

## Plan Change 17 – Hautapu Industrial Zones - Landowners’ Meeting

**Date/Time:** 2.30 pm on Thursday, 23 June 2022  
**Location:** Kaipaki Room, Cambridge WDC Office  
**In attendance:** Attendance Sheet – shown below

### Introductions

#### Plan Change 17 Background - Tony Quickfall (Waipa District Council)

- a. Council had commenced PC17 in 2021 (to update the structure plan and live zone the C9 growth cell)
- b. Kama Trust submitted on the future proof growth strategy for rezoning, and provided supporting information. There were no proposals from other parties for additional zoning. Council was not involved in, and had no obligation for, any consultation associated with the Future Proof submission
- c. Supporting evidence from Kama Trust (significant investment)
- d. Staff assessment (Waipā planning/engineering and future proof consultant) was that the rezoning proposed by Kama Trust could be supported by Council
- e. The scope of PC17 was expanded to include the Kama Trust proposal (scope change approved by group manager 14/3/22)
- f. Future Proof have confirmed Kama Trust submission to rezone (16 June – now shown in revised Future Proof Strategy as future industrial)
- g. Any additional rezoning or extension is out of scope of PC17
- h. Plan is for PC17 including Kama Trust rezoning to be publicly notified (September) and all members of the public will have the opportunity to submit at this time

#### Neighbours’ Feedback

Dean Hawthorne (358 Peake Road, Cambridge), represented by Mark Chrisp (Mitchell Daysh):

- a. Raised concerns around the lack of notice of Kama Trust’s intention to neighbours, and lack of any Council consultation.
- b. Strongly opposed the Kama Trust submission. Lives north of Kama Trust with horse stud. Dean is building a new house on the boundary of Kama Trust. Received the letter 2 months into the build. Concerned with factories being built beside his house and horse stud. Lawyers researched the area when he built and there weren’t any issues. Concerned with the financial and economic impact on his horse stud including breeding. Concern around light and noise effects.

- c. While still opposed to Kama trust rezoning, would be open to industrial zoning for his land as an alternative.

Ingrid Dornan (358 Peake Road, Cambridge) represented by Mark Chrisp (Mitchell Daysh):

- a. Strongly opposed the Kama Trust submission. Concern around lack of information.

John Gundesen (346 Peake Road, Cambridge) represented by Mark Chrisp (Mitchell Daysh):

- b. Strongly opposed the Kama Trust submission. Lives north of Kama Trust and purchased the property including a stable this year. Moved from Auckland feb 2022 and did due diligence, no indication of any rezoning. Raised concern around land value, lack of information and uncertainty, concern for lighting and noise effects for horses and people, concern around current industrial business (Hautapu Welders) operating outside of business hours. Referenced the concept design of sheds on the back boundary in 3D image in Kama Trust future proof submission.
- c. Advised of expertise in water management and no confidence in any council technical reports. Concern around how water will be dealt with on Kama Trust site.
- d. While still opposed to Kama trust rezoning, would be open to industrial zoning for his land as an alternative.

Bernice Tuffery (346 Peake Road, Cambridge) represented by Mark Chrisp (Mitchell Daysh):

- e. Strongly opposed the Kama Trust submission. Noted concern around lighting effects on horses but also impact on melatonin levels for humans and impact on sleep.
- f. Bernice and John looked for this property for some time and there was no information suggesting any change at the time of purchase.

Mark Chrisp (Mitchell Daysh):

- g. Questioned why nothing (other than landowners letter sent 26 May) was sent out like with other plan changes/reviews. Difficult situation for neighbours given Future Proof already approved/endorsed the submission and has support of multiple councils and Waka Kotahi.
- h. Confirmed the neighbours attending the meeting are on bore water. Questioned the mitigation to address any impact to water from Kama Trust.
- i. Wanted to understand next steps and how the council will mitigate effects.
- j. Confirmed that consideration of industrial zoning on his clients' properties is a possible fall back option which would provide connectivity from the north to south.

Bridget Cameron (412 Peake Road, Cambridge) represented by Mark Chrisp (Mitchell Daysh):

- k. Provided apologies from Maria Barry (345 Peake Road Cambridge,) for not attending. Maria did not receive a letter.
- l. Saw the submission on the website before receiving the letter.
- m. Strongly opposed the Kama Trust submission. Concern of changes of zoning on their horse stud and direct impacts to horses and breeding, impact from lighting and noise effects, impact on their farm stay, local tourism and birds in the area. Also just finished building. Concern raised around flooding and swale of those areas.
- n. Specific concerns raised around light and noise from Hautapu Welders.

Christina Cameron-Hayes (376 Peake Road, Cambridge) represented by Mark Chrisp (Mitchell Daysh):

- o. Strongly opposed the Kama Trust submission. Lives north of Kama Trust. In the process of subdividing and were partway through the process when letter to landowners was received. Questioned what type of buildings would be built.

Peter Cameron (412 Peake Road, Cambridge) represented by Mark Chrisp (Mitchell Daysh):

- p. Strongly opposed the Kama Trust submission. Lives north of Kama Trust and have been there for 30 years. Owns a horse stud. Raised concern with it becoming industrial around them. Questions raised around a local industrial property.

### **Council's response**

Neda Bolouri (Council's Planning Consultant, Beca):

- q. Provided background on the plan change confirming the letter was the first consultation which included 3 aspects (updating the technical, bringing forward C9 growth cell to pre 2035, and rezoning Kama Trust).
- r. Confirmed there would have been a maximum of a week between website being updated and letter posted to landowners.
- s. In answering Christina's question, Neda confirmed industrial is proposed but Council is awaiting technical reports (Three Waters, Traffic, Assessment of site) for that area. No decision has been made. The technical reports will become public information on the website.
- t. Neda confirmed anyone can make a submission on the plan change. It is not limited to only those who received a letter.
- u. As the listed contact person for the proposed plan change, Neda confirmed she had spoken with several of those in the room on the phone previously and was empathic to their situation and had listened to their concerns.
- v. Advised attendees not to be discouraged if the proposed plan change is notified in its current form as it just means Council is following the process and will await submissions and feedback from the public before making a decision.

Tony Quickfall (Manager District Plan and Growth, Waipa District Council):

- w. Confirmed there are limitations on the scope of the proposed plan change, and any further extension of the zone is not part of the proposal and would need supporting evidence. Confirmed no decisions had been made, and the rezoning was subject to a full public participation and decision making process.
- x. Advised Council had no requirement for earlier consultation, and the letter drop was the first consultation at the time that Council had formed up on the proposal. Any previous discussions with Kama Trust are subject to confidentiality, and Kama Trust due diligence process.
- y. Noted the Kama Trust Future Proof submission was public on the website. Advised that the future proof process was run by Future Proof, and acknowledged there was not wide public engagement in the Future Proof Strategy Review. Noted that council had directed 3-4 rezoning enquiries to the Future Proof Strategy review process. Noted that Mark Chrisp (representing several landowners) had been involved in the Future Proof Strategy review.
- z. Acknowledged the concerns and issues raised. Advised that land value raised cannot be considered under the Resource Management Act. Advised that a boundary buffer would form part of the zoning assessment irrespective of the concerns raised. Noted that in response to Dean, his property was rural which permitted a range of productive uses.
- aa. Confirmed that staff were unable to respond at the meeting to the concerns, noting there is no guarantee of the outcome. The council team will consider feedback and will brief elected members who ultimately make the decision on what will be notified.
- bb. In response to a question about other meeting attendees, advised that the meeting was not public or open to all landowners, but was in response to a specific meeting request from Bridget (and Mark Chrisp subsequently).
- cc. In response to a question, posed hypothetically, whether the participants would be supportive of an industrial extension to their land.
- dd. Noted that due to Council elections, Plan Change 17 timing is to have it approved for public notification before September 2022.

Tony Coutts (Principal Engineer – Growth, Waipa District Council):

- ee. Councils initial Plan change 17 included several updates to the current structure plan to align with councils refined master plan and consent applications with the C8 and 9 growth cells.
- ff. Councils PC17 technical updates included the following:
  - Refinement of wastewater reticulation and pump station;
  - Minor roading alignment positioning and intersection arrangement updates;
  - Stormwater device sizing and relocation;
  - Highway buffer updates; and
  - Park location updates.
- gg. Council owns and operates (through WSP consultants) a calibrated model of both our wastewater and water supply networks that can run scenarios and take

into account assumptions on growth against projects within the Long term plan. We are awaiting the results of Karma trust blocks model runs for both to understand the effects on the planned infrastructure and to determine if they will be incorporated into the current master planned reticulation. If there is no capacity through those model runs, alternative on site options will need to be presented to council.

- hh. For Stormwater, council has not obtained a Stormwater discharge consent with the regional council, as through our master planning work it was confirmed with regional council that there was no pre development discharge to the stream for this catchment. That is why the soakage/infiltration basins are the size shown. Karma Trust inclusion helps set a position on 1 of the Stormwater basins for overall growth cell development.

Gareth Moran (Barker & Associates acting on behalf of Kama Trust):

- ii. Advised that he couldn't comment on lack of advance notice from his clients to their neighbours, they would need to discuss that directly.
- jj. Noted that feedback had been received from the letter drop supporting the plan change and Kama Trust rezoning.

Kate Wilman (District Plan Administrator, Waipa District Council):

- a. Confirmed she had been in contact with Maria Barrie directly and provided a copy of the letter.

#### **Actions / Next Steps**

1. Meeting notes to be circulated.
2. Mark Chrisp to be added to the mailing list for any future correspondence. (Confirmed by Kate).
3. Council (staff) will consider the concerns raised, brief elected members, and provide the outcome back to the meeting attendees.
4. All attendees would be directly notified at the time of publicly notifying Plan Change 17.
5. Feedback will be provide to Future Proof about the lack of public or wider engagement on the Future Proof Strategy review and the review process.

**Reference Documents:**

Council website:

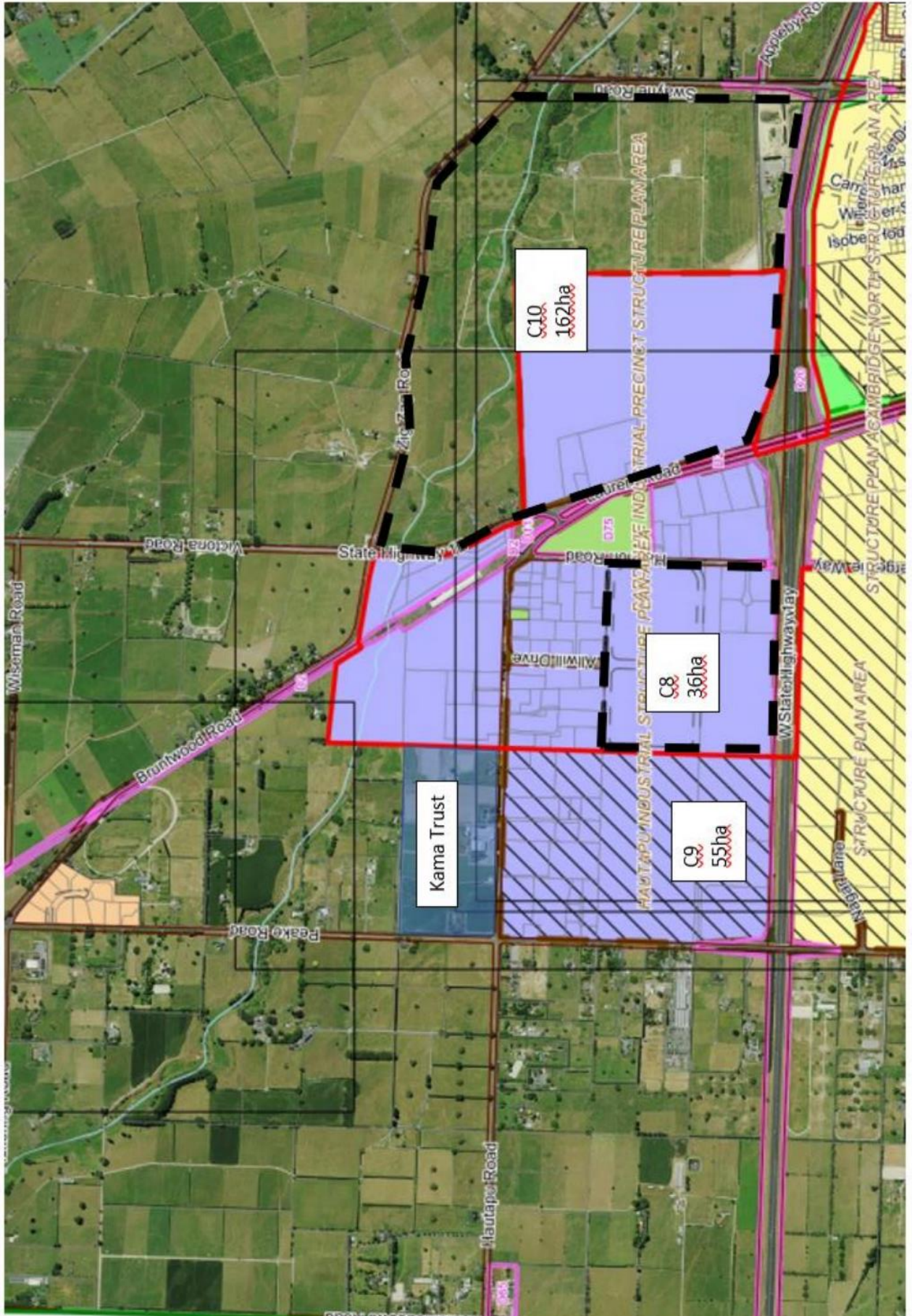
<https://www.waipadc.govt.nz/our-council/waipā-district-plan/wpdc-variātions/current-plan-changes/draft-plan-change-17-hautapu-industrial-zones>











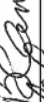


Map of affected area: shown below

Attendance Sheet: shown below

**Notes:**

1. All the information provided in this document is a matter of public record and is available to the public, on request.
2. Plan change pre-notification meetings are held without prejudice to receive feedback and provide initial advice on specific issues identified for discussion by the parties in attendance. These meetings do not replace the in-depth investigation associated with the formal plan change process (and where relevant, consideration of public submissions). Advice provided by Council Staff and their representatives is given in good faith and without prejudice, and in no way binds any decision by the Council.



| 1  | Name                   | Address details                | Organisation or landowner/business owner | Signature   |
|----|------------------------|--------------------------------|--|---|
|    | Tony Quickfall         | Waipa DC                       | Waipa DC                                 |  |
|    | Kate Wilman            | Waipa DC                       | Waipa DC                                 |  |
|    | Neda Bolovic           | 6 Gordon Place, Hamilton, 5204 | Beca Ltd                                 |  |
|    | Corneil Moran          | Vic Street, Cambridge          | B e M                                    |  |
|    | Bernie Tuffey          | 346 Peake Rd, "                | Landowner                                |  |
|    | John Gaudesen          | " " "                          | "  |  |
|    | Dean Hawthorn          | 358 Peake Road / 2             | Landowner                                |  |
|    | Ingrid Doman           | " " "                          | "  |  |
|    | maru curran            | WDC                            | WDC                                      |  |
|    | Bridget Cameron        | 412 Peake Rd Cambridge         | Tui Morgans                              |  |
|    | Lelei Cameron          | " " "                          | Tui Morgans                              |  |
|    | Christina Cameron-Hays | 376 Peake Road Cambridge       | Landowner. Kamariara Partnership         |  |
|    | Tory Condit            | Waipa DC                       | Waipa DC                                 |  |
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