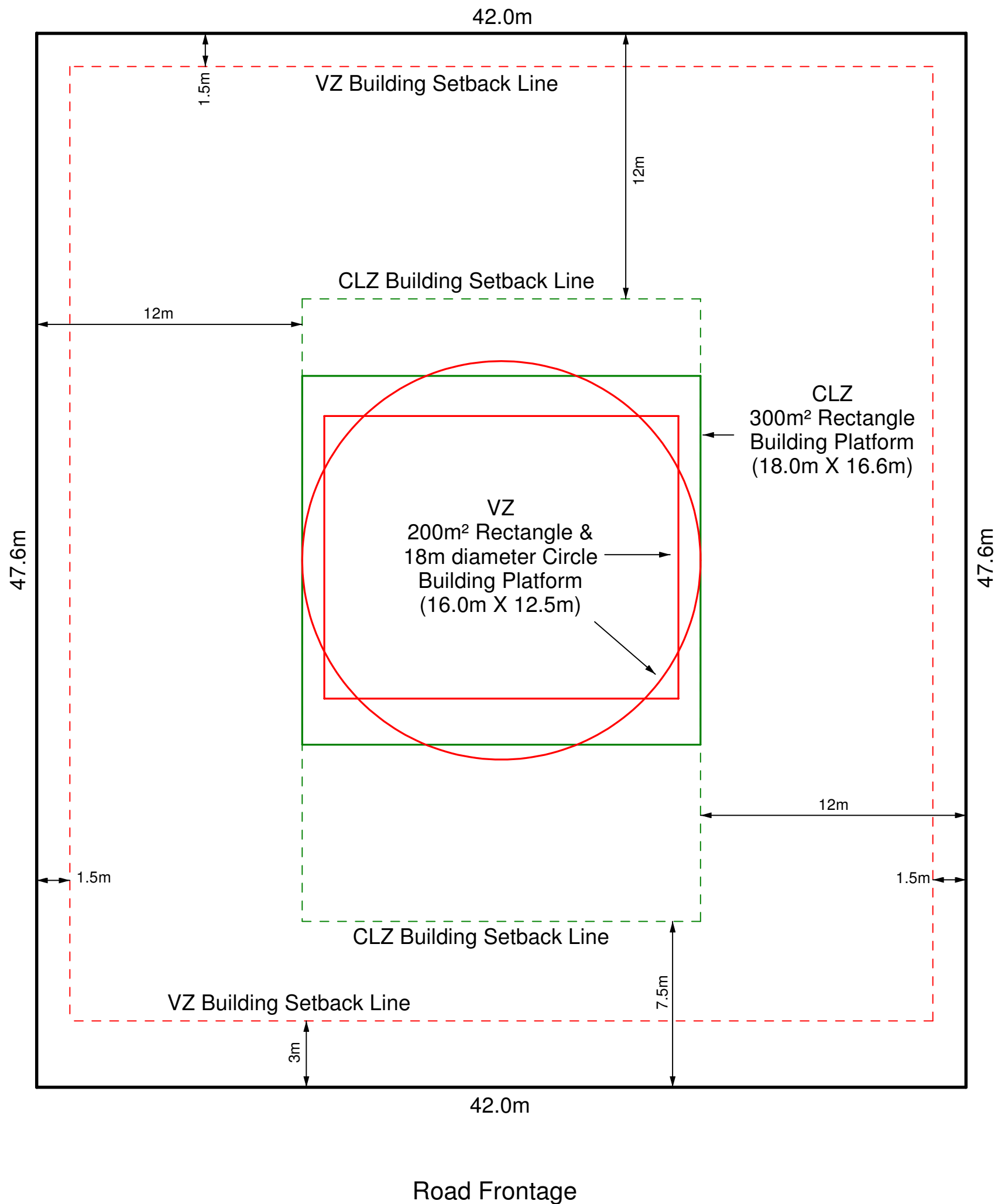


DIAGRAM A
NOTIONAL LOT DESIGN AT 2000m²



2000m² (approx.) Sized Allotments

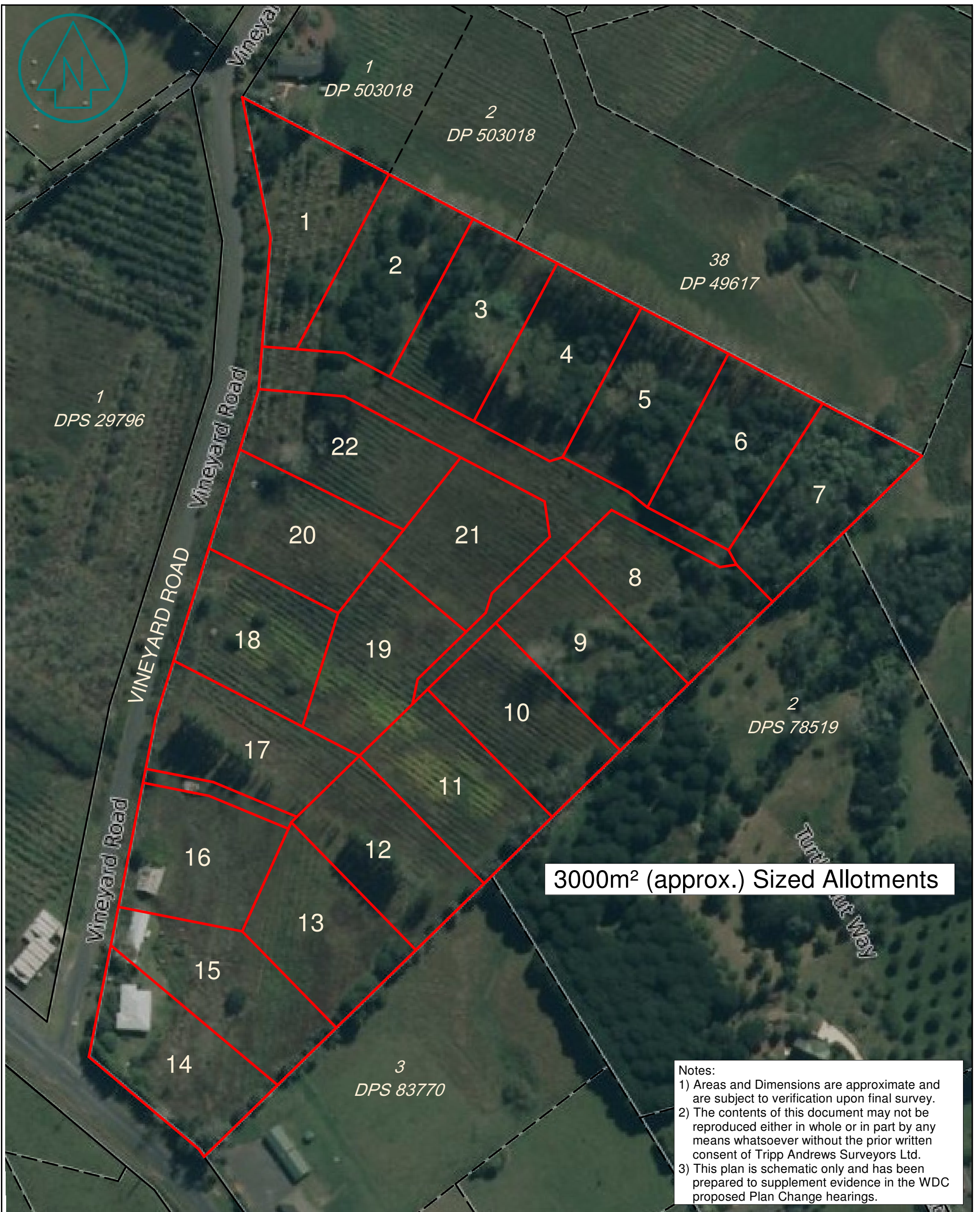
Notes:
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 3) This plan is schematic only and has been prepared to supplement evidence in the WDC proposed Plan Change hearings.

**SCHEMATIC SUBDIVISION PLAN OF
 2000m² SIZED LOTS ON LOT 2 DPS 29796
 (4 VINEYARD ROAD, TE KAWHATA)**

 **TRIPP ANDREWS**
 SINCE 1921 SURVEYORS • PLANNERS • ENGINEERS
 ph 09 589 1962 info@TrippAndrews.co.nz


CLIENT:	SCALE 1:1500 (A3)
AREA: 7.1203 Ha	SHEET 1 OF 1
RT: SA39D/164	DATE: Nov 2019

CLIENT REF



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 3000m² SIZED LOTS ON LOT 2 DPS 29796
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