

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of a submission in respect of the **PROPOSED WAIKATO DISTRICT PLAN** by **AMBURY PROPERTIES LIMITED** pursuant to Clause 6 of Schedule 1 of the Act seeking the rezoning of land at Ohinewai

SUMMARY STATEMENT OF DAVID McLAREN GAZE

1. My name is David McLaren Gaze. I am the Executive Director of Gaze Commercial Ltd. I prepared a statement of evidence dated 9 July 2020 and a statement of rebuttal evidence dated 24 August 2020. The purpose of this document is to summarise those statements.

Site selection criteria and process

2. Due to severe constraints on TCG's facilities, TCG has decided to consolidate its Auckland operations to one large site outside Auckland. Key criteria for selecting a site was the need for it to be large and to have access to the State Highway network and rail, to facilitate the movement of raw material and finished product via the Auckland and Tauranga ports.
3. Over a six-month period, APL searched extensively for a suitable location in northern Waikato, involving physical trips to all locations, discussions with local real estate agencies, councillors, and council officers. Most of the sites investigated were not suitable for the Proposal because they were too small, were unavailable for purchase, or had geotechnical or other issues.
4. APL purchased the 178ha Ohinewai site ("Site"), which is ideal in terms of its large size; its positioning in the "Golden Triangle" between Auckland, Tauranga and Hamilton; and its easy access to the North Island Main Trunk Railway and State Highway 1.

APL's landholdings at Ohinewai and other landowners

5. The majority of the Site (166ha) has been used for dairy farming. All three titles of the dairy farm have been purchased by APL. There are three other small parcels of land occupied by dwellings within the Site. I have been negotiating the purchase of these properties but so far, no agreement has been reached with all three owners preferring to negotiate after the proposed re-zoning.

The Sleepyhead Estate concept

6. The Sleepyhead Estate concept comprises four main components. These are comprehensively outlined in my EIC, but in summary, these components are:
 - (a) Industrial component: The Ohinewai Zoning Plan provides for a zoned industrial area of 75ha. The Ohinewai Structure Plan ("OSP") provides

for a gross industrial area of 66.8 hectares, which will provide for the factory, the rail siding, and other industrial users.

- (b) *Business component:* The Ohinewai Zoning Plan provides for 6.19ha of the Site to be zoned for Business use, comprising provision for local convenience needs including a service station, bus terminal, and emergency vehicle station, and a neighbourhood centre comprising convenience stores.
- (c) *Residential component - providing financially accessible housing:* The OSP provides for a residential area of 52ha (gross). A key driver of the Sleepyhead Estate Masterplan ("Masterplan") is to deliver residential development in a manner that enhances the opportunity for selected qualifying staff to achieve home ownership, plus allowing staff to be accommodated in a work/play environment that will minimise their need for vehicle use. This residential requirement on site is also enhanced by a further Industrial client (as evidenced in the letter from the James Group, attached as **Attachment "A"** to my rebuttal evidence) that requires 200 residential lots to accompany their manufacturing base. To my knowledge these combined facilities are not available elsewhere.
- (d) *Recreation / open space component:* The OSP provides for 55ha of land to be allocated to reserves, stormwater infrastructure, fitness tracks, community playing fields, community vegetable plots, barbeque areas and playgrounds. A Sleepyhead Estate Residents Society will be established to manage and maintain the community facilities.

Servicing the development

- 7. The manner in which the development will be serviced is set out comprehensively in my EIC include, including in terms of stormwater and flood management, electricity and gas supply, water and wastewater, road access, rail siding, and educational facilities. My EIC confirms that all servicing and access requirements can be provided for.
- 8. With regard to water supply, Stage 1 of the development will be serviced by a consented bore on site. External water supply is needed to service further stages of the development, and in this regard, APL has reached a preliminary agreement with the Te Kauwhata Water Association for the supply of water in the interim. However, the preferred option for supplying water to the proposed development is to receive municipal supply from WDC, using the existing capacity within the Huntly Water Treatment Plant and servicing the development via a dedicated delivery main. There is sufficient capacity within the HWTP until approximately 2026. We are well aware that WDC is presently in discussions with TKWA to combine both supplies that if concluded will remove this capacity deadline.
- 9. With regard to wastewater management, Stage 1 of the development will be serviced by a septic system that has already been constructed and consented. The preferred option for wastewater servicing subsequent stages is the use of existing capacity at the Huntly Wastewater Treatment Plant.
- 10. In relation to both issues, the Ohinewai development has been recognised and provided for in Watercare's Mid Waikato Servicing Strategy.

Infrastructure funding arrangements

- 11. Since my EIC was filed, John Olliver, Bill Mitchelmore and I have been attending weekly meetings with Mark Davey (Analytics Manager) and Christine Piddock (legal counsel) from WDC to address issues relating to key infrastructure elements required to service the OSP. The outcome of these comprehensive

meetings is that APL has entered into a memorandum of understanding ("MOU") with WDC. The MOU will form the basis of a private development agreement ("PDA") for infrastructure provision in due course if the rezoning is approved.

12. The MOU outlines the OSP and recognises the need for infrastructure provision and the funding consequences, identifies goals including considering funding options, and delivering a development that fully aligns with the Vision and Strategy for the Waikato River. The key infrastructure provided for in the MOU include three waters principles, transport requirements, and reserves and community facilities principles. These are discussed in my rebuttal evidence, and the MOU is attached to my rebuttal evidence.
13. On the basis of the clear understanding recorded in the MOU and the support of WDC, I am confident that APL can sufficiently address the detail of infrastructure planning and funding moving forward.

Time frames and staging

14. Time is of the essence for TCG. The urgent need for a foam factory has meant that resource consent for that facility has already been applied for. In theory the resource consent and re-zoning results will conclude at similar times so a commercial decision can be made to commence or shelve the application.
15. APL's intention is to carefully stage the development to coincide with the provision of key infrastructure. The staging plan is as follows:
 - (a) Stage 1: Construction of the 25,000m² foam factory, with applications for resource consent being lodged with WDC, WRC and Government's Fast Track consenting process in late August 2020;
 - (b) Stage 2: Will comprise 100,900m² of industrial area and 21,900m² of the commercial area, and 145 residential lots;
 - (c) Stage 3: Will comprise 116,000m² of industrial area, 1,000m² of commercial area and 214 residential lots;
 - (d) Stage 4: Will comprise 245 residential lots;
 - (e) Stage 5: Will comprise 48,200m² of industrial area, 34,300m² of commercial area, and 158 residential lots; and
 - (f) Stages 6-8: Will comprise the remainder of the residential lots.

Consultation and stakeholder engagement

16. APL has met with numerous stakeholders to build solid relationships and partnerships. APL has met with Waikato-Tainui; Waikato Regional Council and New Zealand Transport Agency; Fire Brigade, Fire and Emergency New Zealand and St John; Ohinewai Lands Limited, and Ralph Estates, as well as the Ohinewai and Huntly communities and have amended the Proposal to accommodate their feedback.

Tangata Whenua Governance Group

17. APL entered into a memorandum of understanding with representatives of local iwi and hapu which resulted in the establishment of the Tangata Whenua Governance Group ("TWGG") to formalise the relationship between mana whenua and APL, and to ensure that mana whenua environmental, cultural and spiritual values are appropriately identified, recognised and provided for by the development.

Conclusion

18. The TCG / APL submission on the PDP represents the culmination of a long and thorough process of careful site selection; comprehensive structure planning; assessment of effects across a broad range of issues to support the APL submission; and consultation with key stakeholders. I am satisfied that the process has been thorough and robust; and as proposed, the Project will be undertaken in a manner consistent with best practice, TCG's company and environmental values, and TCG's commitment to the community.

David Gaze
9 September 2020