



PLAN CHANGE 13 TO THE WAIPA DISTRICT PLAN

Hearing Presentation Notes

Mark Chrisp (on behalf of 3Ms of Cambridge GP Ltd – Submitter 20)

Introduction

1. My qualifications and relevant experience are set out in Attachment A.
2. I confirm that I have read the 'Code of Conduct' for expert witnesses contained in the Environment Court Practice Note 2014. My evidence has been prepared in compliance with that Code in the same way as I would do so when giving evidence in the Environment Court. In particular, unless I state otherwise, this evidence is within my sphere of expertise and I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.
3. I have been engaged by 3Ms of Cambridge GP Limited (3Ms) to provide resource management and planning advice in respect of its development aspirations in relation to its property on Cambridge Road. This has included reviewing Plan Change 13 (PC13) and assisting with the development of its submission on PC13.
4. 3Ms owns approximately 40 hectares of land on Cambridge Road (opposite Te Awa Lifecare Retirement Village) within the C2 Growth Cell. 3Ms has also entered into a joint venture with St Peters School in relation to the development of its land in the C3 Growth Cell.

Plan Change 13

5. Insofar as it relates to the C1 and C2/C3 Growth Cells, I support the purpose of PC13 for the reasons stated in the plan change documentation and the s.42A report.
6. The 3Ms submission on PC13 supported the intent of the plan change in respect of rezoning the C1 and C2/C3 Growth Cells from Deferred Residential Zone to Residential Zone, but sought that all areas proposed to be zoned Reserve Zone on the 3Ms site shown on the PC13 notified planning be removed and the entire 3Ms site be zoned Residential Zone. This outcome sought by 3Ms was supported by one further submitter (FS3/4 - Xiaofeng Jiang & Liping Yang) and not opposed by any party.
7. 3Ms lodged a subdivision consent application and AEE to subdivide its 40 hectare property in December 2020 following a lengthy (and unsuccessful) negotiation process with the Waipa District Council regarding the acquisition of the north/south infrastructure corridor and sport fields (totalling 13 hectares). The subdivision consent application, as advanced by 3Ms, does not include the public reserve layout as shown on the PC13 planning maps. This matter is fully addressed in the s.42A report prepared by Ms Hayley Thomas (at paragraphs 5.4.2 – 5.4.5).

8. I support the recommendation in the s.42A report to remove the Reserve Zones from the Planning Maps relating to the 3Ms site, and zone these areas as Residential Zone. This outcome does not foreclose the ability for Council to acquire, and subsequently rezone, any land it purchases for reserve purposes in the future.
9. In my view, with the amendments recommended by Ms Thomas, PC13 gives effect to the provisions of the National Policy Statement on Urban Development 2020.

Attachment A: Mark Chrisp - Qualifications and Experience

1. I am a Director and a Principal Environmental Planner in the Hamilton Office of Mitchell Daysh Ltd, a company which commenced operations on 1 October 2016 following a merger of Mitchell Partnerships Ltd and Environmental Management Services Ltd (of which I was a founding Director when the company was established in 1994 and remained so until the merger in 2016). I am currently serving as the Chairman of the Board of Mitchell Daysh Ltd.
2. In addition to my professional practice, I am an Honorary Lecturer in the Department of Geography, Tourism and Environmental Planning at the University of Waikato. I am also the Chairman of the Environmental Planning Advisory Board at the University of Waikato, which assists the Environmental Planning Programme in the Faculty of Arts and Social Sciences in understanding the educational, professional and research needs of planners.
3. I have a Master of Social Sciences degree in Resources and Environmental Planning from the University of Waikato (conferred in 1990) and have more than 30 years' experience as a Resource Management Planning Consultant.
4. I am a member of the New Zealand Planning Institute, the New Zealand Geothermal Association, and the Resource Management Law Association.
5. I am a Certified Commissioner under the Ministry for the Environment's 'Making Good Decisions' course.
6. I have appeared as an Expert Planning Witness in numerous Council and Environment Court hearings, as well as several Boards of Inquiry (most recently as the Expert Planning Witness for the Hawke's Bay Regional Investment Company Ltd's proposed Ruataniwha Water Storage Scheme).
7. I have been heavily involved in planning processes focusing on the growth and development of Cambridge over the last three decades. This has included:
 - (a) Assisting Transit New Zealand (now Waka Kotahi) determining the route for the State Highway 1 Bypass of Cambridge (now constructed as part of the Waikato Expressway);
 - (b) Preparing submissions in relation to the initial development of the Waipa District Growth Strategy ("**Waipa 2050**");
 - (c) Preparing submissions (on behalf of a range of clients) in relation to every Proposed Waipa District Plan prepared under the Resource Management Act 1991 ("**RMA**");
 - (d) St Kilda Residential Development – including rezoning the land for residential purposes by way of a Private Plan Change to the Waipa District Plan, and various resource consents including, most recently, for eight residential apartments;

- (e) Rezoning 56 hectares of land at Hautapu (by way of a Private Plan Change) to create the Bardowie Industrial Precinct, facilitating the relocation of APL to Cambridge;
- (f) Securing resource consents for a range of developments in Cambridge including:
 - i. Countdown Supermarket
 - ii. Mobil Service Station
 - iii. Cambridge Medical Centre
 - iv. Professional Farm Services
 - v. Shaws Wire Ropes
- (g) Fonterra Hautapu (various land use consents and regional consents for takes and discharges);
- (h) Assisting Waipa District Council in relation to the preparation of a Structure Plan for the C4 Growth Cell;
- (i) Securing resource consents from Waikato Regional Council for Waipa District Council to be able to discharge stormwater from the C1 and C2/C3 Growth Cells (and an associated outfall structure to the Waikato River);
- (j) A submission on Plan Change 13 to the Waipa District Plan; and
- (k) A compact housing development on Coleridge Street in Leamington.