

**IN THE MATTER OF** the Resource Management Act 1991

**AND**

**IN THE MATTER OF** Hearings in Relation to the  
Proposed Te Tai o Poutini Plan:  
Residential and Special Purpose Zones

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**STATEMENT OF EVIDENCE OF PAULINE HADFIELD**

**Dated: 17 June 2024**

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## **INTRODUCTION**

1. My name is Pauline Hadfield. I am based in Nelson and work as a senior planner at Davis Ogilvie and Partners Limited, which is a multi-disciplinary survey, engineering and planning consulting company with offices in Christchurch, Nelson and Greymouth. Davis Ogilvie work in the resource management space across the West Coast.
2. I have over twenty years resource management experience. Most of this has been West Coast-based work including preparation of a wide range of subdivision, and land use consent applications to all three District Councils in the region. I also undertake external consent processing work on behalf of the Buller District Council and more recently, the Grey District Council.
3. I hold a Diploma in Environmental Management from the Open Polytechnic of New Zealand and I am an Associate member of the New Zealand Planning Institute. I completed the NZPI's Expert Witness – Presenting Planning Evidence course in 2017.
4. I confirm that all statements made are my professional opinion and that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023. The evidence I will present is within my area of expertise, and I have not knowingly omitted facts or information that might alter or detract from the opinions I express.

## **SCOPE OF EVIDENCE**

5. My evidence is presented on behalf of the following submitters:
  - Ball Developments Limited (Submitter No. 453)
  - Davis Ogilvie & Partners Limited (Submitter No. 465)
6. Please note that evidence in relation to the Davis Ogilvie submission S465 (paragraphs 42 to 45 below) is presented as “submitter’s evidence” rather than as independent expert planning evidence, as I prepared the original submission to which these comments relate.
7. Prior to this hearing, I have had correspondence with Lois Easton, the Reporting Officer for the Residential, Special Purpose and Open Space zones hearings. Ms Easton recommended that the proposed zoning for Kaiata Park as a whole be considered at this hearing; I trust that this is acceptable to the Hearings Panel.

8. I request the opportunity to provide additional evidence, if necessary, at the hearing.
9. Mr Geoffrey Ball, Director of Ball Developments Limited (Submitter S453), will attend the hearing to provide further perspective and answer any questions relating to the Kaiata Park development.
10. Appendix 1 contains a new Outline Development Plan (ODP) zoning overlay for Kaiata Park that is consistent with the indicative Concept Plan for the next stages of the development, which is attached as Appendix 2. For ease of reference, a printout of the notified zoning over Kaiata Park is also included as Appendix 3.
11. The new ODP and Concept Plan supersede previous plans provided with Ball Developments' submission and subsequent correspondence dated 3 May 2024.
12. My evidence will discuss the proposed zoning for Kaiata Park in relation to the changes from the notified Plan. I will also respond to sections of the s42A Officers Reports prepared by Ms Easton as relevant to both Ball Developments' and Davis Ogilvie's submissions.

### **ROADING LAYOUT**

13. The roading layout has been amended from the 2006 Plan Change Outline Development Plan. Kaiata Park Drive now extends around the eastern side of the wastewater pond reserve, creating a larger main loop road through Kaiata Park.
14. The ODP and Concept Plan include further roading providing internal links and access to further stages of the Kaiata Park development.

### **OPEN SPACE ZONE**

15. Changes to Open Space zoning around the Kaiata Park site include:
  - i. A larger area around the Kaiata Park wastewater treatment ponds, to ensure that a suitable buffer between the ponds and any sensitive activities is maintained. The concept plan provides for walkways to be established within this reserve area.

- ii. The area shown as Open Space around the lake has been reduced to enable development of land adjacent to Silver Pine Place.
  - iii. Marginal strips along Kaiata Creek have been shown as Open Space zoning, along with proposed stormwater management areas within Kaiata Park where these are known. On the notified Planning Maps, some of the marginal strips were shown as General Rural, and some as General Residential.
  - iv. Existing and approved reserves vested in the current stages of the development have also been shown as Open Space. These areas were described in more detail in paragraphs 7(ii) and (iii) of S453.
16. The Reporting Officer's comment in paragraph 259 of the s42A report for the Open Space zones hearing is noted; that is, that mapping information she has access to does not enable her to align the proposed zoning with existing property boundaries. Davis Ogilvie can provide accurate CAD definition of all proposed zones for inclusion in the final zoning maps upon request.

#### **GENERAL INDUSTRIAL ZONE**

17. Changes to the General Industrial Zone are limited to four existing sections adjacent to the intersection of Sutton Road and Silver Pine Place. On the notified Planning Maps Lots 6 to 9 DP 404171 were shown as General Industrial, but the developer requests that these sections be included in the Commercial Zone.
18. This proposed re-zoning is consistent with other sections between Silver Pine Place and Kaiata Park Drive, and ensures that land use on these four sections will be more compatible with proposed Residential zoning between the small lake and Silver Pine Place, east of Sutton Road.

#### **LIGHT INDUSTRIAL ZONE**

19. The notified Planning Maps showed a strip of Light Industrial zoning one section deep with frontage onto the east side of Sutton Road. Lots 42 to 44 DP 404171, south of Kaiata Park Drive and adjacent to the existing stormwater detention pond, were included in the notified LIZ zoning.

20. Ball Developments propose to remove this Light Industrial zoning and re-zone these areas as Commercial and General Residential respectively. This rezoning will be discussed in more depth later in my evidence.

### **COMMERCIAL ZONE**

21. The notified Planning Maps included a strip of Commercial zoning behind (east of) the Light Industrial zoning along Sutton Road. Ball Developments propose amending this so that the Commercial zoning in this part of Kaiata Park has road frontage, replacing the notified Light Industrial zoning.
22. An additional Commercial Zone area is proposed, mostly north of the proposed Kaiata Park Drive loop road and including Ball Developments' land on the north side of Kaiata Creek. This area was included as Residential Zone land on the notified Planning Maps, but Commercial zoning is more appropriate for the likely and intended future use of this area.
23. Finally, as mentioned earlier in paragraph 17, the four sections on the corner of Sutton Road and Silver Pine Place are proposed for inclusion in the Commercial Zone.

### **MIXED USE ZONE**

24. The Plan as notified included an area between the lake and Silver Pine Place as Mixed Use Zone. This area contains an existing residential dwelling (Lot 1 DP 517139) and is intended for residential "lake-side" development as shown on the indicative Concept Plan (Appendix 2).
25. It is intended that this Mixed Use Zone area become General Residential Zone.

### **GENERAL RESIDENTIAL ZONE**

26. Both the notified Plan and the ODP provided with Ball Developments' submission showed the majority of the Kaiata Park site as General Residential zone. This has been amended, with a significantly smaller General Residential area now consolidated around the main roading network in the western part of the overall site.

27. The new General Residential Zone areas proposed will reduce the overall area within Kaiata Park where reticulated services are required. Servicing has been a consideration in the decision to reduce the area of this zone, along with anticipated demand for residential sections in this location.
28. Residential areas (working north to south) now include:
- i. The residential sections approved under SD3025/22 on Hinau Crescent. This subdivision is almost complete; s224 Resource Management Act 1991 approval has been signed off and the survey dataset has been approved by Land Information NZ.
  - ii. Land adjacent to the lake, along the northern side of Silver Pine Place and west of its proposed extension through to the proposed loop road. This area was shown as Mixed Use and Open Space Zone on the notified Planning Map.
  - iii. General Residential zoning is proposed along the eastern side of the proposed Silver Pine Place extension and extending generally to the southern boundary of Lot 12 DP 517139, including most of the land enclosed by proposed "Road C" (refer to Concept Plan). This block of General Residential land includes some sections that were shown as Commercial and Light Industrial on the notified Planning Map and three existing lots (Lots 42 to 44 DP 404171) adjacent to the stormwater pond (Lot 500 DP 404171).
  - iv. The final block of General Residential zoning proposed is located adjacent to the southernmost part of the proposed loop road, Kaiata Park Drive, east of the Liddell Construction site (Lot 2 DP 508311). With the exception of the removal of a strip of Open Space land, this area is unchanged from the notified Planning Map.

#### **SETTLEMENT ZONE – RURAL RESIDENTIAL PRECINCT**

29. The remainder of the Kaiata Park site is proposed to be re-zoned as Small Settlement – Rural Residential Precinct (SETZ – PREC 4).
30. Lower density subdivision and residential development is anticipated for this area, with on-site services and a more rural character for development.

31. This area is generally contiguous with the notified area of Small Settlement – Rural Residential land north of Kaiata Creek and along the south side of State Highway 7 towards Dobson township.

#### **BUFFER BETWEEN INDUSTRIAL AND RESIDENTIAL LAND USE**

32. Ms Easton, in paragraphs 318 and 319 of the s42A Report for the Residential Zones, states that she does not support the changes to the Mixed Use, Commercial and Light Industrial zones that were proposed in Ball Developments' submission. Ms Easton notes that the notified Planning Maps included these areas to provide physical distance between General Residential and General Industrial zoning and land use.
33. We have considered and provided for this when finalising the Outline Development Plan attached as Appendix 1, and in my opinion the zoning now proposed will retain adequate buffers between residential and industrial land uses.
34. However, I note that there are areas within the Grey District where other Industrial land uses have been zoned General Industrial immediately adjacent to General Residential zoning. This includes several areas in Blaketown, and along Main South Road at Karoro. Whilst acknowledging that these industrial areas are existing, this does create a precedent in that the proposed Plan does not preclude these zones being immediately adjacent to each other.
35. On the attached ODP for Kaiata Park, General Industrial zoned land is now separated from General Residential land by either Commercial zoning (along Sutton Road) or by existing Local Purpose Reserve containing a stormwater detention pond (Lot 500 DP 404171). There are no boundaries where General Residential land immediately abuts General Industrial land.
36. The smallest distance between General Industrial land and General Residential land is approximately 36m, diagonally across the Sutton Road / Silver Pine Place intersection. Including the 4.5m road setback required for any dwelling on the General Residential site, this provides more than 40m physical separation between the General Industrial zone boundary and any dwelling on the opposite corner.

37. Between Silver Pine Place and the southern part of Kaiata Park Drive, the separation between General Industrial land and General Residential land is approximately 55m, being 20m legal road width plus the depth of the proposed Commercial Zone sections.
38. The three residential sections adjacent to the stormwater detention pond on Lot 500 DP 404171 are more than 55m from the General Industrial land west of the pond. The boundary of the right of way serving these sites is fenced with a solid wooden fence, providing a further buffer for any potential noise effects across the water.
39. The Concept Plan also demonstrates Ball Developments' intention to create vegetated buffer strips between residential development and adjacent non-residential land uses, in order to ensure higher amenity values are retained for all residential sections developed. It is expected that buffer strips will be incorporated into subdivision applications and will likely vest as Local Purpose Reserves as the development of Kaiata Park proceeds.
40. Open Space zoning shown on the ODP is limited to areas around known stormwater and wastewater infrastructure, or existing reserves and marginal strips. Buffer strips have not been shown as Open Space on the ODP as the exact areas will not be finalised until subdivision. Reverse sensitivity effects, if any, would be addressed at the time of subdivision and appropriately mitigated.
41. In my opinion, adequate physical distance between industrial and residential land uses has, or will be, provided for using a combination of the proposed zoning and future landscaped buffer strips as deemed necessary at the time of future subdivision.

#### **SHAPE FACTOR – RESIDENTIAL AND SPECIAL PURPOSE ZONING**

42. In my submission on behalf of Davis Ogilvie (S465) I suggested that a shape factor be included for outdoor living spaces be included in the rules for all relevant zones.
43. In her s42A report for the Residential Zones, Ms Easton considers this and, following discussion with the respective Council planning teams, has



recommended that a 3m minimum dimension be added to Rules GRZ–R1 and MRZ–R1 (paragraph 41).

44. The same submission point is discussed in the s42A report for the Special Purpose Zones, with a different conclusion. In that report and in relation to the Scenic Visitor Zone, Ms Easton (paragraph 380) does not support the submission point, because no “appropriate requirement” was suggested. Presumably this report was prepared prior to the aforementioned discussion with the Council planners.
45. It is logical that the minimum dimension be consistent across all rules and zones requiring outdoor living spaces, and therefore I suggest that the 3m minimum dimension also be adopted for Rule SVZ - R1.3.

### **CONCLUSION**

46. In conclusion, I request that the Hearings Panel:
  - i. Accept the proposed zoning for Kaiata Park as shown on the updated Outline Development Plan attached as Appendix 1; and
  - ii. Adopt the 3m minimum dimension for outdoor living spaces in the Scenic Visitor Zone, consistent with the Reporting Officer’s recommendation for the Residential Zones.



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**PAULINE HADFIELD**

17 June 2024