

**Hearing Stream 2 – Residential
Wellington City Council**

In the matter of

Proposed District Plan review incorporating the Intensification Streamlined Planning Process (ISPP), and the first schedule of the Resource Management Act.

Hearing 2 – Residential

Expert Evidence of Cameron Peter de Leijer on behalf of 292 Main Road Limited

Date: 07/03/2023

Next Event Date:

4th April 2023

Hearing Chair:

Trevor Robinson

Hearing Pannel:

Robert Schofield, Heike Lutz, Liz Burge, Lindsay Daysh, Jane Black, Rawiri Faulkner, David McMahan.

Introduction

- 1 My full name is Cameron Peter de Leijer. I am a Senior Surveyor and Planner at Spencer Holmes Ltd. I specialise in Cadastral Surveying, Resource Management, and Land development.
- 2 I am planning evidence on behalf of 292 Main Road Limited.
- 3 I am authorised to provide this evidence on their behalf.

QUALIFICATIONS

- 4 My qualifications and experience are as follows:
 - 4.1 I have a Bachelor of Surveying from the University of Otago and Bachelor of Science from the University of Canterbury.
 - 4.2 I have 5 years post graduate experience as a surveyor in private practice at Spencer Holmes Limited. During that time, I have worked on a variety of survey projects. I now work closely in the land planning field which includes the preparation of resource consent applications, as well as developing land use strategies for clients.
 - 4.3 In October 2021 I achieved the requirements to be a Licensed Cadastral Surveyor under the Cadastral Survey Act 2002, which is a rigorous set of exams that require knowledge in the law surrounding Cadastral Surveying. Upon obtaining my license to undertake cadastral surveys, I became full member of the surveying professional body, Survey and Spatial New Zealand.
 - 4.4 I previously sat on the Board for the Survey and Spatial Wellington Branch executive team. I currently have a position on the Board of the Positioning and Measurement Stream for Survey and Spatial New Zealand, which is the one of the governing streams of the survey profession.

5 My involvement in these proceedings (via Spencer Holmes Ltd) has been to prepare the submission for 292 Main Road Ltd, as well as provide this evidence for the residential hearing.

CODE OF CONDUCT

6 I have read the Code of Conduct for Expert Witnesses set out in the Environment Court's Practice Note 2023. Whilst this is a Council hearing, I have complied with the Code of Conduct in preparing my evidence and will continue to comply with it while giving oral evidence before the commissioners. My qualifications as an expert are set out above. Except where I state I rely on the evidence of another person, I confirm that the issues addressed in this statement of evidence are within my area of expertise, and I have not omitted to consider material facts known to me that might alter or detract from my expressed opinions.

ORIGINAL SUBMISSION

7 The original submission was to amend the zone from Medium Density Residential Zone to High Density Residential Zone for the site at 292 Main Road, Tawa and increase the height limit to allow for a 6 storey building to be constructed.

BACKGROUND

8 The site at 292 Main Road, Tawa is located approximately 700 metres from the Linden Station which is an existing rapid transport stop for the rail network in Tawa.

9 The National Policy Statement on Urban Development (2020) directs buildings of at least 6 stories within a walkable catchment of existing and planned rapid transit stops.

10 The spatial plan published by Wellington City Council originally defined that walkable catchment from Linden Station is 10 minutes. This catchment included the site at 292 Main Road.

- 11 The draft proposed district plan has zoned 292 Main Road, (and surrounding areas) as a Medium Density Residential Zone with a height limit of 11 metres, which is based on a 5-minute walking catchment from Linden Station.
- 12 In Hearing Stream One, the walking catchment calculations and areas were assessed based on the wider community's submissions and the Councils experts. The recommendation, made by the authors of the Councils S42A report, was to increase the walkable catchment from Linden Station to 10 minutes.
- 13 Included in section 285 of the S42A report is figure 18 which identifies the potential high density residential zone, and this includes the site at 292 Main Road.

Hearing Stream 2 – S42A Report

- 14 The rezoning of 292 Main Road has also been assessed in the Hearing Stream 2 S42A report, as the original submission was to rezone this site from MDRZ to HDRZ and increase the height limit.
- 15 Section 195 of the Hearing Stream 2 S42A report states that the author disagrees with the submission points made by 292 Main Road Limited, stating that a resource consent can be obtained if development greater than the level is permitted and a 'spot zone' is not a desired outcome of the full District Plan Review.
- 16 As identified and supported in Hearing Stream 1 the 10 minute walking catchment area, that includes 292 Main Road, should be rezoned to HDMZ. As such, this will avoid the 'spot zone' being created as an increased HDMZ will be increased to incorporate the surrounding sites, as well as 292 Main Road.
- 17 Rezoning this area is directly in keeping with the national direction within the National Policy Statement on Urban Development Policy 3, where building heights of at least 6 storeys within at least a walkable

catchment of the existing and rapid transit stops, which has Linden Railway Stop has been identified as.

CONCLUSION

- 18 Rezoning 292 Main Road to HDRZ will permit a six-storey building to be constructed on this site. As previously discussed, this rezoning is directly in keeping with national policy statement, supported by the Spatial Plan, and recommendations in Hearing Stream 1.
- 19 As such we strongly recommend that the Hearing Committee rezone 292 Main Road to HDRZ.

Date: 07/03/2023

Review and Agreed by: Ian Leary

Signed: Cameron de Leijer and Ian Leary

