

## 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:** Reon Vance Taylor  
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**Address for Service:** [REDACTED]  
**Date:** 19<sup>th</sup> July 2024

### Submission Information:

This is a submission on the Proposed Plan Change 14 – Rezoning Part of C10 Growth Cell.

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

The specific provisions of PC14 this submission relate to are outlined below. I oppose PC14, overall, and seek amendment to the specific provisions as listed in the attached document.

The reasons are provided in the attached document.

The decisions that I wish Waipā District Council (**WDC**) to make, to ensure the issues raised by me are dealt with, are also contained in the attached document.

I wish to be heard in support of this submission.

Reon Taylor.

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

## 1. Introduction

I own and live at 180 Swayne Road, Cambridge (Lot 1 DP 357062). The 2,650m<sup>2</sup> site is zoned Rural under the Operative District Plan.

Fonterra Ltd has proposed a plan change, Proposed Plan Change 14 – Rezoning Part of C10 Growth Cell (**PC14**). PC14 proposes to change the land from Rural to Industrial. I oppose PC14 for the reasons set out below.

## 2. Submission Points

### Submission:

I oppose Proposed Plan Change 14 – Rezoning Part of C10 Growth Cell as drafted.

### Reason:

PC14 has not adequately considered the amenity, traffic and acoustic effects for the properties located along Swayne Road. The Assessment of Effects (**AEE**) in support of PC14 does not appropriately consider all relevant adverse effects. In particular:

- a) There is no Acoustic Assessment for the residential properties located along Swayne Road. Swayne Road is subject to two potential road upgrades, a minor accessway link that will ensure that heavy vehicles cannot use the road and a partial rural industrial road upgrade which will allow for both light and medium heavy vehicles. This indicates that properties along Swayne Road will see an increase in traffic movements and experience adverse noise effects. Further, Section 5.3 of the AEE outlines that PC14 has rules on noise levels along Swayne Road. However, no noise rules have been offered as part of PC14. Furthermore, there is no consideration of the potential noise, vibration and traffic effects associated with the development of the land with new services, utilities and roading that allow development of the land. These construction effects are expected to have a relatively long duration due to the size of the site and phasing of construction. It is appreciated that further consents will need to be obtained for servicing the land, but PC14 should set clear expectations for subsequent resource consent applications.
- b) The proposed landscaping and signage rules are considered to be ineffective and inadequate and will not provide suitable mitigation for adverse visual and aural effects at my property at Swayne Road. Industrial buildings that have a maximum height of 20m are deemed a permitted activity under the District Plan and PC14 proposes that new buildings will be required to be set back from Swayne Road by 10m. This requirement along with

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the landscape buffer should be increased to further mitigate outlook and privacy effects on my property.

### Relief Sought:

- a) Have an Acoustic Report commissioned to determine noise effects and include their recommendations within PC14.
- b) Amend proposed provisions as detailed in **Attachment 1** to this submission.

### 3. Conclusion

In conclusion, I seek the following relief:

- a) Have an Acoustic Report commissioned to determine noise effects and include their recommendations within PC14.
- b) Amend proposed provisions as detailed in **Attachment 1** to this submission.
- c) Any further necessary consequential amendments required to achieve (a) – (b) above.

I look forward to working collaboratively with WDC to address the above relief and am happy to meet with WDC policy staff or consultants to work through these matters.

## Attachment 1- Submission Points

My amendments are shown in **red**, with the Fonterra Ltd amendments shown in **blue** below.

SUB #	Feedback Topic	Support/Oppose	Reason	Relief Sought
<b>Section 7 – Industrial Zone</b>				
1	Policy 7.3.4.7	Oppose	I consider the proposed policy to not consider the amenity and outlook effects that future industrial buildings will have on my property and have suggested that Swayne Road is specifically provided for in this policy.	Amend Policy 7.3.4.7 as follows:  <p>“To ensure that landscaping and fencing <del>is provided</del> on perimeter sites (<del>in the areas listed below</del>) <del>identified in the Hautapu Structure Plan Area is undertaken</del> in accordance with (<del>as applicable</del>): <del>the design characteristics and planting requirements specified in the Design Guidelines for the</del></p> <p>a) Hautapu Industrial Structure Plan;  b) <u>Bardowie Industrial Precinct Structure Plan and Urban Design and Landscape Guidelines;</u>  and  <u>Mangaone Precinct Structure Plan (Swayne Road particularly).”</u></p>
2	Rule 7.4.2.1	Oppose	I consider that a 10m building setback is not consistent with the other required building setbacks listed under rule 7.4.2.1.  A 15m setback from Swayne Road is considered appropriate and will mitigate adverse shading, dominance,	Amend Rule 7.4.2.1 as follows:  <p><u>Mangaone Precinct Structure Plan Area - The minimum setback from the boundary of Swayne Road and Zig Zag Road or from any segregation strips along those roads shall be <del>10m</del> 15m.</u></p>

## Attachment 1- Submission Points

			<p>outlook and privacy effects on my property. Figure 18 located in Appendix C of the PC14 application shows tested sightlines from a dwelling that will view a 20m high industrial building. By providing a 15m building setback requirement, this in theory should remove any line of sight from my property to any future 20m high industrial building.</p>	
3	Rule 7.4.2.15A	Oppose	<p>I consider that more landscaping that reaches higher heights at maturity is required to mitigate visual effects on my property as industrial buildings are permitted to be 20m in height under the district plan.</p> <p>An earth bund that is a minimum of 2m in height will provide immediate and effective mitigation of any visual and acoustic effects on my property. Earth bunds are used extensively around the district and to very good effect. There will be surplus topsoil available when the site is stripped for new roads etc.</p>	<p>Amend proposed Rule 7.4.2.15A as follows:</p> <p>(a) (i) <u>A Landscaped Buffer Strip of 5m (minimum depth) that comprises a planted earth bund with a minimum height of 2m along any boundary with Swayne Road and Zig Zag Road except for points of roading connectivity and associated sight lines and the Mangaone Stream Reserve comprising of:</u></p> <ul style="list-style-type: none"> <li>• <u>A timber post and rail fence positioned along the road boundary; and</u></li> <li>• <u>A hedge with a minimum height of 2m at maturity; and</u></li> <li>• <u>A row of trees, spaced at 10m apart (or less) that will grow to a height of at least <del>12m</del> 15m</u></li> </ul>

## Attachment 1- Submission Points

				at maturity;
Section 16 – Transportation				
4	Rule 16.4.2.12A	Oppose	<p>There is no consideration of the potential noise, vibration and traffic effects associated with the development of the land with new services, utilities and roading that allow development of the land.</p> <p>Including a rule for construction traffic will mitigate these adverse effects on my property.</p>	<p>Amend proposed Rule 16.4.2.12A as follows:</p> <p><u>“Rule – Vehicle access to sites in the Mangaone Precinct Structure Plan Area</u></p> <ol style="list-style-type: none"> <li><u>1. Apart from one point of roading access onto each of Swayne Road and Zig Zag Road in accordance with the Mangaone Precinct Structure Plan, there shall be no direct access to industrial lots within the Mangaone Precinct Structure Plan Area directly from Swayne Road or Zig Zag Road; and</u></li> <li><u>2. Construction traffic shall not use Swayne Road for accessing Mangaone Precinct Structure Area.</u></li> </ol> <p><u>Activities that fail to comply with this rule will require a resource consent for a non-complying activity.”</u></p>