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**BEFORE HEARING COMMISSIONERS**  
**APPOINTED BY THE WAIPĀ DISTRICT COUNCIL**

**IN THE MATTER** of the Resource Management Act 1991 (RMA)  
**AND**  
**IN THE MATTER** of Plan Change 17 (Hautapu Industrial Zones) to the Waipā  
District Plan (PC 17)  
**BETWEEN** **MICHAEL AND JENNI BRIGGS**  
Submitter [No. 14]  
**AND** **WAIPĀ DISTRICT COUNCIL**  
Local Authority

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**ADDENDUM TO STATEMENT OF**

**MICHAEL JAMES BRIGGS**

**13 June 2023**

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## **ADDENDUM SUMMARY**

1. I summarise my addendum as follows:
  - (a) There has been a significant amount of industrial development allowed to occur along Hautapu Road and Peak Road over the last few years (ahead of PC14) and resource consents have already been granted for reductions in the current District Plan Structure Plan landscaping requirements.
  - (b) I seek that the PC17 rules and Structure Plan are updated to make the mounding, tall and medium trees, and shrub requirements clearer.
  - (c) While the current Structure Plan<sup>1</sup> identifies that no individual accesses are to be provided to Peak Road, a number of the land use consents have been granted temporary and permanent accesses. While in isolation, the permanent accesses may not result in significant additional traffic on Peak Road, if other permanent access were allowed, the cumulative effects could be.
  - (d) I seek that the PC17 rules and Structure Plan requirements are updated to more clearly identify that no accesses are to be provided to Peak Road and the associated cumulative effects that must be avoided.

## **AMENITY**

### Visual Effects and Rural Character

2. The current Structure Plan landscaping guidelines<sup>2</sup> identify that objectives of the landscaping are respond to the characteristics and qualities of the area, and enhance the setting of buildings. The guidelines identify that landscaping design will consist of a combination of groundcovers and trees. Attachment A of the guidelines identify that the C9 growth cell perimeter boundaries along Hautapu Road and Peak Road should have a 15m building setback and a minimum of a 5m wide landscaping amenity strip with earth mounding. As for landscape buffer planting, Attachment B of the guidelines provides recommended species of tall and medium trees, as well as shrubs.
3. As the rural area to the west will have views towards and people from the area will travel through the C9 growth cell and Area 6 Hautapu Road boundaries, retaining the current

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<sup>1</sup> Hautapu Structure Plan, S5.9, Items to Give Effect to the Structure Plan, Roads and Access.

<sup>2</sup> District Plan, Appendix S5, Section 5.7.

District Plan Structure Plan setbacks, design guidelines and landscaping requirements will ensure that the characteristics and qualities of the area maintained and the setting of buildings along Hautapu Road are enhanced.

4. As identified in Appendix B of the Section 42A Report Addendum, there has been a significant amount of industrial development allowed to occur along Hautapu Road and Peak Road over the last few years, ahead of PC14.
5. Resource consent LU/0109/22 granted the construction an industrial warehouse building breaching road boundary setbacks at 280A Peak Road. Condition 3 of the consent requires a minimum landscaping strip depth of 1m.
6. Resource consent LU/0208/22 granted the establishment of an industrial building breaching road boundary setback and reduced the landscaping strip to 2.5m wide at 280B Peak Road. Condition 3 of the consent required a landscape planting and management plan to be submitted to Council's Reserves Team Leader for acceptance prior to the activity commencing, but construction has started, and this has not occurred.
7. Refer to Attachment A below for a photo of the consented and constructed industrial buildings at 280A and 280B Peak Road.
8. Given the deferred status of the zoning has yet to be lifted from the C9 growth cell and resource consents have already been granted for reductions in the current District Plan Structure Plan landscaping requirements, I seek that the PC17 rules and Structure Plan are updated to make the mounding, tall and medium trees, and shrub requirements clearer.

#### **TRANSPORTATION**

9. While the current Structure Plan<sup>3</sup> identifies that no individual accesses are to be provided to Peak Road, a number of the land use consents identified in Appendix B of the Section 42A Report Addendum have been granted access. The majority of them are on a temporary basis until the internal Structure Plan roads are provided (which the timing is not known), but resource consent LU/0170/22 granted a permanent visitor only light vehicle access at 296 Peak Road. While in isolation, the permanent access may not

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<sup>3</sup> Hautapu Structure Plan, S5.9, Items to Give Effect to the Structure Plan, Roads and Access.

result in significant additional traffic on Peak Road, if other permanent access were allowed, the cumulative effects could be.

10. Accordingly, I seek that the PC17 rules and Structure Plan requirements are updated to more clearly identify that no accesses are to be provided to Peak Road and the associated cumulative effects that must be avoided.

#### **CONCLUSION**

11. I seek that the PC17 rules and Structure Plan are updated to make the mounding, tall and medium trees, and shrub requirements clearer.
12. I seek that the PC17 rules and Structure Plan requirements are updated to more clearly identify that no accesses are to be provided to Peak Road and the associated cumulative effects that must be avoided.

**Dated this 13<sup>th</sup> day of June 2023**



**Michael Briggs**

ATTACHMENT A - 280A and 280B Peak Road

