

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 and agree to comply with 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.
5. I request the opportunity to provide additional evidence, if necessary, at the hearing.

SCOPE OF EVIDENCE

6. My evidence is presented on behalf of T Croft Limited (Submitter No. 460). T Croft Ltd own and operate a large rural contracting business based on Arnold Valley Road at Stillwater.
7. This evidence will discuss the zoning of Croft's land at Stillwater, and comment on relevant sections in the s42A Officers Report.

ZONING OF CROFT'S LAND

8. The Croft family own approximately 27 hectares of land in three parcels of land on Arnold Valley Road at Stillwater, all of which is presently zoned Rural under the operative Grey District Plan.
9. The notified TTPP planning maps rezoned Croft's contracting yard and the surrounding property (Lot 2 DP 2338) as Light Industrial. Thomas Croft's 4-hectare rural-residential section at 157 Arnold Valley Road (Lot 1 DP 2338) has been proposed for Rural Lifestyle zoning. Croft's submission supported the proposed zoning for these titles, and this has been acknowledged by the Reporting Officer in her s42A Report.
10. Croft's submission requested that Lot 2 DP 2261, at 139 Arnold Valley Road, be included in the Light Industrial Zone. Lot 2 DP 2261 is just 4000m² in area and contains a residential dwelling, yet has been zoned as General Rural under the proposed TTPP. This is inconsistent with the surrounding land.
11. When planning consent was granted for Croft's contracting yard in 1981, the house at 139 Arnold Valley Road was approved as a caretaker's residence. Frank (shareholder and director of T Croft Ltd) and Clare Croft live in this house, close to the yard but sufficiently removed for amenity and privacy reasons. This background was detailed in Croft's original submission paragraph 10.
12. Appendix 1 to this evidence contains an aerial photograph, which shows that the dwelling at 139 Arnold Valley Road is not fully contained within Lot 2 DP 2261. The house is built across the boundary with the title for Croft's contracting yard (Lot 2 DP 2338).

SECTION 42A REPORT

13. The s42A Report for the Commercial and Industrial zones referred to Croft's submission and noted the support for Light Industrial zoning for Lot 2 DP 2338 (Croft's yard site).

14. The s42A Report for the Rural zones notes the support for Rural Lifestyle zoning for Lot 1 DP 2338 (the dwelling at 157 Arnold Valley Road).
15. However, the s42A Report omits any comment regarding the requested re-zone for Lot 2 DP 2261 at 139 Arnold Valley Road. Submission point 460.003 is listed in the table of Rezoning Requests – Grey District on page 189, but there is no subsequent comment in the report. Nor is this site mentioned in the recommended changes to the Planning Maps in Appendix 1 of the s42A Report.
16. Submission point 460.003 is listed on page 26 of Appendix 2 (Part 2) to the s42A Report, containing the Reporting Officer's recommendations for each submission considered. In this document, Ms Easton recommends that the submission point be accepted; this has also been supported by the Grey District Council in their Further Submission.
17. T Croft Ltd wish to ensure that the proposed re-zoning of Lot 2 DP 2261 as Light Industrial is shown on the final Planning Maps, and request that this omission be rectified.

CONCLUSION

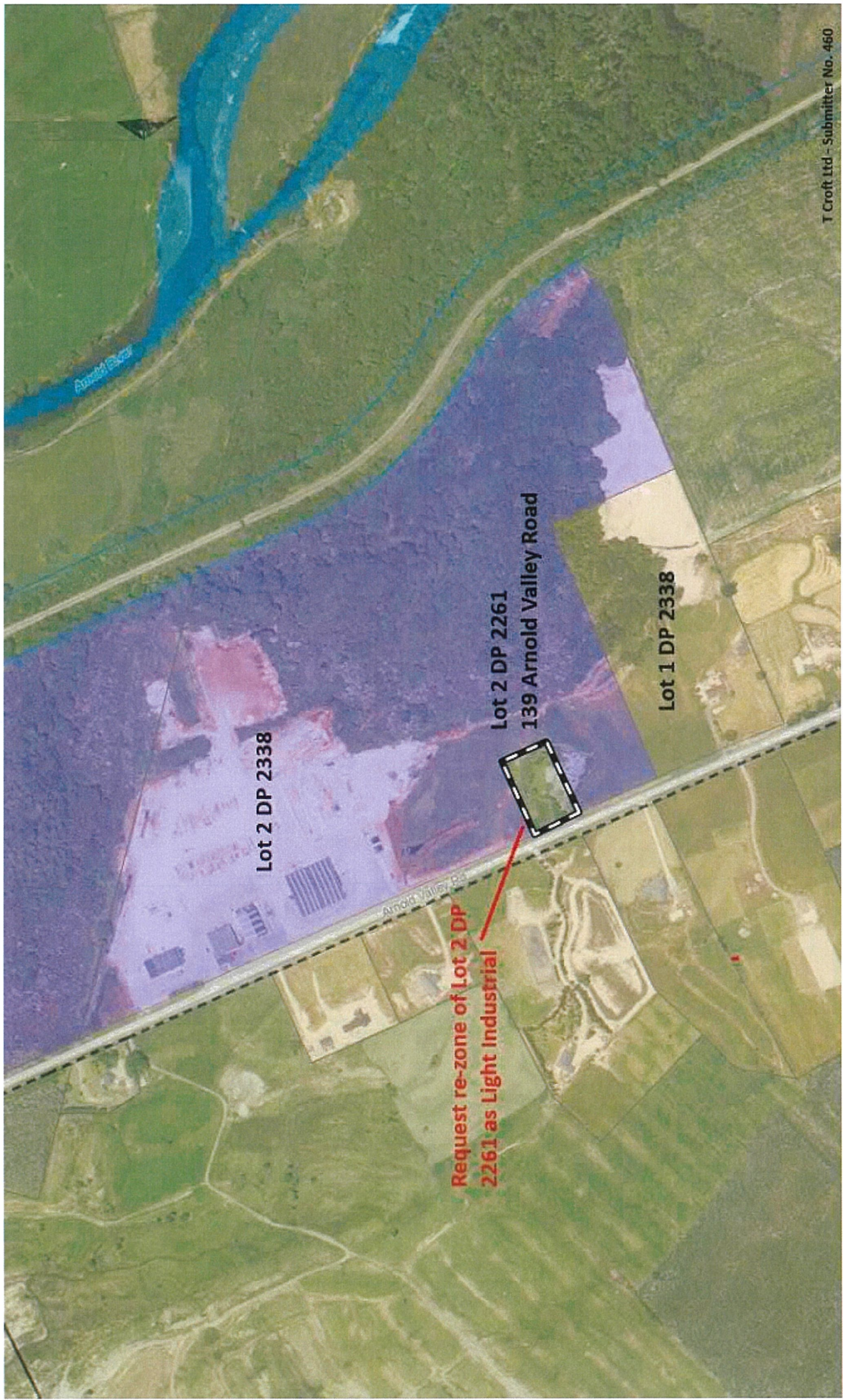
18. In conclusion, I request that the Hearings Panel re-zone Lot 2 DP 2261 at 139 Arnold Valley Road as Light Industrial, in accordance with the Reporting Officer's recommendation in her Appendix 2.



PAULINE HADFIELD

01 July 2024





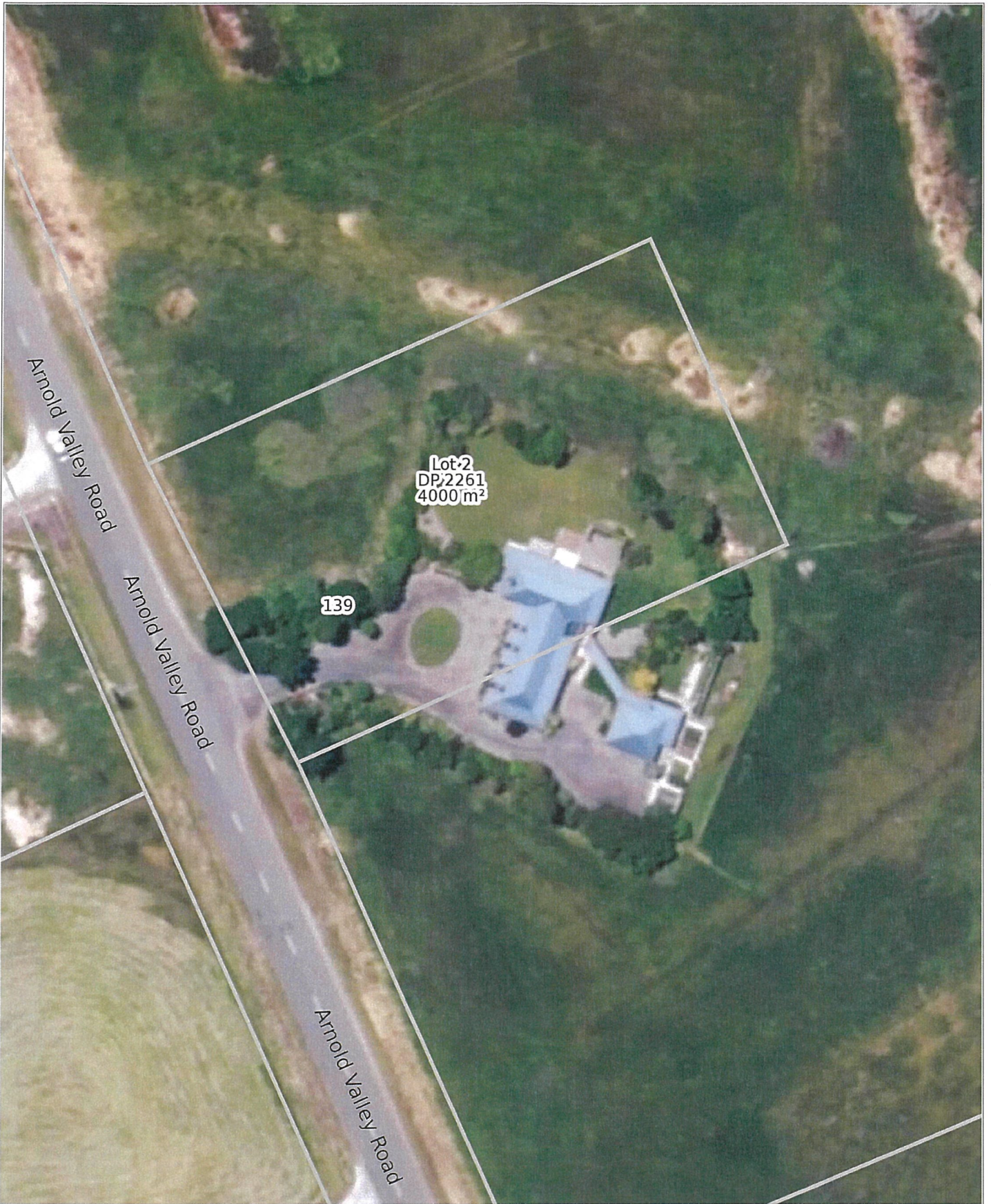
Lot 2 DP 2338

Lot 2 DP 2261
139 Arnold Valley Road

Lot 1 DP 2338

Request re-zone of Lot 2 DP
2261 as Light Industrial





Map Prepared

PAH



139 Arnold Valley Rd

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November 07, 2022





Appendix 2: Rural Zones – Officer Recommendations -Part Two

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S457.017	Westport Rifle Club Incorporated	GRUZ - R23	Support	Retain this rule as notified in relation to the Rifle Range Protection Area.	Accept
S460.002	T Croft Ltd	Rural Lifestyle Zone	Support	Retain the Rural Lifestyle zoning for the property at Lot 1 DP 2338 Stillwater	Accept
S460.003	T Croft Ltd	Rezoning Requests	Amend	Rezone the caretakers residence at 139 Arnold Valley Road (Lot 2 DP 2261) as Light Industrial Zone.	Accept
FS1.137	Grey District Council		Support	Allow	Accept
S461.004	Cashmere Bay Dairy Ltd	RURZ - O1	Support	Retain as notified	Accept
FS105.8	David Ellerm		Oppose	Disallow	Reject
S461.005	Cashmere Bay Dairy Ltd	RURZ - O2	Oppose	Amend objective to cater for "residential activity"	Reject
S461.006	Cashmere Bay Dairy Ltd	RURZ - O3	Support	Retain as notified	Accept
S461.007	Cashmere Bay Dairy Ltd	RURZ - O4	Support	Retain as notified	Accept
S461.008	Cashmere Bay Dairy Ltd	RURZ - O6	Support in part	Amend the objective so that on site servicing should generally be allowed where there are no existing Council services and it can be demonstrated that effects from servicing can be contained on site.	Accept in part
FS105.9	David Ellerm		Oppose	Disallow	Accept in part
FS1.141	Grey District Council		Support	Allow	Accept in part
S461.009	Cashmere Bay Dairy Ltd	RURZ - P1	Support	Retain as notified	Accept in part
S461.010	Cashmere Bay Dairy Ltd	RURZ - P2	Support	Retain as notified	Accept in part
S461.011	Cashmere Bay Dairy Ltd	RURZ - P3	Support	Retain as notified	Accept in part
S461.012	Cashmere Bay Dairy Ltd	RURZ - P4	Oppose	Amend policy to identify that "Large lots" may not be the most appropriate development at settlement outskirts, and could result in fragmentation of the rural land resource.	Accept in part
S461.013	Cashmere Bay Dairy Ltd	RURZ - P5	Support	Retain as notified	Accept
S461.014	Cashmere Bay Dairy Ltd	RURZ - P7	Support in part	Amend to recognise that most settlements on the West Coast have limited reticulated servicing, and that on site servicing should generally be allowed where there are no existing Council services and it can be demonstrated that effects from servicing can be contained on site.	Reject
FS105.10	David Ellerm		Oppose in part	Disallow in part	Accept in part

