

BEFORE THE HEARING PANEL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Proposed Plan Change 14 to the Waipā District
Plan

JOINT STATEMENT OF EVIDENCE OF MALCOLM AND ASHLEY BOYD

(Presented by Malcolm Boyd)

Dated 26 February 2025

INTRODUCTION

1. Good morning Commissioners, Council staff, and submitters.
2. My name is Malcolm Boyd. I present this evidence on behalf of the Kama Trust, which is a landowner in the C9 Growth Cell of the Hautapu Industrial Structure Plan Area, recently the subject of Plan Change 17 to the Waipā District Plan which brought forward live industrial zoning of the C9 Growth Cell via Waipā District Council's decision notified on 10 August 2023.
3. The Kama Trust conditionally supports the rezoning of part of the C10 Growth Cell from its current rural zoning to industrial zoning under Plan Change 14 to the Waipā District Plan (**PC14**), subject to the amendments that I will discuss in my evidence, and the amendments recommended by Mr Michael Hall, who has provided expert transport evidence on behalf of the Kama Trust.

KAMA TRUST

4. The Kama Trust is a private family trust which represents our family's land interests in Hautapu. The trustees are my brother Ashley Boyd, and myself.
5. The Boyd family has lived in and been associated with the Cambridge area for most of our lives.
6. Our family has owned and run significant businesses in Cambridge for over 40 years including within the commercial, horticultural and agricultural sectors.

7. We are all intrinsically linked to the town, and the success of the town and wish to see it continue to grow and prosper as it has done over the past 50+ years.
8. Combined we have the following experience:
 - a) Owning and operating a number of successful businesses.
 - b) Past and present company directorships of significant companies with large asset bases.
 - c) Greenfield site development and business establishment.
 - d) Developing a significant residential and commercial building portfolio.
 - e) Business investment.
 - f) Holding trade, tertiary and professional qualifications; and
 - g) Significant real estate and property experience.

GENERAL

9. The Kama Trust's conditional support for PC14 is subject to incorporating appropriate planning provisions in the district plan which protect against adverse effects on the Kama Trust's land and the wider Hautapu Industrial Area.

TRANSPORTATION

10. The Trust's primary area of concern relates to the constrained transportation network. The Trust considers the proposed provisions do not adequately address the transportation needs for the entire Hautapu Industrial Area, after significantly advancing the proposed timing for

PC14. Nor do the amendments proposed by in the Section 42A report go far enough to address the Trust's concerns.

11. The integrated transport assessment prepared by Stantec as part of the application documentation specifically refers to dual carriageway and dual lane roundabouts on Victoria Road from the southern interchange of the Waikato Expressway to the new proposed roundabout connecting Victoria Road to Hautapu Road to manage the increased vehicle movements.
12. The Trust considers that the upgrade of this portion of the transportation network is essential before any development can take place in the C10 area. Provision for the construction of a single lane only roundabout by the Hautapu cemetery appears very short sighted, when there are already transportation congestion issues and the current plans state that dual carriageway roads are needed for this corridor.
13. If the current rate of development in the already rezoned land in the Hautapu Industrial Area continues, the roading network will quickly become constrained. The Stantec transport assessment refers to the dual carriageway upgrade as the "long term network form". This should be a short to medium term outlook to avoid any unnecessary congestion or possible rework in the future. This upgrade should occur before any development within the C10 Growth Cell occurs.
14. The Kama Trust supports the recommended amendments to Rule 7.4.2.46 in the Section 42A report. In addition, for the reasons set out in Mr Hall's evidence, the Trust seeks amendment to include the requirement set out in his paragraph 15 (or similar).
15. At paragraph 5.4 of his evidence dated 24 February 2025, Mr Hudson accepts that "at some future point in time the road network may need to be upgraded in the manner outlined by Mr Hall and the ITA". However, he "does not agree that these upgrade works need to be in

place before any development or subdivision occurs on the PC14 land". If that trigger is deemed to be too early, the Kama Trust seeks an appropriate staging rule to ensure that the appropriate assessment of transport impacts occurs, and necessary four-laning is introduced, before the growth cell is fully developed.

16. We note that Mr Hudson comments that the relief sought by Mr Hall was not set out in the Kama Trust's submission. The Trust's concerns with the transport network, including with respect to Victoria Road and its request for appropriate provisions to address these concerns, were squarely raised in its submission. I refer to paragraphs 4-5, 9-10, 12, 13c), and 14-15 of the Kama Trust submission.

OTHER INFRASTRUCTURE CONCERNS

17. In the Civil Infrastructure Assessment completed by Harrison Grierson as part of the application documentation, it states that the electricity network is currently operating at near capacity and would not be able to supply the C10 Growth Cell area without implementing upgrades. The upgrade to the electricity network should be required to be completed prior to any development taking place in the C10 area.

CONCLUSIONS AND RELIEF SOUGHT

18. As recommended by Mr Hall, we seek amendments to Rule 7.4.2.46 to include the upgrade to dual carriageway of the roading network on Victoria Road from the southern interchange of the Waikato Expressway to the new proposed roundabout linking Victoria Road and Hautapu Road, before any development can take place in the C10 area.
19. We seek the introduction of a new rule specifying that no development may take place in the C10 area until the electricity network is upgraded to meet demand.

20. The Trust is supportive of PC14 provided the amendments sought by Kama Trust are adopted. Unless these amendments are adopted, Kama Trust seeks to retain the current Operative District Plan zoning for the C10 Growth Cell until 2035, as per the current district plan provisions.
21. Finally, we would like to thank the Commissioners for their careful consideration of the Kama Trust's submission and evidence.

Malcolm and Ashley Boyd

26 February 2025