

BEFORE THE HEARINGS PANEL

UNDER

the Resource Management Act 1991

IN THE MATTER

of proposed Plan Change 17 to the Waipā District Plan

**STATEMENT OF SUPPLEMENTARY EVIDENCE OF MARK BULPITT CHRISP
ON BEHALF OF
THE HAUTAPU LANDOWNERS GROUP**

PLANNING

26 MAY 2023

1. INTRODUCTION

- 1.1 My full name is Mark Bulpitt Chrisp.
- 1.2 My qualifications and experience are set out in my evidence in chief dated 13 March 2023. I reaffirm my commitment to adhere to the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023.
- 1.3 I have been engaged by the Hautapu Landowners Group (“**HLG**”) to present planning evidence in relation to Plan Change 17 (“**PC17**”) to the Waipā District Plan (“**WDP**”). My evidence in chief dated 13 March 2023 still stands and remains relevant to the matters to be considered and determined by the Hearing Panel. This statement of supplementary evidence will:
- (a) Outline the recent events associated with PC17 that have occurred since the completion of my evidence in chief dated 13 March 2023;
 - (b) Discusses the key outcomes and implications of those events for PC17 and the outcomes sought by the HLG. This includes a response to the Addendum to the s.42A Report prepared by Ms Neda Bolouri dated 14 June 2023; and
 - (c) Invite the Hearings Panel to consider the option of ‘*live zoning*’ the HLG land as part of PC17 along with discussing the merits of the same.

2. RECENT EVENTS

- 2.1 Since the completion of my evidence in chief dated 13 March 2023, the following events have occurred:
- (a) On 12 April 2023, Waipa District Council released the decision by Mr Alan Withy, an Independent Commissioner, which determined that the submission by HLG is “within scope” and “on” PC17;
 - (b) An expert caucusing session focusing on the integration of the HLG land in relation to three waters was held on 4 May 2023 resulting in a Joint Witness Statement of the same date;
 - (c) An expert caucusing session focusing on the integration of the HLG land in relation to transportation was held on 10 May 2023 resulting in a Joint Witness Statement of the same date; and

- (d) Ms Neda Bolouri has released an Addendum to the s.42A Report dated 14 June 2023.

3. SCOPE DECISION

- 3.1 At the risk of stating the obvious, the decision confirming that the submission by HLG is “within scope” and “on” PC17 means that the outcome sought by the HLG needs to be considered on its planning merits by the Hearing Panel. As noted above, my evidence in chief dated 13 March 2023 discusses the planning merits of the outcome sought by the HLG. The following sections of this statement of supplementary evidence will provide additional support for my opinion, as expressed in my evidence in chief, that the relief sought by the HLG has planning merit and should be approved as part of PC17.

4. THREE WATERS JOINT WITNESS STATEMENT

- 4.1 The key outcomes recorded in the Joint Witness Statement in relation to three waters are:
- (a) Water - both Kama Trust and HLG site can be serviced with the existing and planned Council reticulation under the proposed light industrial provisions and dry industry definition;
 - (b) Wastewater - the HLG site can be connected to Council’s wastewater system; and
 - (c) Stormwater – if the whole area, Kama Trust and HLG, were considered for a stormwater solution, better outcomes could potentially be achieved (through reconfiguring the stormwater basin).
- 4.2 The overall outcome of the caucusing session was there was no engineering reason why the HLG land cannot be adequately serviced in terms of three waters. Furthermore, the inclusion of the HLG land provides opportunities for stormwater to be managed in a better way than currently proposed. Those conclusions are echoed in the supplementary evidence of Mr Mathew Dickey.
- 4.3 A key outcome from the three waters caucusing was confirmation that there would be no issue associated with a road passing through the area identified as Basin 4 on the Structure Plan to provide roading access and a route for underground services to the HLG land.

5. TRANSPORTATION JOINT WITNESS STATEMENT

5.1 The key outcomes recorded in the Joint Witness Statement in relation to transportation are:

- (a) There was agreement that Road 4 (currently shown as cul-de-saced within Area 6 – see the plan below) should be extended northwards to the common boundary of the Kama Trust land and the HLG land if the Hearing Panel grants the relief sought by HLG to have its land rezoned;
- (b) It was agreed that a right turn bay facility is required and would be adequate to service the Kama Trust and HLG land; and
- (c) A high level of agreement was reached in relation to roading issues and upgrades required in the wider Hautapu area.

5.2 From my understanding, the upshot of the caucusing in terms of traffic issues, and based on the evidence of Mr Cameron Inder, there is no traffic engineering reason as to why the HLG land cannot be rezoned for industrial purposes.

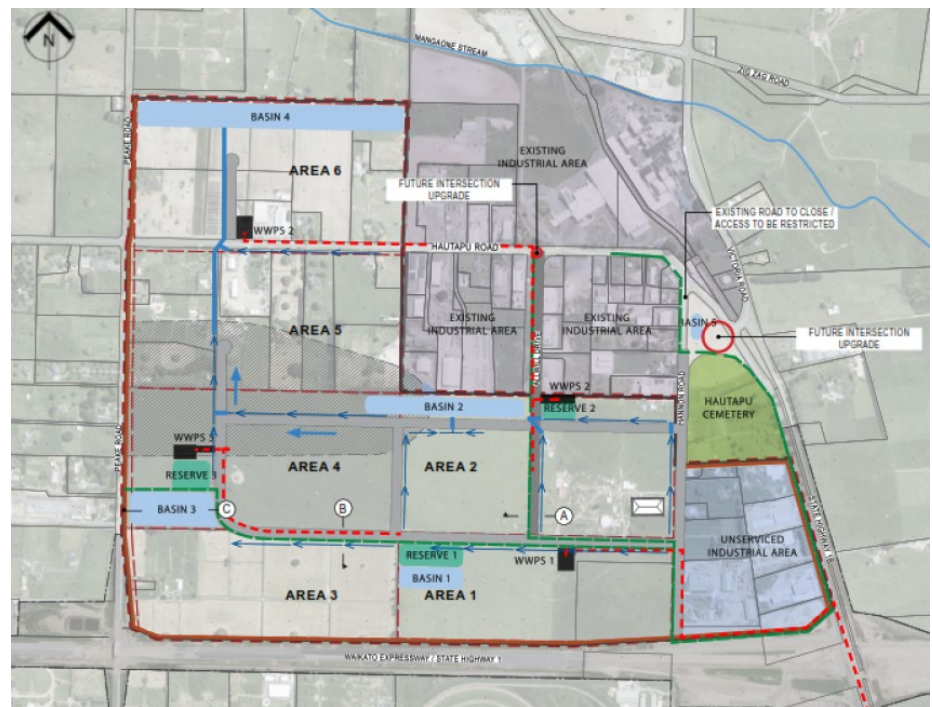


Figure 1: Plan from PC17 showing Area 6

6. ADDENDUM TO THE S.42A REPORT

- 6.1 I have read the Addendum to the s.42A Report prepared by Ms Neda Bolouri dated 14 June 2023 which largely presents additional planning analysis as a consequence of the submission by the HLG being “within scope” and “on” PC17.
- 6.2 I concur with the analysis in the Addendum to the s.42A Report relating to the National Policy Statement for Highly Productive Land (**NPS-HPL**) subject to one additional consideration. The land owned by Mr Dean Hawthorne (one of the members of the HLG) is classified as contaminated land due to it being a former orchard. That situation limits (or potentially prevents) its future use for primary production purposes, particularly for the production of food for human consumption. That situation adds weight to the conclusion reached by Ms Bolouri that the HLG land meets the requirements of the NPS-HPL.
- 6.3 Overall, Ms Bolouri concludes that the relief sought by the HLG (to have its land rezoned to Deferred Industrial Zone) will result in better outcomes. Accordingly, Ms Bolouri recommends that the submission by the HLG be accepted. For the reasons set out in the Addendum to the s.42A Report and in my evidence in chief dated 13 March 2023, I agree with Ms Bolouri and her recommendation. Furthermore, I agree with the changes proposed in Appendix A of the Addendum to the s.42A Report to implement that recommendation.

7. LIVE ZONING OF THE HLG LAND

- 7.1 Having reached the point whereby the s.42A report now recommends that the submission by the HLG be accepted, and that the experts for HLG consider that there is sufficient technical information for a “live” zone, in my opinion there is no planning reason to preclude the HLG land from being zoned Industrial Zone rather than Deferred Industrial Zone. While I understand the Hearings Panel would need to be satisfied that there was scope to achieve that outcome, I would invite the Hearings Panel to consider a ‘live zone’ the HLG land as part of PC17.
- 7.2 That outcome would be on the same basis as proposed in relation to the Deferred Industrial Zone sought by the HLG whereby the HLG land could not be used for industrial purposes unless and until Area 6 has reached 80% development (meaning that 80% of the developable land area is the subject of s.224 certificates) or by 31 March 2030, whichever occurs sooner. The latter

can be stated as a rule in the WDP and/or on the face of the Hautapu Structure Plan (discussed below).

7.3 The reasons why I consider live zoning the HLG land as part of PC17 is appropriate are as follows:

- (a) It avoids the need for a separate plan change process at a later date and the associated costs and resources associated with the same. In other words, it essentially achieves the same outcome in a far more cost effective and efficient manner;
- (b) Any rezoning of the HLG land from Deferred Industrial Zone to live Industrial Zone at a later date would largely focus of two things:
 - i. Confirmation that the land is suitable for industrial development including the ability to service the land in terms of three waters and transportation; and
 - ii. The management of the interface between the HLG land and the surrounding environment. That is not an issue to the south and east (which would already be zoned Industrial Zone assuming Area 6 is rezoned as part of PC17). The management of the interface with the Rural Zone to the north and west can be readily managed as part of the Hautapu Structure Plan (discussed below);
- (c) Sufficient engineering work has now been undertaken (including expert caucusing by a number relevant experts) to conclude that:
 - i. The HLG land is geotechnically capable of being developed and used for industrial purposes; and
 - ii. The HLG land can be adequately serviced in relation to three waters and transportation;
- (d) All engineering aspects associated with the development of the land to the north of Hautapu Road are subject to detailed design (i.e. the HLG land requires the same or similar level of additional engineering investigations and detailed design as Area 6, including addition geotechnical investigations and soakage testing);
- (e) The restriction on when development can occur (noted above) ensures that Area 6 gets developed first and services can be logically

extended from south to north in a more planned and certain manner; and

- (f) The Development Contributions regime can include the HLG land now whereby the cost of infrastructure can be paid for by a wider group of landowners which is likely to result in less costs per hectare (e.g. the costs of the right turn bay and the wastewater pump station at the intersection of Hautapu Road and Road 4 would now be paid for by Kama Trust and HLG, rather than just Kama Trust).

Structure Plan

7.4 Live zoning the HLG land requires that the Hautapu Structure Plan be extended to the north to include the HLG land. Given the engineering work that has already been undertaken (particularly in relation to three waters and transportation) this is a relatively straight forward exercise. The following plan is a Structure Plan relating to Area 6 and the HLG land (which I suggest is referred to as “Area 7”).

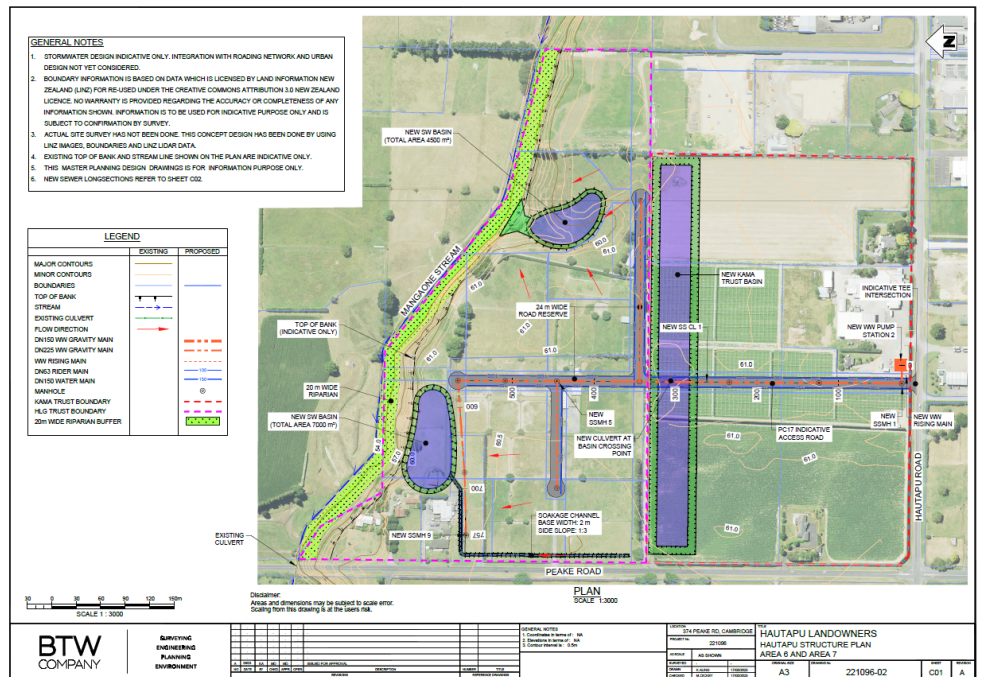


Figure 2: Hautapu Structure Plan for Area 6 and Area 7

7.5 The key elements of the updated Hautapu Structure Plan are:

- (a) Extending Road 4 to the north and showing an indicative internal roading layout for Area 7;

- (b) Underground services (water supply, wastewater reticulation, electricity and fibre) would follow the extended Road 4 alignment;
- (c) Retain the previously proposed wastewater pump station at the intersection of Hautapu Road and Road 4;
- (d) Show additional stormwater soakage basins within Area 7;
- (e) Include a Riparian Management Area along the margin of the Mangaone Stream within Area 7; and
- (f) Include the following rules (I suggest these rules be included along with the other requirements in the right-hand side of the Hautapu Structure Plan):

“Area 7 cannot be used for industrial purposes unless and until Area 6 has reached 80% development (meaning that 80% of the developable land area is the subject of s.224 certificates) or by 31 March 2030, whichever occurs sooner.”

“Prior to any industrial development within Area 7, a Riparian Management Plan must be prepared and submitted to Waipā District Council for certification and subsequent implementation. The Riparian Management Plan must:

- *Specify planting to be undertaken along the southern margin of the Mangaone Stream within Area 7 which is to enhance the biodiversity and amenity of the stream margin (including assisting, over time, with screening industrial activities to the south from properties to the north); and*
- *If feasible, identify and include provision for public access to and along the margin of the Mangaone Stream within Area 7.”*

7.6 The changes proposed in Appendix A of the Addendum to the s.42A Report would all need to occur except that:

- (a) The Planning Maps would show Area 7 as Industrial Zone (rather than Deferred Industrial Zone); and
- (b) The Perimeter Boundary Treatment should extend around the outer extent of Areas 6 and 7.

8. CONCLUSION

8.1 My evidence sets out the planning merit of what is proposed in the relief sought by the HLG. Much of that planning merit has been recognised and endorsed in the s.42A Report (and more recently in the Addendum to the s.42A Report). In summary:

- (a) Based on the evidence of Mr Heath, the inclusion of the HLG land will better provide for the supply of industrial land to meet unfulfilled demand in the short to medium term than what is proposed in PC17. The way the proposal has been advanced by the HLG represents a logical staged approach to the supply of industrial land to meet demand;
- (b) Based on the evidence of Mr Dickey, the HLG land is suitable for industrial land uses and can be serviced in relation to three waters. The inclusion of the HLG land facilitates a better outcome in relation to the management of stormwater and includes the ability to provide for a significant riparian margin enhancement project;
- (c) Based on the evidence of Mr Inder, the HLG land can be serviced in terms of roading by way of a short extension of Road 4 to the boundary of the HLG land;
- (d) The proposal will result in more compatible land uses in proximity to one another and avoid adverse effects on the existing environment; and
- (e) Overall, the inclusion of the HLG land (effectively a Stage 2 following the development of Area 6) is the most appropriate way of achieving the objectives of PC17.

8.2 I support the recommendation in the Addendum to the s.42A Report that the relief sought by the HLG be accepted. Having said that, a better and more efficient outcome would be for the HLG land to be live zoned as part of PC17 with the same proposed limitation on the timing of development.



Mark Chrisp
26 May 2023