

**BEFORE THE INDEPENDENT HEARINGS PANEL APPOINTED BY
WAIMAKARIRI DISTRICT COUNCIL**

IN THE MATTER of the Resource Management Act 1991 ("**RMA**")

AND

IN THE MATTER Submissions on the Subdivision Chapter of the
Proposed Waimakariri District Plan (Hearing
Stream 8)

**STATEMENT OF LAY EVIDENCE OF NICHOLAS JOHANNES
HOOGEVEEN ON BEHALF OF OHOKA MEADOWS LIMITED
(PRIMARY SUBMISSION 202)**

15 APRIL 2024

1. INTRODUCTION

- 1.1 My name is Nicholas Johannes Hoogeveen. I am a shareholder in Ohoka Meadows Limited and a chartered accountant at Nick Hoogeveen and Associates based in Paeroa, Hauraki. I have extensive experience in rural activities including dairy farming and horticulture.

Code of conduct

- 1.2 Whilst I am providing tabled, lay evidence, I confirm that I have read the Expert Witness Code of Conduct set out in the Environment Court's Practice Note 2023. I have complied with the Code of Conduct in preparing this evidence and I agree to comply with it in writing this tabled evidence before the Hearings Commissioners. Except where I state that I am relying on the evidence of another person, this written evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in this evidence.

2. SCOPE OF EVIDENCE

- 2.1 My evidence relates to the subdivision aspect of the primary submission of Ohoka Meadows Limited (**Ohoka Meadows**) on Waimakariri's Proposed District Plan (**PDP**).

Background

- 2.2 Ohoka Meadows owns 95.793 hectares of land at 715 Mill Road and 22 Aschens Road, Ohoka (**the site**). The PDP proposes to rezone the site as Rural Lifestyle Zone (**RLZ**). The land is currently used as a dairy farm.
- 2.3 The surrounding area is comprised of land utilised for farming activities such as dairy farming, dry stock farming, equine, poultry, and cropping as well as rural-residential development. The surrounding rural-residential lifestyle allotment density ranges in size from approximately 1.5Ha to 4Ha.
- 2.4 The site is also near the Rolleston Industrial Developments Limited site at 575 Mill Road which is seeking a (predominantly) medium density plan change over its land.

- 2.5 Ohoka Meadows is generally supportive of the PDP. However, Ohoka Meadows is principally concerned with minimum subdivision controls in the Rural Lifestyle Zone. I present tabled lay evidence in respect of this matter.

3. RURAL LIFESTYLE ZONE SUBDIVISION PROVISIONS

- 3.1 The site is located between the two rural centres of Ohoka and Mandeville North. More intensive residential development (albeit still with a rural character) should be enabled. 4ha is not an efficient or effective use of this type of rural land.
- 3.2 In my experience of rural activities, 2ha of land can provide for rural lifestyle activities, such as horticulture.
- 3.3 I am aware that generally across New Zealand districts, comparable rural lifestyle type zones have a minimum lot size of 2ha. For example, the Countryside Living Zone in Auckland has a 2ha minimum lot size. The Rural Lifestyle Zone in Queenstown is 2ha minimum lot size. I do not see why the comparable zone in Waimakariri should be any different.
- 3.4 Should the Panel not wish amend the density provisions for the entire zone, alternate relief that Ohoka Meadows seeks is a subdivision control variation (or overlay) for their land to 2ha due to its location between two rural centres, and the existing surrounding density that drops as low as 1.5Ha.
- 3.5 I note that other submitters are seeking a minimum of 2ha in the Rural Lifestyle Zone.
- 3.6 The above amendment, or alternate relief, would better align with the objectives and policies in the zone, as set out in the Ohoka Meadows submission.

4. CONCLUSION

- 4.1 The minimum Rural Lifestyle density provisions result in an inefficient and ineffective use of land where located in close proximity to rural centres, and Christchurch City. They are not in keeping with other similar zones in other

centres, which show that rural lifestyle activities can occur at densities of 2ha. This is also my experience of rural lifestyle living.

- 4.2 Section 32(1)(b)(ii) of the RMA requires an evaluation of the subdivision provisions in terms of their efficiency and effectiveness in achieving the PDP's objectives. As set out in my evidence, the subdivision provisions as currently proposed are unlikely to achieve the housing supply objectives, and 2ha can still enable rural production activities that are commensurate with rural lifestyle living. In my view, the changes that I have proposed to the subdivision density provisions for the RLZ (or alternate relief of Ohoka Meadows) will be a much more efficient and effective way of meeting the PDP's objectives.

A handwritten signature in black ink, consisting of several overlapping loops and a horizontal line extending to the right.

Nicholas Hoogeveen

15 April 2024