

IN THE MATTER

of the Resource Management Act 1991
("RMA" or "the Act")

AND

IN THE MATTER

of a hearing of submissions and further
submissions on the Proposed Central
Hawke's Bay Council District Plan Review
(Stream 6 Mapping and Rezoning Requests)

**STATEMENT OF EVIDENCE OF WILLIAM IAN LIVINGSTON
ON BEHALF OF LIVINGSTON PROPERTIES LIMITED**

Dated 31 October 2022

Introduction

1. My name is William Ian Livingston. Chris Skerman and I are the directors of Livingston Properties Limited (“**Livingston**”).
2. Chris and I formed a business partnership 21 years ago. We have a portfolio of industrial, office, retail, residential, and farming properties in Hastings, Havelock North, and Central Hawkes Bay (“**CHB**”).
3. Within CHB we have developed the 26 site Tiffen Park subdivision in Ōtāne and I have also developed a 13 town house complex in Bibby Street, Waipawa.

The Golden Hills Site

4. Livingston owns the 174 ha rural property (“**Property**”) accessed from 94-96 Mt Herbert Road in Waipukurau shown in the images and plans attached to Shannon Bray’s and Andrew Taylor’s evidence. It is rolling northerly facing country to the east of the town and it can be clearly seen from the main street (being State Highway 2 / Ruataniwha Street). It slopes downhill to the eastern interceptor drain owned by Livingston and located on the Property.
5. The Property is bordered on its western side by approximately 600m of the Waipukurau town boundary. The area of the Property we are hoping to rezone is a warm north-facing site with extensive views over the township to the mountains.

Concept/Vision

6. Our vision is to create a sustainable park-like living environment that caters for all demographics. Imagine in 20 years’ time, walking or biking through stands of kahikatea, tōtara, kōwhai, native shrubs, and significant bird life, all linked to the Tukituki trails and the Waipukurau township.
7. We originally approached Stephen Daysh, Philip McKay, Andrew Taylor, and Shannon Bray for their expertise. We challenged them to design a sustainable subdivision by asking them: “What should a subdivision provide its community in the 2020s, if you had a blank canvas and you were not restricted?”
8. The team concluded that a modern, top-quality subdivision should provide the following:
 - (a) A positive social and environmental impact.

- (b) A minimised carbon footprint.
 - (c) On-site stormwater treatment via water filtration plants and existing landform swales.
 - (d) Facilities for recreation, education, and entertainment.
 - (e) Good connection to the central business district, including walking or cycling access to the town's amenities and schools.
 - (f) Walking and biking connections between all sites.
9. We are seeking to have a small portion of the Property rezoned residential and rural lifestyle to achieve that vision.
10. The land has a current resource consent for an 88-lot subdivision with a minimum size of 4000 sqm. Considering the criteria set out above and in comparison with proposed rezoning, the consented subdivision is a poor use of the Property, but an easier option for us as the developers.
11. We understand that new central government policy relating to highly productive land restricts development on land classified as Land Use Capability ("LUC") 3. This policy seems irrelevant to us, given the 88-lot subdivision has already been consented which allows development over the area of the Property classified as LUC 3.

Work to date

12. To date we have undertaken substantial work in developing the Property:
- (a) We have planted over 20,000 native trees, shrubs, and water filtration plants.
 - (b) We have planted pines and poplars to offset carbon emissions.
 - (c) We are developing over 5km of walking and biking tracks .
 - (d) We have planned a farmer's market and outdoor amphitheatre to be located on the Property.
 - (e) We have planned a sweeping tree lined avenue, an open park, and reserve areas.
 - (f) We have identified and set aside 6 ha for a quality retirement village.

Market Demands

13. The new central government policy relating to highly productive land means that Napier and Hastings are surrounded by highly productive soils that should not, and will not be built on, leaving Waipukurau in the box seat for future growth.
14. While there is plenty of infill housing capacity and newly consented sections within CHB to suit first home buyers, the supply of land for more mature homeowners is limited. Many retired farmers and business owners, who have spent their lives working in the community, are retiring to Havelock North and Hastings. They take with them their expertise, community involvement, and spending. This development is targeted at allowing and encouraging those people to remain in CHB.

Commitment to Central Hawke's Bay

15. We have purchased commercial property within the Waipukurau CBD, with the sole purpose of redeveloping that property and reinvigorating the CBD. Hopefully this commitment will encourage other property owners to invest in the CBD and help us bring energy to the town centre. Our proposed development of the Property will complement further development of the town centre.

Conclusion

16. We have worked with our team of experts to design a sustainable and modern subdivision concept for Golden Hills that provides access to the rural outlook of Waipukurau while remaining well connected to the town centre. The Golden Hills Subdivision will help keep people in CHB and attract those wanting a unique country lifestyle within the township.
17. We ask that the Commissioners rezone the Property as per the plans set out in the evidence of our expert team to help us achieve that vision.

Bill Livingston

October 2022