

**From:** [info@waipadc.govt.nz](mailto:info@waipadc.govt.nz)  
**To:** [Policy Shared](#)  
**Subject:** External Sender: Waipā District Plan - Plan Change Submission Form 5 - Bardowie Investments Limited  
**Date:** Rāmere, 19 Hōngongoi 2024 11:24:17 AM

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**Full name of submitter** Bardowie Investments Limited

**Contact name (if different from above)**

**Email address**

**Address for service**

**Contact phone number**

**This is a submission on the following proposed plan change to the Waipā District Plan**

PROPOSED PLAN CHANGE 14 – REZONING PART OF C10 GROWTH CELL

**Could you gain an advantage in trade competition through this submission?** I could not

**Are you directly affected by an effect of the subject matter that - (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition?** I am

**Do you wish to be heard (attend and speak at the Council hearing) in support of your submission?** I do

**If others make a similar submission, will you consider presenting a joint case with them at the hearing?** Yes

**Do you support the proposed change(s)?** I support in part

**The specific provisions of the plan change my submission relates to are (give details):**

Please refer to Bardowie Investments Limited's submission document attached.

**My submission is**

Please refer to Bardowie Investments Limited's submission document attached.

**I seek the following decision/s from Council**

Please refer to Bardowie Investments Limited's submission document attached.

**Attachments**

[Submission of Bardowie Investments Ltd.pdf](#) (180 kb)

## SUBMISSION ON PROPOSED PLAN CHANGE 14 – REZONING PART OF C10 GROWTH CELL

<b>To:</b>	<p>Proposed Plan Change 14 – Rezoning part of C10 Growth Cell</p> <p>Waipa District Council Private Bag 2402 Te Awamutu 3840</p> <p>Email: <a href="mailto:districtplan@waipadc.govt.nz">districtplan@waipadc.govt.nz</a></p>
<b>Submitter:</b>	Bardowie Investments Limited (BIL)
<b>Address for Service:</b>	<p>C/- [REDACTED]</p> <p>P: [REDACTED]</p> <p>E: [REDACTED]</p>
<p>BIL wishes to be heard in support of its submission.</p> <p>BIL could not gain an advantage in trade competition through this submission. BIL is directly affected by an effect of the subject matter that adversely affects the environment and does not relate to trade competition or the effects of trade competition.</p> <p>If others make a similar submission, BIL would consider presenting a joint case with them at any hearing.</p>	

## INTRODUCTION

1. BIL welcomes the opportunity to submit on Proposed Plan Change 14 (PC14) to the Waipa District Plan.

## BACKGROUND

2. BIL is a major landowner within the C10 Growth Cell.
3. Part of BIL's land, known as the "Kiwifruit Block" (comprising 7.8ha) which is largely developed and/or consented for industrial activity, is proposed to be rezoned industrial under PC14.
4. BIL also owns industrial zoned land within the Bardowie Industrial Precinct located adjacent to the Kiwifruit Block. It is intended that, once rezoned, the Kiwifruit Block will be incorporated into the Bardowie Industrial Precinct.

## SCOPE OF SUBMISSION

5. BIL is interested in PC14 in its entirety.

## BIL'S SUBMISSION

6. BIL supports PC14 in part. BIL's support for PC14 is subject to incorporating plan provisions which protect against any adverse effects on the BIL land, including by ensuring:
  - a) Any potential adverse amenity effects on BIL's land arising from PC14 are appropriately mitigated, including in relation to dust, noise, odour, urban design; and
  - b) Any potential adverse effects on the transport network arising from PC14 are appropriately mitigated.
7. In particular, BIL supports the following parts of PC14:
  - a) The proposal to rezone the part of BIL's land referred to as the "Kiwifruit Block" as industrial subject to the objectives, policies, rules and methods as set out in the notified PC14 and opposes any changes to the notified PC14 in that respect;
  - b) The proposal to extend the Bardowie Industrial Precinct Structure Plan to include the Kiwifruit Block;
  - c) The proposed deletion of the indicative section of the Southern Collector Road (forming part of the Bardowie Industrial Precinct Structure Plan) extending from BIL's land to Fonterra's land and its replacement with the Northern Collector Road extending from BIL's land to Fonterra's land;
  - d) The proposed amendments to Rules 7.4.1.1(a), 7.4.1.1(w), 7.4.1.3(f), 7.4.1.5(j),(l) and (p) that introduce controls on industrial activities within the Mangaone Precinct Structure Plan Area, including providing for:

- i. 'Dry industry' as a permitted activity; and
    - ii. Activities requiring an air discharge permit from Waikato Regional Council as a restricted discretionary activity;
  - e) The proposed amendments requiring fencing and landscape buffers along the Swayne Road and Zig Zag Road boundaries; and
8. BIL seeks any such consequential relief necessary to give effect to the above matters.

#### REASONS FOR SUBMISSIONS

9. BIL considers that PC14, subject to the above matters being satisfactorily addressed through plan provisions;
- a) Will promote sustainable management of resources, and will achieve the purpose of the RMA;
  - b) Is not contrary to Part 2 and other provisions of the RMA;
  - c) Will enable the social and economic well-being of the community;
  - d) Will meet the reasonably foreseeable needs of future generations;
  - e) Will achieve integrated management of the effects of use, development or protection of land and associated resources of the Waipa District;
  - f) Will enable the efficient use and development of BIL's assets and of those resources; and
  - g) Is the most appropriate way to achieve the objectives of the Waipa District Plan, in terms of section 32 of the RMA.

#### DECISION SOUGHT

10. Approve PC14, subject to the above matters being satisfactorily addressed through plan provisions.