



Waipā District Plan Proposed Plan Change 17 Further Submission Form

Form 6

Clause 8 of the First Schedule to the Resource Management Act 1991

To: Waipā District Council, Private Bag 2402, Te Awamutu 3840 | Phone: 0800 924 723
| Online: www.waipadc.govt.nz/planchanges | Email: districtplan@waipadc.govt.nz

Please attach additional sheets if there is not enough space for your submissions. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission.

Note: You must fill in **ALL** sections of this form.
Submissions close **5pm Monday, 19th December 2022**

COUNCIL USE ONLY	
Date received	
Document ref:	

1. Submitter details

Full name of submitter:	HENMAR TRUST.
Contact name if different from above:	MARY BOURKE.
Contact phone number(s)	[REDACTED]
Email address:	[REDACTED]
Postal address: <i>(required if no email address is provided)</i>	[REDACTED]

2. In accordance with clause 8(1) of the First Schedule of the Resource Management Act (select one of the following):

I represent a relevant aspect of the public interest.

I have an interest in the proposed plan change greater than the interest that the general public has.

My reason(s) are: SUBMISSION RELATES TO THE ANTICIPATED DEVELOPMENT OF THE MILITARY AREA AND ANY POTENTIAL ADVERSE EFFECTS.

3. Attendance at Council hearing

(a) I wish OR do not wish to be heard (attend and speak at the Council hearing) in support of my submission.

(b) If others make a similar submission, I will consider presenting a joint case with them at the hearing.
Yes OR No

4. Signature of submitter (note: a signature is not required if you make your submission by electronic means, however please type your name below)

Signature of submitter: M. L. Bourke Dated 19-12-2022
(or person authorised to sign on behalf of submitter)



Submissions must be received by Waipā District Council
by 5pm on Monday, 19th December 2022

Note to person making submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the Council.

Please note that your submission (or part of your submission) may be struck out if the consent authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious;
- It discloses no reasonable or relevant case;
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- It contains offensive language;
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Personal Information

The information requested on this form, including your contact details, is required by the Resource Management Act 1991. The information will be held by the Council, and you may ask to check and correct any personal information that we hold about you.

Your submission, including your name and contact details, will be made available for inspection at all Council service centres and libraries in accordance with the requirements of the Act. It may also be made available on the Council's website. A document summarising all submissions, including names and contact details of submitters will be posted on the Council's website

If you believe there are compelling reasons why your contact details should be kept confidential please contact the processing planner for this application.

5. The specific submission(s) on the Proposed Plan Change to the Waipā District Plan that this further submission relates to is/are as follows:

Submission Point <i>(e.g. 20/1)</i>	Name of Submitter	Support ✓	Oppose ✓	Reason: <i>(Tell us WHY you support or oppose this submission. These reasons will help us to understand your further submission.)</i>	I/We seek the following decision(s) from the Council:
<u>Example</u> 20/1	Jo Smith	✓		<i>It is important for people's health and well-being that there are rules in the Plan to control noise.</i>	<i>Retain current Plan provision on noise.</i>
PLEASE REFER TO APPENDIX A					

APPENDIX A: Proposed Private Plan Change 17 – Further Submission

This submission follows the order of the Summary of Submissions by Submitter, prepared by the Waipa District Council.

Request that the relief sort by the submitter, Henmar Trust, in this further submission be accepted by the District Council and seek:

- Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 17 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters.
- Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust.

SUBMISSION POINT	NAME OF SUBMITTER	SUPPORT	OPPOSE	REASON(S)	RELIEF SORT We seek the following decision(s) from the Council:
Hautapu Landowners Group					
21.1 Rezoning Additional Land	Hautapu Landowners Group		✓	(i) The rezoning of land is not a tool that Council has previously used to address actual or potential effects. For example, Council recently rezoned the Bardowie Industrial Precinct when the adjoining land to the north was and continues to be zoned Rural, and with four existing dwellings within 180m of the Industrial boundary, and the closest dwelling being approximately 30m from the Industrial boundary. (ii) The rezoning of land needs to be carefully considered which is why the District Plan has identified Industrial Growth Cells. (iii) Any actual or potential adverse environmental effects as a result of rezoning proposed Area 6 should be avoided, remedied or mitigated within proposed Area 6 through appropriate performance standards and activity controls. (iv) A stormwater basin is proposed along the northern boundary of Area 6 to mitigate potential adverse effects with the adjoining properties to the north. (v) Future Proof have advised that the northern	(i) That Council does not Amend PC17 to include a Deferred Industrial Zone to encompass the land to the north of Area 6, bounded by Peake Road, Fonterra and Managone Stream. (ii) That the Council does not Amend PC17 to include additional rules regarding timing; i.e. to uplift deferment once Area 6 is 80% developed or by 31 March 2030. (iii) That Council does bring forward the rezoning of the land within the existing identified Industrial Growth Cells at Hautapu to ease the demand for Industrial land at Hautapu and allow the area to develop as identified within the District Plan. (iv) The proposed Plan Change should incorporate sufficient standards to ensure that the actual or potential adverse environmental effects of rezoning Area 6 are avoided, remedied or mitigated within Area 6 so that they are no more than minor.

				<p>boundary of Area 6 would be the physical boundary for Industrial rezoning within this locality.</p> <p>(vi) Land within identified Growth Cells at Hautapu should be rezoned prior to rural land that is not located within an Identified Growth Cell.</p> <p>(vii) Rezoning of unplanned additional land outside of an identified growth cell will create adverse traffic, water, wastewater and stormwater effects.</p> <p>(viii) The land to the north of Area 6 does not form part of the notified Plan Change and is not located within an identified Growth Cell. Therefore, the rezoning of this land and any supporting documents have not been subject to the public notification process.</p>	
21.3	Hautapu Landowners Group		✓	<p>(i) Opposed to the rezoning of all of 84 Hautapu Road for the same reasons as detailed above discussing submission point 21.1.</p>	<p>(i) That the Plan Change is not amended to re-zone all of 84 Hautapu Road.</p>
Henmar Trust					
25.1	Henmar Trust		✓	<p>(i) It is clear from the submissions that there is significant demand for more Industrial land at Hautapu to be made available.</p> <p>(ii) Land within the identified Industrial Growth Cells at Hautapu have been through the notification process.</p> <p>(iii) The land to the north of Area 6 does not form part of the notified Plan Change and is not located within an identified Growth Cell. Therefore, the rezoning of this land and any supporting documents have not been subject to the public notification process.</p>	<p>(i) That Council brings forward the rezoning of land already identified within existing Industrial Growth Cells at Hautapu.</p>
25.2	Henmar Trust		✓	<p>(i) It is clear from the submissions that there is significant demand for more Industrial land at Hautapu to be made available.</p> <p>(ii) Land within the identified Industrial Growth Cells at Hautapu have been through the notification process.</p> <p>(iii) The effects of rezoning land outside the identified</p>	<p>(i) That Council does not rezone land outside the existing identified Industrial Growth Cells at Hautapu until the existing Industrial Growth Cells at Hautapu have been rezoned and serviced.</p>

				<p>Industrial Growth Cells at Hautapu has not been considered or been through the notification process.</p> <p>(iv) The land to the north of Area 6 does not form part of the notified Plan Change and is not located within an identified Growth Cell. Therefore, the rezoning of this land and any supporting documents have not been subject to the public notification process.</p>	
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