

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Kenneth Patrick Dredge
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Full name of submitter Kenneth Patrick Dredge

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 not

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 oppose

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

1. The site description
2. Structure Plan and Design Principles and Guidelines

My submission is

See attachment: Submission PC14 Kenneth Dredge

I seek the following decision/s from Council

See attachment: Submission PC14 Kenneth Dredge

Attachments

[Submission PC14 Kenneth Dredge .pdf](#) (275 kb)

Submission PC14 Kenneth Dredge (19-07-24)

Submission on Proposed Plan Change 14 – Rezoning Part of C10 Growth Cell

To: Waipā District Council

Re: Submission on Proposed Plan Change 14 – Rezoning Part of C10 Growth Cell

Full Name: Kenneth Dredge

Mobile: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

Date: 19th July 2024

Thank you for the opportunity to submit on the Proposed Plan Change 14 – Rezoning Part of C10 Growth Cell.

I oppose PC14, overall, and seek amendment to the specific provisions as listed in the attached document, which includes:

- Section 1. Context of submission
- Section 2. Reasons for submission
- Section 3. Relief sought
- Section 4. Conclusion

I wish to be heard in support of this submission.

Kenneth Dredge

Submission PC14 Kenneth Dredge (19-07-24)

Section 1. Context

I am the owner of 174 Swayne Road, Cambridge, with my wife Lesley Dredge.

I could not gain an advantage in trade competition through this submission.

Section 2. Reasons for submission

- The Waipa District Plan provides a level of protection from adverse effects on existing landscape characteristics (Part G. 1.20). High standards of visual amenity and landscaping are expected within industrial zoned land, and at the zone boundaries where adjoining Rural Zone land and existing dwellings (Part G 1.32), and that the community is protected from the adverse effects of noise and vibration (1.45). This is evident in existing industrial zones such as the Airport Business Zone, and adjoining Bardowie Industrial Precinct.
- It is acknowledged in the Waipa District Plan that amenity values of industrial zone have known effects on adjoining areas (Part D, Section 7.2.6-7.2.8):
 - The character of industrial areas can conflict with the need to maintain the amenity of surrounding areas.
 - The location of industrial activities at the entrances to our urban environments can have adverse visual effects.
 - Intrusive noise from activities within an Industrial Zone can have adverse effects beyond zone boundaries, particularly on adjoining Residential Zoned properties.
- The Swayne Road adjoining boundary to the east of PC14 is a rural boundary, however there are a number of dwellings in close proximity to the road, best described as lifestyle blocks. High quality houses line the boundary of the road, including several recent subdivisions with new, high quality dwellings and amenity. There is rural-residential activity as described by the Urban Design Statement (Harrison Grierson).
- The landscape buffer treatments and set back requirements, detailed in the Mangaone Precinct Structure Plan, take steps to protect the existing rural character of the area, however I consider this to be inadequate. Suitable mitigation for adverse visual and aural effects to Swayne road residents and land owners is not provided.

Section 3. Relief sought

To preserve and protect the amenity of the area the following relief is sought:

- 1. Amend to the Mangaone Structure Plan to:**
 - a. Increase the width of the landscape strip on Swayne Road to 8m (from 5 m)**
 - b. Increase minimum building setback to 15m (from 10 m)**
 - c. Include a planted earth bund 2m in height**
 - d. Increase the minimum height of trees at maturity to 15m (from 12m)**

This would allow for:

- Greater protection of amenity on the rural-residential and industrial interface.
- Seamless connectivity for pedestrians and cyclists from the Cambridge town to the industrial area, and the new Mangaone Stream Reserve. This also aligns with the existing parks and cycleways in close proximity to the site.
- A potential new circular cycle route which circumnavigates the new development. This could also incorporate the historical Swaynes House, and become another destination for recreational activity for the Cambridge Community.
- Reflect the wider character of the Cambridge area; tree lined streets, open space and pathways that encourage alternative mode choice for visitors to the industrial space, the central focal area, Swaynes House or the Mangaone Stream Reserve.

2. Incorporate the Kiwifruit block with the Mangaone Structure Plan

The Kiwifruit block has been omitted from a number of expert PC 14 reports and assessments. The Kiwifruit block is also omitted from the Mangaone Structure Plan, Urban Design Statement.

A recent consent for industrial activity was granted on this site, however the proposed activities, access and structural plan do not align with the PC 14 Mangaone Structure Plan (or the existing Bardowie Industrial Precinct Structure Plan Area).

On Swayne Road there is an established access road to the Kiwifruit Block approximately 120 metres south of the proposed light vehicle access proposed in the Mangaone Structure Plan. There is no restriction on the type, weight of vehicles using this access to the BIL site. The Mangaone Structure Plan permits one access to light vehicles on Swayne Road. Not including the Kiwifruit Block in the Mangaone Structure Plan means there will be two access roads, one for light vehicle and the other apparent no restriction.

Incorporating the kiwifruit Block into the Mangaone Structure Plan will:

- afford Swayne Road users and residents the same level of protection of amenity across the total industrial area to be re zoned.
- prevent a fragmented and ad hoc development approach, with continuous application of design elements across the total industrial area to be re zoned.
- achieve a well-functioning urban environment with good urban design.

3. Include an acoustic report to determine noise effects and include the recommendations within PC14.

Swayne Road will be subject to potential road upgrades, with an increase in traffic movements and therefore adverse noise effects. Noise protections have not been detailed as part of PC14 and should be included, with appropriate measures taken to address adverse effects.

Submission PC14 Kenneth Dredge (19-07-24)

Section 4. Relief Sought

The relief sought is:

1. Amend to the Mangaone Structure Plan to:
 - a. increase the width of the landscape strip on Swayne Road to 8m (from 5 m)
 - b. increase minimum building setback to 15m (from 10 m)
 - c. include a planted earth bund 2m in height
 - d. increase the minimum height of trees at maturity to 15m (from 12m)
 - e. define the weight of light vehicles as per Waipa District Plan being less than 3500kg.
2. Incorporate the Kiwifruit block within the Mangaone Structure Plan.
3. Include an acoustic report to determine noise effects and include the recommendations within PC14.

This relief will reduce the adverse effects of PC14 on adjoining landowners, better integrate the proposed development with the existing surrounding environment and contribute to the unique sense of place of Cambridge and its rural surrounds.

I welcome the opportunity to meet with WDC to discuss my submission further.