

BEFORE THE HEARINGS PANEL

IN THE MATTER

the Resource Management Act
1991

AND

IN THE MATTER

of Proposed Plan Change 9 to
the Operative Hamilton City
District Plan

**STATEMENT OF EVIDENCE BY
JACOB ROBB ON BEHALF OF
SUBMITTER 175 – DAVID, SARAH
AND ZOE YZENDOORN**

(SUBMISSION 175.4)

**Session 1: Historic Heritage Areas, Significant Natural Areas, and Notable Trees
Monday 22 May to Wednesday 7 June 2023.**

DATED 28TH DAY OF APRIL 2023

Introduction

1. My name is Jacob Robb. I am a Resource Management Planner currently employed by Blue Wallace Surveyors Ltd (BWS) in Hamilton City. I hold a bachelor's degree in Environmental Planning from the University of Waikato, and I am an intermediate member of the New Zealand Planning Institute.
2. I have approximately 5 years' experience in planning roles. I have been employed by Blue Wallace Surveyors Ltd for the past 4.5 years where my experience has included regular involvement in plan changes as well as preparing resource consents for subdivision and land development within Hamilton City and the wider Waikato Region.

Involvement in the project

3. I have been asked to prepare planning evidence on behalf of Submitter 175, David, Sarah and Zoe Yzendoorn (the Submitter), who have sought changes to the HHA provisions within Plan Change 9 and to the Historic Heritage Area (HHA) overlay that affects their properties at 3 and 5 Oxford Street Hamilton.

Expert witness code of conduct

4. Whilst this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note and that I agree to comply with the code. My evidence in this statement is within my area of expertise, except where I state that I am relying upon the specified evidence of another person. I have not omitted to consider material facts known to me that might alter to detract from the opinions which I express.

Purpose and scope of evidence

5. The purpose of my evidence is to respond to the matters raised by the Council Planner within the s42a report, and to the relevant expert evidence prepared by Mr Richard Knott on behalf of the Council as it relates to Submission 175.4.

Summary of evidence

6. The s42a report and statement of evidence prepared by Mr Knott recommend the deletion of the Oxford Street (West) HHA from Schedule 8D and the Planning Maps. I concur with the Council planner and support this recommendation.

Submission 175.4 - Comments on s42a report and relevant expert evidence

7. Submission 175.4 sought the removal of the HHA (H253) over 3 and 5 Oxford Street from Schedule 8A of Plan Change 9 and provided s139 Certificates of Compliance for the demolition of the dwellings on these properties.

8. The statement of evidence prepared by Mr Richard Knott noted, both in the body of the evidence and in the attached Addendum Report, that the Oxford Street (West) HHA should be deleted *“due to extant certificates of compliance for the demolition of dwellings, which would significantly impact the integrity of the HHA.”*
9. The s42a report prepared by Council did not specifically reference Submission 175 but noted that the additional assessments and fieldwork undertaken by Council’s heritage expert Mr Knott identified that the Oxford Street west HHA should be removed.
10. The Council Planner relied on the technical specialist advice of Mr Knott and recommended that the Oxford Street West HHA be removed from Schedule 8D and the planning maps.
11. This recommendation aligns with the relief sought through submission point 175.4 and I concur with the s42a report and support the removal of the Oxford Street (West) HHA based on the assessment of Mr Knott.

Conclusion

12. The s42a report and statement of evidence prepared by Mr Richard Knott recommend the deletion of the Oxford Street (West) HHA from Schedule 8D and the Planning Maps. This aligns with the recommendation sought through Submission point 175.4 and I concur with the Council planner’s recommendation.