

# Summary of Decisions Requested to Proposed Plan Change 17: Hautapu Industrial Zones by Topic

November 2022

**Table of Contents**

Reader’s Guide .....3

How to read the summary: .....3

How to make a further submission .....4

Submitter Contact Details .....5

    Amenity .....7

    Incentive for Carter’s Flat Industry .....9

    Land Supply .....10

    Rezoning additional land .....10

    Rezoning Area 6 .....11

    Transportation .....21

    Updated Structure Plans .....25

    Water .....26

    Cultural .....29

    Elite Soils .....30

## **Reader's Guide**

This document is a summary of the 28 submissions received and the relief sought/decision(s) requested. This summary is ordered by submission topic. This summary helps readers to see all the decisions requested by a topic (e.g. Definitions). If you would like to see all the submissions lodged by submitter on the plan change, then refer to “Summary of Decisions Requested to Proposed Plan Change 17: Hautapu Industrial Zones by Submitter”.

Call for further submissions opens on 5 December 2022. The closing date for making further submissions is 5pm Monday, 19 December 2022. **No late further submissions will be accepted.**

In the summary, every submitter has been allocated a submitter number and each submission point is referenced by a unique number. This whole number (e.g. 1/3) is required to be referenced when you make a further submission. **EXAMPLE:**

Submission 1/3

1 is the submitter number

3 is the submission point number

## **How to read the summary:**

- This summary is ordered by topic. The summary lists all of the submission points made on a particular topic by all the submitters.
- If after looking at this summary you wish to look at all the submission points to a particular submitter then you need to refer to the “Summary of Decisions Requested to Proposed Plan Change 17: Hautapu Industrial Zones by Submitter”.
- For your information separate spell checks have been carried out on the Topic and Submitter reports. In the event of there being any discrepancy the “Summary of Decisions Requested to Proposed Plan Change 17: Hautapu Industrial Zones by Topic” will prevail.

## **How to make a further submission**

People can make a further submission if they represent a relevant aspect of the public interest and/or have an interest in Proposed Plan Change 17 greater than the interest of the general public.

**A further submission can only be made in support or opposition of matters raised in the submissions. No new points can be raised.**

Further submissions should be set out in the format shown in the submission form. Copies of the further submission form are available at Council offices or Libraries at Cambridge and Te Awamutu as well as online at [www.waipadc.govt.nz/planchange17](http://www.waipadc.govt.nz/planchange17).

In accordance with the Resource Management Act 1991 a copy of the further submission must be sent to the person who made the original submission within five (5) working days of sending the further submission to the Waipa District Council. To assist you with this an address list of all submitters is included in this report.

### **Submissions can be:**

**Posted to:** Waipa District Council  
Private Bag 2402  
Te Awamutu 3840

**Delivered to:** Waipa District Council – Te Awamutu Office  
101 Bank Street  
Te Awamutu

**Delivered to:** Waipa District Council – Cambridge Office  
23 Wilson Street  
Cambridge

**Emailed to:** [districtplan@waipadc.govt.nz](mailto:districtplan@waipadc.govt.nz)

## Submitter Contact Details

By Surname	Submitter's Contact Details	Submission number
Antram, Janine	[REDACTED]	26
Barrie, Janine	[REDACTED]	7
Briggs, Michael and Jenni	[REDACTED]	14
Burke, Hayden James	[REDACTED]	11
Danswan, Rebecca	[REDACTED]	17
Evans, Jane	[REDACTED]	24
Fire and Emergency New Zealand	[REDACTED]	28
Fonterra Ltd	[REDACTED]	20
Hannon, Ritchie and Carol	[REDACTED]	10
Hautapu Landowners Group	[REDACTED]	21
Hayes, Owen David John	[REDACTED]	23
Henmar Trust	[REDACTED]	25
Hogarth, Nicky	[REDACTED]	6

By Surname	Submitter's Contact Details	Submission number
Kama Trust		8
Keaney, Andrew John		2
Matheson, Ian		15
Matheson, Natalie		16
McGowan, Bruce and Susan Jean		3
Middlemiss, Kevin Charles		5
Roberts, Ethne Penelope		27
Smith, Matthew Craig		9
Stamp, Jason		13
Transland Group Limited		22
Turner, Lee and Kristin		1
Waka Kotahi		12
Walker, Casey		18
Webb, Edward James and Betty Gordon		4
West, Jane Victoria		19

## Amenity

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
7.2	Planning Maps	Oppose	<p>The rezoning of Area 6 from Rural to Industrial will create nuisance effects in the form of increased noise, lighting and traffic, as well as effects on general amenity and rural character.</p> <p>The inclusion of Area 6 will not be consistent with Objective 4.3.7, that Rural Character is maintained.</p>	<p>Amend the following rules to remove Area 6 from this plan change:</p> <p>Appendix S1 - Future Growth Cells</p> <p>b. Cambridge Growth Map – show the original C9 Growth Cell outlined in blue and labelled 55ha, (exclusive of Area 6).</p> <p>c. Table labelled “Cambridge/Hautapu Industrial Growth Cells – anticipated now to 2035”, Land Area delete 75ha and replace with 55ha (current C9 area). The industrial provision of <del>111</del> 91 hectares of industrial land will be sufficient to meet the Future Proof anticipated demand until 2041.</p>
7.6	Appendix S5	Oppose in part	<p>Perimeter Boundary Treatment, Appendix S5 - identified an inconsistency with Attachment A Indicative Planting Layout and S5.7.1.2 d). Attachment A states amenity planting should be 30m minimum spacing, whereas the rule states planting along Peake and Hautapu Roads should be 30m maximum spacing.</p> <p>In Appendix B Recommended Species Selection – the selection are all deciduous trees, which will go bare in winter and thus</p>	<p>Clarification required for Perimeter Boundary Treatment.</p> <p>Changes sought to Attachment B Recommended Species Selection either through a general increase in planting density, choice in trees or some specific treatment opposite 345 Peake Road.</p>

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
			provide a more stark view than the existing evergreen hedge and does not provide the level of visual amenity sought (s5.2.2).	
13.1	Planning Maps	Oppose	Opposes the plan change due to the change in rural-lifestyle character of the area, light spill, noise and odour, stormwater and wastewater, disruption during any potential upgrade to electricity lines, effects on farm animals.	Do not rezone any land in the area. Improve consultation and engagement.
14.8	Section 7	Support in part	The new lighting rule to apply to the entire Hautapu Industrial Structure Plan area, rather than just Area 6.	Amend Rule 7.4.2.41 Rule - Light Spill in Area 6 – Hautapu Industrial Structure Plan Area
14.10	Appendix S5	Support	Seeks all landscaping, planting plans that apply to Hautapu Structure Plan Area to also extend and apply to Area 6.	Amend Structure Plan to reflect Attachment A in S5.
15.3	General	Oppose	Concerned about additional noise as a result of rezoning.	Specific relief not mentioned.
16.2	Amenity	Oppose	Concerned about noise, smells and livestock distress.	Not rezoning any land in the area.
17.1	Appendix S5	Oppose	Opposes industrial activity extending this far out into the countryside due to traffic, noise, smell, and livestock disruptions.	Do not approve PC17.
19.3	General	Oppose	Concerned about increase noise, light and smells from the rezoning.	Do not rezone any land in the area.



Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
26.2	General	Oppose	PC17 as proposed will interfere with the enjoyment of rural lifestyle and a proposed wedding venue.	Do not implement PC17.
27.2	General	Oppose	There would be an increase in traffic that would negatively affect neighbouring horse properties and the ambience of the area. There would be noise, odour and water pollution associated with industrialisation in the area.	Do not rezone any land in the area.

### **Incentive for Carter's Flat Industry**

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
14.2	Section 7	Oppose	Activities from Carter's Flat can theoretically move to any industrial area, a new policy specifically relating to relocation to Hautapu 'Area 6' is not needed.	Delete Policy 7.3.4.9
14.5	Section 7	Support in part	Restrict development within Area 6 of the Hautapu Industrial Area to dry industry 'Industrial Activities'. No need for a specific rule permitting dry industry industrial activities from Carter's Flat area to relocate to Area 6, as they can relocate to any industrial area.	Amend 7.4.1.1 (w) as follows: "Within 'Area 6' of the Hautapu Industrial Area, any lawfully established, dry industry 'Industrial Activity' that is located within the Cambridge Commercial Zone of Carters Flat established prior to 2022. Development Contributions do not apply to these activities."

## Land Supply

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
6.4	Appendix S1	Support	Uplifting the deferred C9 industrial zone is appropriate given that the land has already progressively been developed for industrial uses.	Retain the uplifting of the deferred C9 industrial zone.
7.1	Appendix S1	Support in part	Changes to the Cambridge/Hautapu Industrial Growth Cells to bring forward C9 from post 2035 to pre-2035 are supported in part.	Retain the uplifting of the deferred C9 Industrial Zone.
25.1	Appendix S1	Oppose	There is sufficient capacity within the existing identified Industrial Growth Cells to cater for new Industrial activities and for those relocating from Carter's Flat. Area 6 is not located within an identified Industrial Growth Cell or Future Proof Area.	That Council brings forward the rezoning of land already identified within existing Industrial Growth Cells.

## Rezoning additional land

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
21.1	Planning Maps	Oppose in part	Oppose the plan change in its current form due to the effects of rezoning Area 6 on their rural-residential properties (homes	Amend PC17 to include a Deferred Industrial Zone to encompass the land to the north of Area 6, bounded by Peake

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
			<p>and businesses). The submitters seek the addition of land to the north of Area 6 to be re-zoned as Deferred Industrial to mitigate these effects.</p> <p>An argument has also been made as to the benefits of this additional re-zoning including land compatibility, seamless/rational boundaries for the industrial zone, compatibility with Fonterra to the east.</p>	<p>Road, Fonterra and Managone Stream. Amend to include additional rules regarding timing; i.e., to uplift deferment once Area 6 is 80% developed or by 31 March 2030.</p> <p>Should this not be accepted, the submitter seeks the deletion of Area 6 rezoning from the plan change.</p>

## **Rezoning Area 6**

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
1.1	General	Support	<p>Full support of PC17, specifically the introduction of Area 6. There is a shortfall of industrial land in the Waipa District and rezoning this land will enhance the local economy and align with the National Policy Statement for Urban Development.</p> <p>This additional industrial land will also enable existing industrial businesses within Carter's Flat to relocate, subsequently</p>	Approve PC17 as notified.

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
			<p>freeing up commercial land located close to the existing Central Business District.</p> <p>Area 6 provides excellent accessibility to the surrounding road network, including SH1, and it contains few natural features of significance which makes it suitable for industrial zoning. Area 6 has been recognised in the Future Proof Strategy for future industrial use.</p> <p>This plan change will reduce the risk of inappropriate industrial sprawl in the rural area.</p>	
2.1	General	Support	<p>Full support of PC17, specifically the introduction of Area 6. There is a shortfall of industrial land in the Waipa District and rezoning this land will enhance the local economy and align with the National Policy Statement for Urban Development.</p> <p>This additional industrial land will also enable existing industrial businesses within Carter's Flat to relocate, subsequently freeing up commercial land located close to the existing Central Business District.</p> <p>Area 6 provides excellent accessibility to the surrounding road network, including</p>	Approve PC17 as notified.

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
			<p>SH1, and it contains few natural features of significance which makes it suitable for industrial zoning. Area 6 has been recognised in the Future Proof Strategy for future industrial use.</p> <p>This plan change will reduce the risk of inappropriate industrial sprawl in the rural area.</p>	
3.1	General	Support	The additional land supply will enhance the local economy and accelerate growth.	Approve PC17 as notified.
4.1	General	Support	<p>Full support of PC17, specifically the introduction of Area 6. There is a shortfall of industrial land in the Waipa District and rezoning this land will enhance the local economy and align with the National Policy Statement for Urban Development.</p> <p>This additional industrial land will also enable existing industrial businesses within Carter's Flat to relocate, subsequently freeing up commercial land located close to the existing Central Business District.</p> <p>Area 6 provides excellent accessibility to the surrounding road network, including SH1, and it contains few natural features of significance which makes it suitable for</p>	Approve PC17 as notified.

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
			<p>industrial zoning. Area 6 has been recognised in the Future Proof Strategy for future industrial use.</p> <p>This plan change will reduce the risk of inappropriate industrial sprawl in the rural area.</p>	
5.1	General	Support	<p>Full support of PC17, specifically the introduction of Area 6. There is a shortfall of industrial land in the Waipa District and rezoning this land will enhance the local economy and align with the National Policy Statement for Urban Development.</p> <p>This additional industrial land will also enable existing industrial businesses within Carter's Flat to relocate, subsequently freeing up commercial land located close to the existing Central Business District.</p> <p>Area 6 provides excellent accessibility to the surrounding road network, including SH1, and it contains few natural features of significance which makes it suitable for industrial zoning. Area 6 has been recognised in the Future Proof Strategy for future industrial use.</p>	Approve PC17 as notified.

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
			This plan change will reduce the risk of inappropriate industrial sprawl in the rural area.	
7.3	Section 7	Oppose	Seeks the removal of Area 6 from this plan change, as identified in policies and rules in Section 7, maps and tables in Appendix S1 and provisions, plans and diagrams in Appendix S5 Hautapu Structure Plan and Design Guidelines as a result of the proposed inclusion of Area 6 in the C9 Growth Cell and consequential rezoning. This proposal is opposed in part, specifically amendments relating to Area 6.	<p>Section 7 – Industrial Zone</p> <p>Delete: Policy: Industrial Zone – ‘Area 6’ (Hautapu) 7.3.4.9</p> <p><del>7.3.4.9 To enable lawfully established industrial activities within the Carter’s Flat Commercial Zone to relocate Hautapu ‘Area 6’.</del></p> <p>Delete: 7.4.1.1</p> <p><del>Permitted activities (w) Within ‘Area 6’ of the Hautapu Industrial Plan Area, any lawfully established, dry industry activity that is located within the Cambridge Commercial Zone of Carters Flat established prior to 2022.</del></p> <p>Delete: 7.4.2.2 b)</p> <p><del>(b) Hautapu ‘Area 6’ The minimum setbacks from the Rural Zone boundary shall be 15m.</del></p>
7.4	Appendix	Oppose	Seeks deletion of Area 6 from the proposed plan change.	<p>Amend in S5.1.3</p> <p>The structure plan area is approximately 100 <del>120</del> hectares in size.</p>

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
8.1	Planning Maps	Support	Supportive of the proposed plan change and in particular the rezoning of Area 6 to Industrial for the following reasons: It is identified in Future Proof Growth Strategy, a logical extension of Industrial Zone, stormwater solution for the entire area will be provided, whilst also causing a buffer to the north, additional industrial land is required, meets NPS-UD Policy 1.	Approve PC17 as notified.
9.1	General	Support	Full support of PC17, specifically the introduction of Area 6. There is a shortfall of industrial land in the Waipa District and rezoning this land will enhance the local economy and align with the National Policy Statement for Urban Development. This additional industrial land will also enable existing industrial businesses within Carter's Flat to relocate, subsequently freeing up commercial land located close to the existing Central Business District. Area 6 provides excellent accessibility to the surrounding road network, including SH1, and it contains few natural features of significance which makes it suitable for industrial zoning. Area 6 has been	Approve PC17 as notified.



Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
			<p>recognised in the Future Proof Strategy for future industrial use.</p> <p>This plan change will reduce the risk of inappropriate industrial sprawl in the rural area.</p>	
11.1	General	Support	<p>Full support of PC17, specifically the introduction of Area 6. There is a shortfall of industrial land in the Waipa District and rezoning this land will enhance the local economy and align with the National Policy Statement for Urban Development.</p> <p>This additional industrial land will also enable existing industrial businesses within Carter's Flat to relocate, subsequently freeing up commercial land located close to the existing Central Business District.</p> <p>Area 6 provides excellent accessibility to the surrounding road network, including SH1, and it contains few natural features of significance which makes it suitable for industrial zoning. Area 6 has been recognised in the Future Proof Strategy for future industrial use.</p>	Approve PC17 as notified.

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
			This plan change will reduce the risk of inappropriate industrial sprawl in the rural area.	
14.4	Section 7	Support in part	Amend Operative Plan Rule 7.4.1.1(a) to ensure that only dry industry can operate in Area 6. If this rule is not amended, then any permitted industrial activity can operate in Area 6 under the proposed rule framework.	Amend 7.4.1.1a) as follows: "Industrial activities ( <u>excluding Area 6 of the Hautapu Industrial Area</u> )."
14.6	Section 7	Support in part	The non-complying activity rule to apply to all of the Hautapu Structure Plan Area, not just Area 6.	Amend 7.4.1.5(p) as follows: "Notwithstanding Rule 7.4.1.3(f), the following activities are non-complying activities within the Bardowie Industrial Precinct Structure Plan Area and <del>Hautapu Industrial Area</del> 'Area 6' Hautapu Industrial Structure Plan Area."
15.1	Planning Maps	Oppose	Opposes PC17 due to being a close neighbour to the area.	Not rezoning any land in the area.
16.1	Planning Maps	Oppose	Opposes plan change 17 due to the fact that their home is located in close proximity.	Not rezoning any land in the area.
18.1	General	Oppose	Opposes the proposed rezoning because it would devalue their property.	Do not rezone any land in the area.

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
19.1	General	Oppose	Lack of notice and information to neighbours buying and building houses. Domino effect on neighbouring properties. Hautapu is the premium horse country in New Zealand, Cambridge's international tourism depends on its equine industry in Hautapu - industrial activity should be placed in a different, more appropriate, area.	Do not rezone any land in the area.
20.1	Planning Maps	Support	Supportive of the proposed plan change to reflect the uplifted deferred zoning in C9 growth cell and the change in zoning within Area 6 from Rural to Industrial as industrial activities are more compatible with the activities undertaken on Fonterra's Hautapu site.  In regards to Area 6, supports rezoning to Industrial, but also seeks Area 6 to be included within the Specialised Dairy Industrial Area.	Retain the zoning of Area 6 as Industrial, with the addition of Specialised Dairy Industrial Area.
22.1	General	Support	Supports the expansion and live-zoning of the Hautapu Industrial Zone in accordance with the proposed Plan Change 17. This will provide additional employment opportunities for the District and provide alternative opportunities for existing	Approve PC17 as notified.

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
			industrial uses within the Cambridge Town boundary to relocate there.	
23.1	Planning Maps	Oppose	Hautapu is currently unable to cope with the current storm water, maintenance of roads and has no sewage removal for the current occupants. There is also a high concern for nitrates in the water in this area - which can be affected by adding septic tanks.	Do not re-zone the rural land to industrial. Owners of industrial land that have not developed should be disincentivised through property taxes to discourage land banking.
24.1	General	Support	<p>Full support of PC17, specifically the introduction of Area 6. There is a shortfall of industrial land in the Waipa District and rezoning this land will enhance the local economy and align with the National Policy Statement for Urban Development.</p> <p>This additional industrial land will also enable existing industrial businesses within</p>	Approve PC17 as notified

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
			<p>Carter's Flat to relocate, subsequently freeing up commercial land located close to the existing Central Business District.</p> <p>Area 6 provides excellent accessibility to the surrounding road network, including SH1, and it contains few natural features of significance which makes it suitable for industrial zoning. Area 6 has been recognised in the Future Proof Strategy for future industrial use.</p> <p>This plan change will reduce the risk of inappropriate industrial sprawl in the rural area.</p>	
25.2	Planning Maps	Oppose	Rezoning additional land outside of identified Industrial Growth Cells or Future Proof Areas will increase effects on the receiving environment, in particular the Mangaone Stream.	That Council does not rezone land outside the existing identified Industrial Growth Cells until the existing Industrial Growth Cells have been rezoned and serviced.

## **Transportation**

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
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7.5	Appendix S5	Oppose in part	Concerned about additional traffic on Peake Road and seeks that no access is gained from Peake Road either during construction or future development of Area 6.	Do not permit access to Area 6 from Peake Road, during construction and upon future development.
Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested

12.1	General	Support in part	<p>Waka Kotahi are generally supportive of the plan change.</p> <p>They express concerns about the State Highway 1B and Hautapu Road intersection's ability to cater for the additional traffic generated by this proposed plan change. Council intends to construct a roundabout in 2023/2024 construction season.</p> <p>Due to these concerns, Waka Kotahi considers that an assessment of traffic flows and intersection capacity is required to determine whether the existing State Highway 1B/Hautapu Road intersection has capacity to cater for the additional traffic volume. Dependent on the outcome of the assessment, Waka Kotahi consider that a provision may be required to only allow a certain level of development within growth cell C9 prior to the construction of the roundabout.</p>	Undertake an assessment of traffic flows and intersection capacity to determine whether the existing intersection can cater for the additional traffic flows prior to 2023/2024 planned upgrade.
Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested

13.2	General	Oppose	Concerned about traffic safety due to the current poor state of the road and increase in heavy vehicle movements, lack of walking and cycling. Particularly for children attending Hautapu School and horse riders.	Do not rezone any land in the area.
14.9	Appendix S5	Support in part	There is potential for the future industrial activities in 'Area 6' to increase traffic on Peak Road and Hautapu Road (west of Peak Road). Vehicles associated with the activities may use the local roads, rather than the Hautapu interchange and expressway. Moving the indicative local road as far east as possible would make it more likely that vehicles would use the Hautapu interchange and expressway.	Amend the Structure Plan and move the indicative local road as far east as possible.
15.2	General	Oppose	There is no footpath on Peake Road and children cycle on that road to school – the increased activity as a result of this plan change will put them at risk.	Specific relief not mentioned.
16.3	General	Oppose	Concerned about the additional traffic the rezoning will generate.	Not rezoning any land in the area.
Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
18.2	General	Oppose	Increase in traffic (especially trucking) in the area which will negatively impact the current bottleneck north of Cambridge.	Do not rezone any land in the area.



19.2	General	Oppose	Increase in traffic (especially trucking) in the area which will negatively impact the current bottleneck north of Cambridge.	Do not rezone any land in the area.
26.1	General	Oppose	The changes proposed in PC17 will increase traffic in the area.	Do not implement PC17.

### Updated Structure Plans

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
10.1	Appendix S5	Support in part	Supportive of the plan change but seeks the location of the detention pond to be on rural land, to make better use of the industrial land. Seeks a change to the internal roading layout.	Amend the structure plan to change the location of the stormwater detention pond and the internal road layout.
14.7	Section 7	Support	The addition of the rule makes it clearer in terms of setbacks, rather than referencing the Landscape Concept Plan.	Retain Rule 7.4.2.1 and 7.4.2.2 as notified.
21.3	Appendix S5	Oppose	According to the stormwater plans, the detention pond will dissect a property located at 84 Hautapu Road, creating a landlocked site and restricting a Transferable Development Right subdivision from being implemented.  The re-zoning of Area 6, which includes part of 84 Hautapu Road, would result in a split zoned site, the southern half being	Amend Structure Plan to re-position stormwater pond.  Amend Structure plan to re-zone all of 84 Hautapu Road as Industrial.

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
			Industrial and the northern being Rural, which the submitter opposes.	

## Water

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
6.1	Definitions	Support in part	Seeks an amendment to the definition of Dry Industry to allow for those industries which use and dispose of water where there is no use of council infrastructure, and they are self-sufficient. The relief sought allows for a wider range of industrial activities to be located within the proposed Hautapu Industrial Zone.	Amend the definition of 'Dry Industry' to the following: "Means any industrial operation that does not use water for processing, manufacturing, or production purposes; and does not discharge nor generate any liquid effluent from its operation. <u>Includes any industrial operation that uses and/or disposes of water from processing, manufacturing and production but is self-contained on site and does not require the use of council water infrastructure.</u> "
6.2	Section 7	Support in part	Restricting the industrial zone to those industries which are dry is a very short-term development view. There is an increasing requirement for industrial areas in the region, however they need to cater for all industry types.	Amend 7.3.4.10 to read as: "To ensure that activities within the Hautapu Structure Plan are restricted to 'dry industry' activities due to infrastructure constraints, <u>and in addition any other industry which are self-</u>

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
				<u>contained, and which do not require the use of council infrastructure."</u>
6.3	Section 7	Oppose	<p>It is unclear if 7.4.1.5 (p) only applies in Area 6 or covers the whole of the Hautapu Industrial Area and seeks more specific wording.</p> <p>Seeks a deletion of concrete batching from the Non-Complying activities list.</p> <p>The submitter states that if any proposal to establish a batching plant can manage water use and disposal within the site without requiring the use of external council infrastructure and there are no health or environmental impacts, then concrete batching should be excluded from this rule.</p> <p>Concrete batching is an appropriate activity for an "Industrial Zone". The activity is currently covered by Rule 7.4.1.1(a) and infringement of performance standards should revert to Restricted discretionary (restricted to matter involving water use and management).</p>	<p>Amend 7.4.1.5 to clearly state if it applies to the entire Hautapu area of just Area 6.</p> <p>Delete 7.4.1.5 (p)(iii)</p> <p>7.4.1.5 Non-complying Activities</p> <p>Notwithstanding Rule 7.4.1.3(f), the following activities are non-complying activities within the Bardowie Industrial Precinct Structure Plan Area and Hautapu Industrial Area and 'Area 6'</p> <p>(i) Bitumen plants;</p> <p>(ii) Incineration activities;</p> <p><del>(iii) Concrete batching plants</del></p> <p>(iv) Relocated buildings</p>
14.1	Definitions	Support	Supports the addition of the 'dry industry' definition due to the existing high water table and/or wastewater issues in the area.	Retain the definition of 'dry industry' as notified.

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
14.3	Section 7	Support	The area has a high water table and the discharge of water and/or wastewater will likely make the situation worse.	Retain Policy 7.3.4.10 as notified.
21.2	Appendix S5	Oppose	Concerns about the stormwater detention pond, including the potential for groundwater mounding, contamination of groundwater and bores used for domestic and stock drinking purposes, overland flow of stormwater, and odour.	No specific relief sought.
28.1	Section 7	Oppose	<p>Opposes the proposed plan change based on the inability for the plan change area to be serviced with adequate water supply for firefighting purposes.</p> <p>To manage fire risk in the Hautapu Structure Plan area, Fire and Emergency request that Council ensure that the current resource consent process ensures that all future subdivision and land use applications within the Hautapu Structure Plan area are suitably conditioned to ensure that adequate onsite storage is provided for at the time of development commencing, to provide Fire and Emergency certainty that enough</p>	<p>The Council does not enable development within the Hautapu Structure Plan area unless it is matched with the delivery of key water infrastructure (reservoirs, network extensions or upgrades), or development is not enabled where there is potential or known infrastructure capacity constraints in relation to the water supply network (unless the development itself includes necessary upgrades or additional storage).</p> <p>Addition of a new policy in Section 7 Industrial Zone as follows:  <u>Policy 7.3.4.11 To ensure that all subdivision and development within the</u></p>

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
			<p>firefighting water supply will be available in a fire emergency.</p> <p>Fire and Emergency also note the risk to level of service to the Waipa community. If Fire and Emergency, using the already inadequate water supply need to take water from the network for firefighting purposes for a medium/long duration incident, this could mean that other users on that water supply system will be placed at risk of lower to no water for their normal day to day operations during incident response.</p>	<p><u>Hautapu Structure Plan area is provided with a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p>

## **Cultural**

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
27.3	General	Oppose	Pollution associated with industrialisation, especially along the Mangaone stream which has huge cultural significance for Ngati Haua and Ngati Koroki Kahukura.	Do not rezone any land in the area.
19.4	General	Oppose	Concern over lack of respect for Maori cultural heritage in the area.	Do not rezone any land in the area.

## **Elite Soils**

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
19.5	General	Oppose	Concerned about the responsible use of elite soils of Cambridge and the impact on Mangaone Stream.	Do not rezone any land in the area.
27.1	General	Oppose	The plan to rezone Hautapu from rural to industrial is a direct contravention of the recent elite soils legislation that is in place to protect New Zealand's elite soils for agriculture and food production. The Hautapu area has always been valuable arable land for food production and exports and rezoning the area to industrial zoning would remove this ability.	Do not rezone any land in the area.
23.3	General	Oppose	It should be the mandate of Waipa District Council to defend the rural zone when others have not in this area, especially with the Governments position on the use of land considered elite.	Do not re-zone the rural land to industrial.