

**Before the Hearings Panel**

**Waipa District Council**

**In the matter of**      The Resource Management Act 1991

**And**

**In the matter of**      Waipa Plan Change 17 – Hautapu Industrial  
Zones

**Additional STATEMENT OF EVIDENCE OF MARIA BARRIE**

Dated: 23 May 2023

1. As per my previous statement of evidence dated 17<sup>th</sup> March 2023 my name is Maria Barrie, my partner Jason Hanham and I own the property 345 Peake Rd, which is located directly across Peake Rd from the Boyds Asparagus block, Area 6. We purchased our property in August 2009 and have lived there ever since. Our daughter Emma was born in 2011 and as a family we very much enjoy all aspects of living in a rural zone.
2. I am submitting a further statement of evidence to support my objection to the addition of future deferred industrial zoning and development of the Hautapu Landowners Group (HLG) for consideration under Plan Change 17.
3. The addition of land owned by HLG to plan change 17 exacerbates the negative effects that I have already highlighted and, if approved, will significantly increase the loss of amenity to our property already outlined in our original submission.
4. There is no indication of when a future industrial land zone may be needed, nor is there any evidence to support the need for this land to be re-zoned in this area. This leaves us living in an absolute nightmare which equates to being stuck in limbo waiting for our property's amenity features to be absolutely decimated beyond repair.
5. The limbo state we find ourselves in is unique to our property as demonstrated by the HLG joining forces to 'get in on' the industrial zoning and therefore protect their investments. All parties on the other side of the road stand to gain significantly from an industrial re-zoning, whereas we as a small family have been forced to invest to protect our rights to live in a rural zone with the most basic rural amenity.
6. The future rezoning of the HLG completely changes the scope of plan change 17. The Gundesen and Cameron blocks have access ways straight across the road from our driveway which if rezoned will inevitably bring much more traffic, noise, dust and be visually unattractive, all of which will significantly adversely affect the amenity of our property.
7. The prospect of our view changing to anything that does not provide a solid screen from any industrial buildings is unacceptable to us. As per my previous submission there is a distinct lack of care in the development in the Hautapu area, and the Structure Plan intent to achieve of a "high value amenity" look is far from being achieved.
8. All of the properties in the HLG, if rezoned future industrial, will inevitably bring added vehicle access to the future industrial land off Peake Rd which is not currently contemplated by Plan change 17. Other residents north of the proposal are likely to be affected, but not likely to know about the addition to scope.
9. We are struggling to understand where and if the loss of rural land may stop. It seems that the Karma Trust offered their land which was gratefully accepted by Future proof which has led to the HLG successfully arguing to have their land status change added to scope. What next?

10. We are now at even more of a loss to understand how the 2019 Plan Change 5 - Waipa 2050 Growth Strategy got so wrong. The inclusion of C8 was supposed to see us through to 2041, yet today in 2023 C9 plus the HLG area are supposedly needed.
11. The proposed re-zoning of Area 6 and now the proposed addition of the HLG as future industrial will affect my family in many ways. We are now even more concerned about living across from industrial activity and future industrial activity when we expected to continue to enjoy life in a rural zone. Our main key concerns are as follows:
12. Views, particularly if the HLG is added to scope. We cannot see how even the most basic rural amenity views can be maintained with the prospect of future large access driveways directly across from ours.
13. Traffic and vehicle noise will become much worse on Peake Rd if the HLG is included as there will be multiple access points off Peake Rd. This is not contemplated currently, and the additional vehicles will bring even more noise, particularly heavy vehicles slowing to access across the road from us.
14. We don't believe the proposed landscape treatments will come close to mitigating the negative visual effects, nor will they aid in buffering the expected increase in noise. The future addition of the HLG land means that even if more specific rules were applied and adhered to, we don't believe there will be adequate mitigation
15. The future industrial proposed addition to scope leaves us living in state of limbo without any certainty of when we will lose our properties amenity, which impacts our quality of life and ultimately our ability to move on.
16. In closing, I would like to re-iterate my objection to the rezoning of Area 6 and the inclusion of the HLG land. I don't think there is sufficient rationale to support the need nor has there been adequate consideration of the effects on my family and others in the area. I would urge you to reconsider the proposed addition of Area 6 and the HLG addition to scope.