

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:
 Rural and Settlement Zones

**STATEMENT OF EVIDENCE OF PAULINE HADFIELD
ON BEHALF OF TE KINGA INVESTMENTS LTD**

Date: 1 August 2024

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. This evidence is presented on behalf of Te Kinga Investments Limited (Submitter No. 598, Further Submitter No. 143).
6. David Orange and Michael Phillips, directors of Te Kinga Investments Ltd, are both here with me today to speak to their submission from the developer's perspective and answer any questions you may have.
7. My evidence today will discuss the background to the submission that was made on behalf of Te Kinga Investments; and respond to the Reporting Officer's comments in the s42A Officers Report.

SUBMISSION BACKGROUND

8. Te Kinga Investments Ltd (TKI) are progressively developing approximately 30 hectares of land at Te Kinga. Two "rural" subdivisions have been undertaken to date: Lots 1-4 DP 474747 in 2014, and Lots 1-8 DP 576274 in 2023. The development area, including these two subdivisions, is shown

on the highlighted aerial photo attached to this evidence; the balance of the property is Lot 9 DP 576274.

9. It should be noted that the 2023 subdivision was completed after the submission was lodged. The submission referred to Lot 2 DP 547998, which has now been subdivided under DP 576274. A copy of DP 576274 is attached to this evidence for your reference.
10. Lots 2-8 DP 576274 are subject to "buy-back" arrangements with the new owners. Building sites are located at the southern end of each title, on an elevated area above the shared access road that can be seen crossing through these sites.
11. TKI wish to re-zone part of their overall site as SETZ Settlement to facilitate subdivision into about 25 large residential sections of approximately 1000m² in area to meet market demand. Mr Orange and Mr Phillips will be able to discuss the demand for sections at Iveagh Bay in more depth.
12. The area requested for Settlement zoning is shown on the concept plan that was attached to TKI's submission, attached again today. The area generally follows an existing formed internal access road; and includes a strip of land behind existing residential development on Cashmere Bay Road as well as the building sites for the recent subdivision in 2023.
13. Transport and Landscape assessments were attached to the submission, and in March 2024 a preliminary servicing report was also provided to the TTPP Committee. All of these reports concluded that the area is suitable for the type of development anticipated, and that new sites can be appropriately serviced at the time of future subdivision.

SECTION 42A REPORT DISCUSSION

14. In paragraph 199 of the s42A Report for the Settlement Zones, Ms Easton notes that the Grey District Council have reviewed the technical reports provided and have indicated support for the re-zoning sought.
15. Te Kinga Investments' submission anticipated that the balance land would revert to General Rural zoning as an off-set to the smaller sites potentially able to be subdivided within the strip of Settlement Zone. Te Kinga Investments are pleased to see that the recommendation in the s42A Report is for the balance of the overall site to remain as Rural Residential Precinct land, which could potentially see some larger rural-residential sites subdivided in the future.
16. In paragraph 207 of the s42A Report and on page 14 of Appendix 1 to the s42A Report, there is an apparent typographical error in the caption for the plan recommending re-zoning of Te Kinga Investments' land. The bullet point is consistent with the s42A Report: "*Rezone part of Lot 2 DP 547998 at Te Kinga to Settlement Zone as per the map below.*" but the plan is noted "*Rezone green areas to Settlement Zone – Rural Residential Precinct*". This is noted here to flag this typo error when the planning maps are finalised.
17. There is also a further inconsistency between the discussion in the s42A Report, the recommended amendment to the planning maps in Appendix 1, and the Officer's Recommendations on page 25 of Appendix 2. In Appendix

2, Submission point S598.001 is noted as “reject”, but this is not the recommendation from the main s42A Report or Appendix 1.

18. For ease of reference I have included highlighted printouts of the relevant pages of the s42A Report and Appendices 1 and 2.
19. Noting the District Council’s support for the re-zoning sought, I trust that the intent of the recommendation in the main s42A Report and the proposed planning maps amendment in Appendix 1 is correct.

CONCLUSION

20. In conclusion, I request that the Hearings Panel accept the recommendation of the Reporting Officer, and re-zone the land shown in green on the plan at page 14 of Appendix 1 to the s42A Report as Settlement Zone; and that the balance of the area remain as Small Settlement – Rural Residential Precinct.
21. Thank you for your time today. I am happy to answer any questions to the best of my ability.

A handwritten signature in black ink, appearing to read 'PAULINE HADFIELD', with a long horizontal line extending to the right from the end of the signature.

PAULINE HADFIELD

01 August 2024

