

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

AND

IN THE MATTER of Plan Change 14 to the Waipa District Plan

HEARING DIRECTION #2 FROM THE HEARING PANEL

1. Pursuant to section 34A of the RMA, Waipa District Council (the Council) has appointed a Hearing Panel consisting of independent hearing commissioner Dave Serjeant (Chairperson) and Councilors Roger Gordon and Clare St Pierre. The Hearing Panel's function is to hear the application and submissions and make a decision on the Plan Change proposal. It is also to deal with any procedural matters.
2. The hearing was adjourned at the end of the day on 6 March 2025. The adjournment was necessary to enable appropriate consideration of the Henmar Trust submission and to receive the Council's right of reply. In relation to this reply, the adjournment will also allow the Panel to consider whether it requires further information on any matter.
3. The purpose of Direction #2 is to set a timetable for the receipt and exchange of Council reports, and any further comment from the parties on the PC14 provisions as provided for below.

Henmar Trust Submission Matters

4. The Henmar Trust submission raised several matters and put specific questions that require comment from the Council as follows:
 - a) Structure Plan – the submission maintains that differences still exist between the Plan Change 11 approved version of the plan and the material considered by the panel for PC14 as to how the road linkage to the Henmar Trust land from the collector road is depicted, in particular the inclusion of a roundabout and the meaning of 'indicative'.
 - b) Stormwater – the submission raises the question of stormwater management. The Panel need to understand the specific information on flooding events and the extent to which stormwater is to be addressed in the plan change and not left for resolution at the time of regional consents.

- c) Industrial-Rural Interface – the submission makes reference to alternative examples of this type of interface in local Structure Plan areas, which the Panel seeks information on.

Other Matters

- 5. Economics – the Panel put a range of questions to Mr Heath on the economic justification for the additional industrial land enabled by the plan change. We seek additional information from the Council economic reviewer, Mr Akehurst, on this matter. A key part of the economic argument for additional land is that the BDCA 2023 did not fully factor in the existing and potential demand for land in the Cambridge- Karāpiro market. While appreciating that actual land development can take several years (there is a lag-time), the Panel would like any information that supports the rezoning of additional industrial land. This information could include:
 - a) relevant demographic information for Cambridge- Karāpiro;
 - b) information on land development within the industrial growth cells, particularly that which demonstrates additional demand over that assumed by BDCA 2023;
 - c) price movements for industrial land, compared with other locations in Waikato, Auckland and Tauranga;
 - d) wider industrial land demand data that supports the conclusion that more land should be enabled;
 - e) an overall picture of land that is currently enabled for industrial development, but for personal choice, infrastructure constraints or other reasons is not actually available to the market; and
 - f) information on land characteristics such as size and shape that might meet demand for specific industrial activities (such as the APL example) that could potentially consume large amounts of land for a single development, and the nature of that demand.

Directions

- 6. As set out above, the resumed hearing is for the purpose of considering the Henmar Trust submission, the Council's right of reply to matters raised by submitters at the hearing (including evidence tabled by Henmar Trust), and for considering further information from the Council on economic matters. Accordingly, we do not see the need to provide for the input of other parties in these proceedings. The exception to this would be for comment on any further amendments to the PC14 provisions made by Council in its responses.

7. Council reports (planning, economics and stormwater) are to be provided to the Council's Hearings Advisor no later than midday on **28 March 2025** and shall be made available to all parties and on the Council's website no later than 5.00pm the same day.
8. If the Council proposes further amendments to the PC14 provisions, comments may be made by any submitter and provided in writing to the Council's Hearings Advisor no later than midday **3 April 2025** and shall be made available to the parties and on the Council's website no later than 5.00pm the same day.
9. The hearing will re-commence, at the Waipā District Council offices in Te Awamutu on **10 April 2025 at 11am**.
10. Any enquiries regarding these Directions or related matters should be directed to the Council's Hearings Advisor by email at districtplan@waipadc.govt.nz



Dave Serjeant, Chairperson
17 March 2025