

**From:** [Rhys Kelly](#)  
**To:** [Policy Shared](#)  
**Subject:** External Sender: [#RPC-60146] 60146 - Laurent Property Co - Submission Plan Change 14 - Mangaone Industrial  
**Date:** Rāmere, 19 Hōngongoi 2024 4:22:30 PM

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Good Afternoon,

Apologies in advance, but I have just lodged a submission relating to plan change 14 on behalf of my client through your online system.

I am not sure whether the form was accepted, as such I am confirming via email.

Please note, if the online form was successfully, please formally withdraw the below.

Geoffrey and Beverly Laurent

[REDACTED]

Geoff Laurent [REDACTED]

[REDACTED]

This is a submission on the following proposed plan change to the Waipā District Plan \*:  
Plan Change 14

### Trade competition

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**

### Attendance at Council hearing

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

### Submission details

Do you support the proposed change(s)?

I oppose

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

My submission is

Following a review of the plan change application details, we believe that the proposal will have a detrimental effect on our site and the wider Hautapu area. We want further consideration and clarification of the resultant traffic effects, particularly

The traffic effects will result in a significant change to industrial land provision within the wider Hautapu area, which have not been assessed through WRTM to take account of wider potential transport network issues, the potential multiple access points to that land and whether this opens up unintended consequences for through traffic movements along the east/west collector road in PC14.

We are concerned that there has been no consideration given to staging of development within PC14 as part of the proposal, with respect to the transport infrastructure upgrades required, the proposal appears to be assessed on a 2041 future with full development in place. This leaves significant uncertainty as to what road network and intersection upgrades will be needed, when, and how that might affect established businesses at that time. This matter is of particular concern in relation to Laurent Road which currently provides access to our land and businesses already established on it.

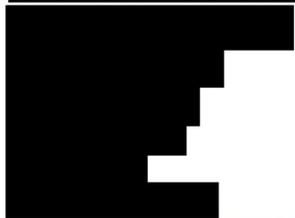
I seek the following decision/s from Council

Further reporting is required to address our first concern relating to the traffic modelling. Secondly, the development and staging sequence is unclear. There appears to be no direct and clear solution to the identified traffic issues. Furthermore, caveats to when development can occur based on transportation requirements. In addition, the proposal will affect the use of Laurent Road which directly impacts our properties.

Thanks in advance,

Rhys Kelly  
Survey Manager

NICKLIN CE LTD



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